

AWARD NO. 1654 /

Name of the village: Madipur.

Nature of acquisition: Permanent.

Purpose of acquisition: Planned Development of Delhi.

Land measuring 148 bighas 13 biswas as described by field numbers given below under a ~~separate~~ ^{separate} heading "True and Correct area" in this award and situated in village Madipur was notified for acquisition under-section 4 of the Land Acquisition Act(I),1894, vide Notification No.F.15(245), 60-LSG/L&H, dated the 24th October,1961 alongwith 16000 acres of land situated in other villages of the Union Territory of Delhi. It was issued under the authority of the Chief Commissioner,Delhi for