

1954
AWARD No. _____

Award No. _____ for the year 1966-67 by Shri Bishan Singh, Land Acquisition Collector, Delhi.

Case No. _____

Acquisition of land for the Planned Development of Delhi.

Village: Zia-ud-din.Pur.

AWARD

Delhi Administration issued notification No.F.15(245)/LSG/L&H dated the 24th October, 1961 under section 4 of the Land Acquisition Act, 1894 for acquiring about 16000 acres area in many villages at the public expense for the public purpose namely for the Planned Development of Delhi and village Zia-ud-din Pur Tehsil and District Delhi is one of them. Separate notification under section 6 of the above mentioned act are being issued by the Delhi Administration as and when any necessity arises for acquisition of land. Notification No.F.4(19)/65-L&H(i) dated 1.8.1966 was issued under section 6 of the said Act for acquisition of land measuring 636 bighas and 6 biswas, for the purposes mentioned above. Notices in pursuance of the above mentioned notification under section 6, to the interested persons to submit their claims required under section 9 and 10 of the Land Acquisition Act, 1894, have also been issued. The claims by all the interested persons will be dealt with under heading 'CLAIMS'.

MEASUREMENT:

The area under acquisition as given in the notification under section 6 is 636 bighas 6 biswas. which has But out of this area khasra No.1 etc./129 measuring 1 bigha 6 biswas is already in the ownership of the Government

and is not to be acquired. Similarly khasra No.1 etc./1182 has been bisected by the National Highway in such a way that area measuring 5 bighas 1 biswas of this khasra No. is lying towards the northern side of it and not covered under section 4 of the said notification and its acquisition if made would be illegal. Hence this area is also to be excluded. Due to measurement a kami of one biswa has occurred in the area of khasra No.1 etc./57/2. In all there is a decrease of 6 bighas and 4 biswas in the area mentioned above and the remaining measuring 630 bighas and 2 biswas is to be acquired.

CLASSIFICATION OF LAND:

The details of khasra Nos. in form prepared under paragraph 55 of the Finance standing order No.28 which are as under:-

Sl.No.	Name of the owner.	Name of the tenant.	Khasra No.	Area	Big.Bis.
1.	Tan Sukh, Mam Chand, s/o Gudaria, in equal shares.	Self.	1 etc./48	4 - 00	Daka
			1 etc./54 min.15-	00	Dakar.
			1 etc./55 min.	1- 12	Dakar.
2.			1 etc./103 min.	7 - 09	Rosli Rehala.
-do-	Matru, Braham Lal s/o Fittan in equal shares.		1 etc./55min.	1 - 07	Dakar.
			1 etc./103min.	1- 11	Rosli Rehala.
	Rummal s/o Kalu, on account of Bai.		1 etc./104	5 - 07	-0-
2.	Jagmal, Braham Singh in equal shares.	Self.	1 etc./158min.	4 - 03	Nehri.
			1 etc./160min.	5 - 10	Nehri.
			1 etc./159 min.	2 - 00	Bhoodawal.
3.	Jamadar s/o Prem Ram Singh.	Self.	1 etc./160 min.	5 - 06	Nehri.
-do-	an Singh s/o alu.		1 etc./159	2 - 02	Bhoodawal.

4. Badam, Rumal, Harkesh ss/o Shmt. Mehro, in equal shares. Diwan Singh s/o letc./99 3- 11 Rosli.
Rura-1/2 share, min.
Gopi Chand,
Lakhi Chand, Hari
Chand, Babu ss/o
Het Ram, in equal
shares 1/2.

-do-

Balak Ram, P,uran 1 etc./146 1 - 18 Rosli.
ss/o Chhote Without
rent as the area
has been purchased.

5.(i) Sarup, Chinta, Nathuwa Self. 1 etc./121/ 17 - 03 Nehri.
ss/o Jawala, in equal 2 min.
shares. (20 bighas)

1 etc./121/2 17 - 03 Nehri
min/95 2 - 00 Bhoda

5.(ii) Sarup s/o Jawala -do- Self.

6. Sarup s/o Jawala.

1 etc./102 3 - 07 Rosli
Rehala.

7. Diwan Singh s/o Ra (deceased).

Chand, Lakhi
Chand, Hari
Babu ss/o Het Ram.
(in possession).

17 Rosli.

Self. 1 etc./120
min.

-do-

Gopi Chand, Lakhi 1 etc./120 min. 2- 16 Rosli.
Chand, Hari Chand,
Babu ss/o Het Ram.
(in possession).

8. Gopi Chand, Lakhi
Chand, Hari Chand,
Babu ss/o Het Ram,
in equal shares.

Self. 1 etc./98
1 etc./137.

3 - 06 Bhoda
3 - 09 Nehri

9. Tan Suk Mam Chand,
ss/o Gudra, in
equal shares 1/3.
Ram Singh, Mohinder
Har Chand, Siri Chand,
ss/o Shmt. Parsandi (wd.)
Shmt. Giano, Shmt.
Mohindari dts/o Puran,
in equal shares 1/3.
M,tru, Braham Lal, ss/o
Fittan in equal shares
1/3.

Self. 1 etc./48 min.

4 - 00 Daka

Self. 1 etc./103 min.

4 - 03 Rosli
Reh

Self.

Puran s/o Yadav-
1/40 shares.

Matru, Braham Lal ss/o
Fittan in equal shares
1/3.

10. Ram Singh, Mohinder, Har Chand, Siri Chand, ss/o Shmt. Parsandi (wd). Shmt. Giano, Shmt. Mohindari, dts/o Puran, in equal shares.	Self.	1 etc./48 min. 1 etc./136.	4 - 00 2 - 03	Dakar. Nehri.
11. Matru, Braham Lal ss/o Fittan in equal shares.	Self.	1 etc./48 min. 1 etc./103 min. 1 etc./754 min.	3 - 08 10 - 00 14 - 15	Dakar. Rosli Rehal. Dakar.
12. Rup Chand s/o Ghasi.	Self.	1 etc./101	3 - 09	Rosli Rehal.
-do-	Self.	1 etc./105 1 etc./124	7 - 11 5 - 14	Rosli. Rosli.
13. Lekh Ram s/o Kalu, Ram Lal s/o Nain singh in equal shares.	Self.	1 etc./96	11 - 16	Bhood dawal
Ram Lal s/o Nain Singh share, Lekh Ram s/o Kalu-3 shares.	Self.	1 etc./138	3 - 13	Nehri.
Lekh Ram s/o Kalu, Ram s/o Nain Singh in equal shares.	Self.	1 etc./123.	8 - 02	Rosli.
14. Rumal, Harpal, Harhal, ss/o Bhura in 1/2 shares, Girdawari Mst. Santi wd/o Rampi Lal, Mst. Sarupi wd/o Kishan Lal in 1/2 shares.	As per khasra	1 etc./100	11 - 14	Rosli.
		Kharif, 1964, Rumal, Harpal, c/o Ram Karan, & Karan Singh in 1/3 equal shares. (Baqi Badastur).		
15. Bulaqi s/o Chhajawa,	Self.	1 etc./47/2 1 etc./119 min.	10 - 04 12 - 00	Dakar. Rosli.
-do-	Bhagwana, Girwar, Chokhe ss/o Bakhtawar in equal shares.	1 etc./119 min.	12 - 12	Rosli.
16. Mst. Baldai wd/o Chuni.	Self.	1 etc./140	2 - 17	Nehri.

17.	Brahama Singh s/o Kishan Lal, Anup Singh s/o Laja Singh, in equal shares.	self	1 etc/139 1 etc/153	3-05 5-19	Nehri Nehri
18.	Brahama Singh etc.	self	1 etc/26	0-04	Dakar
	Brahama Singh etc.	Ram Chander s/o Banarsi.	1 etc/107	3-08	Rosli.
18.	Bhule s/o Gnaga Sahai	Chiranji Lal etc.	1 etc/132	13-10	Rosli 7-08 Bhood 6-02
19.	Bhule s/o Ganga Sahai	self	1 etc/156	2-07	Rosli
20.	Lekh Raj etc. ss/o Harkesh in equal shares.	self	1 etc/42/2 1 etc/157	1-04 2-13	Dakar. Rosli.
	Lekh Ram etc. ss/o Harbans, in equal shares.	self	1 etc/133	12-14	Rosli.
21.	Chat Ram s/o Chhajan	self	1 etc/155	5-18	Rosli.
22.	Kishan s/o Ganga	self	1 etc/49 1 etc/50	8-08 11-02	Dakar. Rosli.
23.	Jai Pal etc. in equal shares.	self	1 etc/118/2/2	8-16	Bhood
	-do-	Rup Chand etc.	1 etc/151	17-13	Rosli.
24.	Murli etc. 2/3 share Badle s/o Jagat 1/3 share.	self	1 etc/106 1 etc/135 1 etc/151	43-09 11-06 9-02	Chahi. Nehri. Rosli.
25.	Khimani etc. ss/o Shiv Narain.	self	1 etc/41/2	3-03	Rosli.
26.	Ajipal s/o Ami Chand (14 bighas 10 biswas)	self	1 etc/28/2	23-15	Dakar.
	Harimal etc. (14 bighas 16 biswas)				
26A.	Ajipal s/o Ami Chand (19 bighas)	Dhiraj Kishore s/o Jugal Kishore, Purshotam Lal s/o Jagan Lal.	1 etc/93/3	4-10	Bhood awal.
27.	Ajipal s/o Ami Chand	Harimal etc.	1 etc/94/2 min.	6-18	Bhood awal.
	-do-	self	-do-	6-19	-do-

27.	Hari Mal etc. xs/o Surjan	Self	1 etc/23/2 min 12-00		Dakar XXXX
28.	Nanua s/o Ramji Lal.	Self	1 etc/56	15-07	Dakar -do-
29.	Sarup Chand etc. ss/o Nathua Mangli s/o Salig	Self	1 etc/53	33-15	-do-
30.	- do -	-do-	1 etc/125 1 etc/150	6-12 2-8	Rosli Rosli
30.	Khacheru s/o Har Gian	Self	1 etc/46	19-12	Chahi
31.	Prabhu s/o Umrao Singh	Self	1 etc/152	3-10	Nehri
32.	Champa etc. ss/o Ram Pratap.	Self	1 etc/27/3	6-00	Dakar
33	Rang Bahadur etc.	Self	1 etc. /147	10-02	Nehri Bagh
			1 etc/148 1 etc/149	9-18 5-08	-do- -do-
34.	Thandi etc. ss/o Toffa	Self	1 etc/127	0-17	Nehri
35.	Diwan Singh s/o Rura Gopi Chand etc.	Self			Rosli
36.	Badam s/o Har Narain	Balak Ram etc.	1 etc/146 min	1-18	- do -
37.	Atan Sukh etc. Puran s/o Yadav Matru etc.	Self	1 etc/122	8-06	-do-
38.	Hari Mal etc. ss/o Surjan Ajipal s/o Amipal	Sohan Lal etc. ss/o Bharta Har Chand etc. ss/o Surjan.	1 etc/128 1 etc/141 min	1-02 1-18	-do- -do-
	Herkesh s/o Nanua Shiv Shanker etc. ss/o Nathu Uma Shanker s/o Fateh Singh. Mst. Sharbati Devi d/o Mohan Lal	Thandi etc. Patedar	1 etc/126 min	0-06	- do-
40.	Gan Sabha	Self	1 etc/45/2 1 etc/51 1 etc/57/2/2 1 etc/97 1 etc/130 1 etc/134 1 etc/143	0-15 0-02 9-14 0-11 1-05 0-14 0-15	G.M. Rasta. -do- -do- -do- -do- -do- G.M Khal

1 etc/144	2-03	Banjar
1 etc/145	1-00	Qadim
1etc/154	0-18	-do-
		G.M
		Rasta

41. Gaon Sabha	Devi Sahai s/o Ram Chander	1 etc/ 52	6-13	Rosli 6-10 G.M Piao 0-3
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- do -	Thandi etc. Patedar	1 etc/126min	2-00	27/2 Rosli
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- do -	Sohan Lal etc. ss/o Bharta Har Chand etc. s/o Surjan	1 etc/141 min	2-00	-do-
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The measurement and classification of land has been accepted by the land owners. No objection was received from the department as well. I, therefore, agree with the classification as proposed by the Naib Tehsildar, Land acquisition, on the basis of entries of khasra Girdawari at the time of notification under section 4 which is under :-

Kind of land	Area	
	Big.	Bis.
Chahi	63	1
Rosli	169	13
Dakar	158	1
Nehri	86	4
Bagh Nehri	25	8
Rosli Rihala	35	6
Bhood Aval	74	9
Banjar Qadim	3	3
Ghair Mumkin	14	17
Total :	630	2

CLAIMS:

In pursuance of notices issued under section 9 and 10 of the land acquisition Act 1894 the interested persons have submitted their claims which are mentioned as below:-

Contd...

CLAIMS.

<u>Name of claimant</u>	<u>Compensation claimed</u>	<u>Remarks.</u>
1. Rimal etc.	Claims that the proceedings for acquisition are illegal and void which should be dropped failing which the claimants should be paid compensation @ Rs. 15/- per sq. yard.	The claimants have given an uncertified copy of a document executed after the publication of notification u/s 4 which cannot be taken into consideration. The compensation shall be fixed at the rates based on facts and figures collected from the revenue record.
2. Lekh Raj etc.	-do-	The claimant has not given any proof in support of his claim except as mentioned at serial No. 1 above
3. Jagmal etc.	Claims compensation @ Rs. 25/- Per Sq.yard for Khasra Nos 1 etc/158 min, 1 etc/160 min, and 1 etc./159 min.	As at S. No. 1.
4. Mange Ram	Claims compensation @ Rs. 25/- per sq. yard for khasra No. 1 etc/160 min and 1 etc/159.	As at S. No. 1.
5. Bhagwana etc.	Claims compensation for Khasra No. 1 etc/119 min @ Rs. 15000/- to Rs. 20,000 per bigha along with 15% compulsory acquisition Charges.	The claimants have given their statements and have also produced a copy of uncertified copy registered deed of 1964 i.e. after the date of publication of notification u/s 4 which cannot be taken into account. The compensation shall be fixed at the rates based on facts and figures collected from the revenue record.
6. Anup Singh s/o Laje Singh & Brahma Singh s/o Kishan Lal	Claims compensation for Khasra Nos. 1 etc/139, 1 etc/153, 1 etc/26/1 & 1 etc/107 @ Rs. 10000/- per bigha.	No evidence has been produced by the claimant.

Contd.....9.

7. Bhule s/o
Ganga Sahai.

Claims compensation
for Khasra Nos. 1 etc/
156 @ Rs. 25/- per Sq.
yard.

The claimant has
given his own
statement ~~xxxx~~
and has produced
a copy of
uncertified
document which
cannot be relied
upon. The
compensation shall
be fixed at the
rates bases on the
facts and figures
collected from the
revenue record.

[Signature]
22/

8. Chet Ram

Claims compensation for
Khasra No. 1 etc/155
@ Rs. 25/- per Sq. yard.

- do -

9. Sarup Chander
s/o Nathu

Claims compensation for
Khasra No. 1 etc/53,
1 etc/120 and 1 etc/150
@ Rs. 15/- per Sq. yard.

- do -

10. Prabhu s/o
Umrao.

Claims compensation for
Khasra No. 1 etc/152 @
Rs. 30/- per Sq. yard.

- do -

11. Badam s/o
Har Narain.

Claims compensation for
the land under acquisition
@ Rs. 8000/- per bigha.

- do -

12. Devi Sahai

Claims compensation for
Khasra No. 1 etc/152 @
Rs. 30/- per Sq. yard.

- do -

13. Sohan Lal etc.

Claims compensation for
Khasra No. 1 etc/128,
1 etc/141/1 and 1 etc/141
@ Rs. 30/- per Sq. yard.

- do -

14. ~~xxxxxx~~
Kishnu s/o
Ghisa

Claims compensation for
Khasra No. 1 etc/49 and
1 etc. /50 @ Rs. 10,000/-
per Bigha.

The claimants have
not produced any
evidence in
support of their
claim.

15. Ram Saran

Claims compensation for
Khasra No. 1 etc/45/2,
1 etc/151, 1 etc/57, 1 etc/97,
1 etc/138 and 1 etc/139
@ Rs. 10,000/- per bigha-

- do -

16. Chaman Lal

Claims compensation for
500 sq. yards out of
Khasra No. 1 etc/95 from
Sarup, Nathi ss/o Jawala
and claims compensation
@ Rs. 15/- per Sq. yard.

He has given his
own statement and
demand the payment
which has been
paid to the
vender by him
The compensation
is to be fixed

Contd.....10.

after observing certain principles. Hence the demand of the claimants cannot be met.

17. Ram Saran Dass
s/p Panna Lal

- do -

- do -

18. Himati Devi

Claims compensation for 300 Sq. yards out of Khasra No. 41/2 from Shri Khiman. No evidence has been produced by the claimant.

19. Vidya Bajpai

- do -

- do -

20. Jagdish Chand
Midha.

Claims compensation for 10 biswas of land out of Khasra No. 1 etc/95 @ Rs. 20/- per Sq. yard. He has given his own statement in support of his claim which cannot be relied upon. The compensation shall be fixed at the rates based on facts and figures collected from the revenue record.

21. Kanta Devi
d/o Ram Singh.

Claims to have mortgagee rights over Khasra Nos. 1 etc/109, 1 etc/127 and 1 etc/108 and demands that the compensation be paid to the original land owner after making payment of the amount due to her. The counsel of the claimant has given statement in support of her claim. The compensation of the area concerned will remain under dispute.

22. Mahabir Parshad
etc.

Claims that they should be given an equal area in the shape of alternative plot for a residential purposes in a suitable located colony. He should apply to the Housing department after the finalisation of the award.

23. Narain Datt
etc.

Claims compensation for 1512 Sq. yards out of Khasra No. 1 etc/95 @ Rs. 15/- per Sq. yard and further claims Rs. 19000/- for super structure and Rs. 10,000/- as cost for the removal of the material. The claimants have not given any documentary proof in support of their claim.

24. Chaman Lal
Abrol.

Claims compensation for running a Metal Refining factory for 1008 Sq. yards and wants Rs. 46,000/- for super structures and expenses which will be incurred for removing the machinery and damages caused thereby.

- do -

24(a) Balam Ram
etc.

Claims compensation for Kh. No. 1 etc./146 @ Rs. 10,000/- per Bigha. As at S.No. 5 Contd.....

contd...11/-

25. Sheela Devi d/o Sh. Sant Ram Puri. Claims compensation for 1008 Sq. yards out of Khasra No. 1 etc/95 @ Rs. 10/- per sq. yards. as against Sl. No. 23 *27/2*
26. Karan Vir Claims compensation for 1008 Sq. yards out of Khasra No. 1 etc/93/2 and 1 etc./94/2 @ Rs. 10/- per Sq. yard and further demands Rs. 46,000/- including super structures and for removal of machinery. - do -
27. Harbans Lal Claims compensation for 1008 Sq. yards out of Khasra No. 1 etc/96 @ Rs. 10/- per Sq. yard and further demands Rs. 36,000/- for super structures, - do -
28. Chet Ram. Claims compensation for 1008 Sq. yards out of Khasra No. 1 etc/106 @ Rs. 10/- per Sq. yard and further claims Rs. 46,000/- for super structures. - do -
29. Jai Gopal Etc. Claims that the land should not be acquired in this village failing which compensation of the land to be paid @ Rs. 15/- per Sq. yard. - do -
30. Chameli Devi Claims compensation for 500 Sq. yards out of 1 etc/28/2 in the shape of an alternative plot at a suitable place. - do -
The alternative plot, if any, is to be given by the Housing Department and she should apply after the finalisation of acquisition proceedings.
31. Chandu Lal etc. Claims that the acquisition proceedings are illegal. No evidence in support of their claim. If the area of 2766 Sq. yards out of Khasra No. 1 etc/92/2 and 1 etc/93/2 is still to be acquired then compensation @ Rs. 20/- per sq. yards be paid.

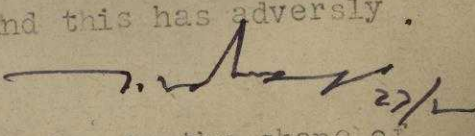
- | | | |
|--------------------------------|---|--|
| 32. Dr. Rang Bahadur etc. | Claims compensation for Khasra No. 1 etc/197, 1 etc/149, & 1 etc/148 @ Rs. 5000/- per bigha and further demands Rs. 62,650/-, Rs. 6000/- and Rs. 500/- for Garden, well and Kotha respectively. | The claimants have produced several persons as witnesses in support of their claim including some experts who supported the claim and have also produced uncertified copies of several documents. The compensation shall be fixed at rates based on facts and figures collected from the revenue record. |
| 33. Sharbati Devi. | Demands suitable compensation of the land under acquisition. | |
| 34. Vidya Wati | Claims compensation for 500 Sq. yards @ Rs. 15/- per Sq. yard. | The claimant has failed to give any khasra number out of which this area has been purchased by her. No further action can be taken. |
| 35. Suresh Chander | - do - | 27/- - do - |
| 36. Chhajjwari s/o Rimal | Claims heirship of Rimal of his deceased father and wants that compensation be paid to him. | He has failed to file any proof in support of his claim. |
| 37. Shiv Shanker Shukla. | Claims compensation @ Rs. 10,000/- per bigha for the fields which have not been mentioned by him in the claim. | He has failed to file any proof in support of his claim. |
| 38. Bhule s/o Gangadhar Sahai. | Claims compensation in respect of Khasra Nos. 1 etc/144 and 1 etc/145 which he has been declared owner by the Sub Judge 1st Class. | In the revenue record this khasra No. is vested in the name of the Gaon Sabha. |

MARKET VALUE

This village is governed under the Delhi Land Reforms Act 1954 and the land of this village cannot be put to any use other than agriculture without the prior approval of the competent authority.

Naqsha 'B' shows the classification of the land under acquisition entered in the revenue record on the date of publication of notification u/s 4 of the Land Acquisition Act, 1894 and is mentioned as under:-

<u>Kind of land</u>	Area	
	Big.	Bis.
Chahi	63	1
Rosli	169	13
Dakar	158	1
Nehri	86	4
Bagh Nehri	25	8
Rosli Rehala	35	6
Bhood awal	74	9
Banjar Qadim	3	3
Ghair Mumkin	14	17
Totak:	630	2

Generally the classification of land is recorded in the revenue record according to its kind of soil but in most of the cases it does not reflect its productive capacity^a. It is also a fact that in some cases the classification of land is also changed by nature because a good quality of land can be affected by water logging, kallar and in the Bet area sand can be deposited by river action but such changes are not recorded in the revenue record for years together. Whole of the area now under acquisition is not of the same quality. On the other hand some of the area is near the bed of the Jamna river and due to river action in the past a good deal of sand had been deposited here and there and this has adversely affected its production capacity. 

The area under acquisition is lying in the shape of three separate blocks. One block is lying towards the eastern side of the canal which is about two furlong away towards west from the Shahdra Saharanpur road. In this block there is a garden in khasra No. 1etc/147 to 1 etc/149 but the land covered by it is of good quality. The value of the trees shall be dealt with under the separate head namely, Trees,

Wells and Structures. The price of the land can be fixed separately along with the price of the other area of this block which is of the same quality. It is also not out of place to mention here that some of the area out of this block is inferior as far as the productive capacity of that area is compared with the productive capacity of the area mentioned above and it cannot be kept in the same block. The remaining area of kh. No. 1 etc/144 1 etc/145, 1 etc/159 is either of two to three feet depressions or is sandy as compared with the adjacent area.

There are two other blocks of the remaining area on the western side of the canal extending towards Jamna river but the productive capacity of kh. No. 1 etc/135, to 1 etc/141, 1 etc/46 and 1 etc/106 though lying in these blocks is equally good and cannot be considered of less productive capacity than that of the best land lying towards the eastern side of the canal. The other remaining area of these two blocks is inferior to the above mentioned area as far as the productive capacity of the land is concerned and this area cannot be put in the same block. The area under path can be easily brought under cultivation without spending much amount and the quality of this land is the same as that of the adjacent area. Hence area under paths can also be placed with the area of adjacent fields. Keeping all these facts in view the land under acquisition is divided into the following blocks:-

BLOCK NO. I: The land of very good quality with good productive capacity partly lying on the eastern and partly lying on the western side of the canal is included in this block. Most of the area of this block is lying near the canal on both sides while the remaining is away from it. It is also a fact that there is a garden in kh. No. 1 etc/147 to 1 etc/149 but most of the Mango trees and Jaman trees can only be used as fuel wood. The land under this garden has been considered without trees because the price of the trees shall be mentioned under a separate head, Trees, Wells and other Structures as mentioned above. The following Kh. Nos. are included in this block:

1 etc/46, letc/106, letc/135 to letc/141, letc/143, letc/146
to letc/149, letc/152, letc/153, letc/160: Total area 143 16^t Big. Bis.

BLOCK NO. II: This area is on the eastern side of the canal and is of less productive capacity as compared with the land included in the above block because it is sandy as compared with the land included in block No. I. The following kh. Nos. are included in this block:-

letc/150, letc/151, letc/154, letc/155 to letc/158.

Total Area: 27 bighas, 9 biswas.

BLOCK NO. III: The block includes most of the land which is lying on the western side of canal and is more sandy than the land of above mentioned block. Some of the khasra which are either sandy or of two to three feet depression and lying towards the eastern side of the canal are also included in this block. The area under the path is of the same quality as that of this adjacent area if brought under cultivation. Hence it has also been included in this block along with the adjacent area. The following kh. Nos. are included in this block:-

letc/26/1, letc/27/3, letc/28/2, letc/41/2, letc/42/2,
letc/45/2, letc/47/2, letc/48 to letc/56, 1 etc/57/2/2,
letc/93/3, letc/94/2, letc/95 to letc/105, 1 etc/107,
1 etc/118/2/2, letc/119, letc/120, letc/121/2, letc/122 to
letc/128, letc/130 to letc/134, letc/144, letc/145, letc/159.
Total Area: 458 Bighas, 17 Biswas. *mahar* 27/

Some of the area now under acquisition is adjacent to the National High Way which is running toward the northern side of Delhi. It is a fact that this National High Way had been constructed after the publication of notification and has resulted in improving the position of the land but it has no effect for fixing up the market value of the land now under acquisition. The remaining area is extending towards southern side from the National High Way and goes upto a considerable length.

In calculating the amount of compensation to be awarded certain points as mentioned under section 23(I) of the Land Acquisition Act, are to be kept in view. In order to

determine the market value, many other factors entered into reckoning which are also necessary for instance, the sale transactions of the village concerned that took place during first 5 years preceding to the date of publication of notification u/s 4 of the act, i.e. 24th Oct., 1961, nearness of the land under acquisition to any pucca road, the size and shape of the land now under acquisition, all the previous transactions, situation and use to which it can be put to, rise and fall in prices due to demand of the land in market and the land acquired previously in the villages concerned. It is fact that exact market value is not likely to be fixed in any case, but it cannot be denied that every possible effort should be made to fix up the correct market value prevailing on the date of notification. The claims of the right holders already discussed are also to be kept in view for the market value.

In order to have the idea of the price per bigha for the land already acquired in this village it is necessary that those awards should be discussed. In this village land was acquired vide award No. 1166 which was drawn under notification u/s 4 of the Land Acquisition Act, on 16.3.61. No other award has so far been drawn. The Land Acquisition Collector fixed the price of land per bigha as under:-

Chahi, Nehri	Rs.370/- ✓
Rosli, Dakar, Bhood awal	Rs.250/-
Ghair Mumkin	Rs.100/-

It is also a fact that the area was acquired vide award No. 1166 for the National High Way and some of the area now under acquisition is adjacent to it.

The claimant were not satisfied with the awarded amount and put up their applications for making reference to the Additional District Judge, Delhi. In Land Acquisition Case No. 377/1962, Nathi & others of this village (award No.1166) Vs. Union of India, The District Judge vide his judgement dated 12th July, 1963 enhanced the compensation amount of Chahi and Nehri from Rs.370/- to Rs.670/- and of the Dakar and Bhood Awal

from Rs.250/- to Rs.450/- per bigha respectively, on the basis of

On the basis of the above mentioned judgement it ~~xxx~~ can now safely be said that the enhanced amount in this case can give true picture to a great extent as far as the market value of the land now under acquisition is concerned.

It cannot also be ignored to have the idea of year-wise sales which took place during 5 years immediately preceding to the date of publication of notification under section 4 of the Land Acquisition Act, i.e. 24.10.61. The year-wise statement has been prepared which is as under:-

S.No.	Year	Area		Amount	Average price per bigha
		Big.	Bis.		
1.	1956-57			Nil	
2.	1957-58	41	15	Rs.10,435.50	Rs.249.95nP
3.	1958-59	26	16	Rs. 8,000.00	Rs.298.51nP
4.	1959-60			Nil	
5.	1960-61	102	16	Rs.14,495.00	Rs.141.00nP
6.	Total:-	171	7	Rs.32,930.50	Rs.192.18nP

The above table shows that the average price per bigha for these years comes to Rs.192.18nP

1956-57, 1959-60: No transaction took place during this period.

1957-58, 1958-59: Only one transaction took place during each year and the average price per bigha has been given in the above table. Hence it requires no further discussion.

1960-61: During this period area measuring 102 bighas 16 bis. was sold for Rs.14,495. With the exception of one transaction, area involved in each is more than 1 bigha 8 biswas and the highest average price per bigha is Rs.298.51nP of the land sold vide mutation No.376. On the other hand area measuring 4 bigha 19 biswas vide mutation No. 353 entered on the basis of registered deed 31.8.61 was sold for Rs.495/- and the average price per bigha comes Rs.91/- which is the lowest. It can now be ~~said~~ said that the area, during this year was not sold in the shape of very small plots i.e. for residential purposes. It is also a fact that during all these years no area either adjacent to the area now under acquisition or in the near vicinity was sold. Hence the market value of this land cannot be based on either of the sale transactions

contd.....

which took place during these years.

As discussed above the Additional District Judge has passed order regarding enhancement of the compensation amount of the land acquired vide award No.1166 in this village for which the notification u/s 4 was issued under section 4 on 19.3.1961. It is now quite clear that this notification was issued about 6 months before the publication of the present notification under section 4 vide which the area is now being acquired. It seems quite justified that some margin of rising trend in the prices of land should be given before fixing up the market value of land because the prices of other commodities have also not fallen down thereafter. Keeping the above mentioned discussion in view; productive capacity of the land now under acquisition and the judgment passed by the Addl. Distt, Judge, Delhi in case referred to above, I think that Rs.700/-, Rs.600/-, & Rs.470/- per bigha is the fair and reasonable price for 1, 2 and 3 blocks respectively. I, therefore, assess the block-wise price for the land now under acquisition as under:-

Block No.

Price of land per bigha. ^{27/1}

I

Rs. 700/-

II

Rs. 600/-

III

Rs. 470/-

Trees, Wells and other Structures:-

Trees:- There are many trees like Mango, Jaman etc. in khasra No. letc/147 to letc/149 measuring 25 bighas 8 biswas in the shape of a garden. Details of these trees have been given by the Naib Tehsildar (LA) in his chief date. All these trees as reported by the Naib Tehsildar (LA) can be used as fuel wood. Keeping all the facts in view all these trees are now treated which can be used as fuel wood and I think that Rs.300/- per bigha is a fair and reasonable price for these trees. I, therefore, assess the same. The land owners will be at liberty to remove these trees within 60 days from the date on which the award will be announced and in that case nothing will be paid for these trees. Failing it the amount of Rs.7620/- will be paid as compensation of these trees. There are several other scattered trees like Kilar, Beri, etc. which can also be used as fuel wood. There is every likely to

these trees either before taking over possession of the land or after taking over the possession. The only best way is that the right holders may be allowed to remove these trees themselves. Hence no value is fixed for these trees and the claimants shall be at liberty to remove these trees within 30 days from the date on which the award shall be announced.

Wells:- There are four wells in khasra Nos. letc/46, letc/106 letc/148, letc/52. The first two wells namely in khasra Nos. letc/46 & letc/106 are of average type and there are Persian wheels on these wells as well while the other two wells i.e. in kh. Nos. letc/148, letc/52 are of above average type.

Naib Tehsildar (LA) has proposed the value of Rs.1200/- per well in case of wells lying in kh. No. letc/46, letc/106 while the price for the remaining two wells has been proposed as Rs. 1500/- per well. It is beyond doubt that this village is situated in Bet area where well can easily be sunk without spending a lot of money. Keeping all these facts in view the value of these wells is fixed as under:-

Kh. No. of the well	Price	Kh. No. of the well	Price
letc/46	Rs.800/-	letc/106	Rs.800/-
letc/148	Rs.1000/-	letc/52	Rs.1000/-

As already mentioned the claimants will be at liberty to remove their Persian wheels from the above mentioned wells.

STRUCTURES: There is a Kotha in khasra No. letc/148 and the area of this is 88 sq. feet. The roof of this Kotha is of cement sheets. The Naib Tehsildar (LA) has proposed the value of this Kotha as Rs.150/-. As the Kotha is an old one with an ordinary material ^{so} Rs.100/- is fixed for it. In kh. Nos. letc/93/3, letc/94, letc/95, letc/96, letc/106 there are factory buildings which have been constructed after the publication of notification under section 4 and ~~the~~ no price is fixed for these buildings. However the owners of these buildings will be at liberty to remove the material.

POSSESSION: The possession of land has not been taken as yet.

APPORTIONMENT: The interested persons shall be paid compensation according to the latest entries in the revenue record

of the land now under acquisition. Chhot Ram; Kishnu; Sarup Chand; Nanwa; Lekh ram etc; Murli etc; Chot Ram; have taken loan from the Government and some of the kh. Nos. out of the area now under acquisition have been hypotheticated in favour of Government. The compensation amount for such area shall be kept under dispute till a clearance certificate is produced by the claimants in this respect. Some of the area which is now under acquisition is also in the possession of such persons who have not been recorded as land owners in the Revenue Record and the names of all these persons have been shown in the list attached with the award file. The compensation amount of all such kh. Nos. will also be kept under dispute. Several persons, other than entered in the revenue record, have also put up their claims. The compensation amount ~~will~~ of all such kh. Nos. and other such kh. Nos. mentioned above, will be paid to the parties if they come to any amicable settlement and in case of their failure, the matter shall be referred to the competent court for judgement.

MAUFI AND JAGIR: There is no Maufi and Jagir regarding the area now under acquisition.

LAND REVENUE DEDUCTION: Khalsa amount of reduction from land revenue due on account of land acquired works out Rs.92.70. There will be a deduction of Rs.92.70 from Rent Role of the village with effect from the taking possession.

The aforesaid land will vest absolutely in the Government free from all encumbrances from the date of taking possession.

Subject to above remarks, the award is summed up as follows:

1. Compensation for land measuring 143 bighas 16 bis. of I block @ Rs.700/- per bigha. Rs.1,00,000/-
2. Compensation for the land measuring 27 bighas 9 bis. of II block @ Rs.600/- per bigha. Rs.16,200/-
3. Compensation for the land measuring 458 bighas 17 bis. @ Rs.470/- per bigha. Rs.215,260/- of III block.

4. Compensation for Wells.
5. Compensation for Kotha.
6. 15% for compulsory acquisition.
7. Compensation for the Garden @
Rs. 300/- per bigha.

Rs. 50,473.45

Rs. 7,620.00

Rs. 3,94,582.93

Grand Total

[Signature] 27/2/67
(BISHAN SINGH)
LAND ACQUISITION COLLECTOR (II)
DELHI.

Forwarded to the Collector, Delhi for favour of information.

Seen. Filed
N. Swarni
3.3.67

[Signature] 27/2/67
(BISHAN SINGH)
LAND ACQUISITION COLLECTOR (II)
DELHI.

COLLECTOR, DELHI

۲۰۲ شمس یکه - به تیارش تفت سفید و ...
 ۱۶/۳/۶۷
 اشخاص تسکین د اطلاع دی کا ...

LAC

۷/۳/۶۷

آند صنف ۱۶/۳/۶۷ ...

۱۶/۳/۶۷

LAC

۱۶/۳/۶۷

Searcher's Name

16/3/67

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- ۲- شری بی این پور ایرو دلیک ...
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- ۷- ...
- ۸- شری بی این پور ایرو دلیک ...
- ۹- شری بی این پور ایرو دلیک ...
- ۱۰- شری بی این پور ایرو دلیک ...
- ۱۱- شری بی این پور ایرو دلیک ...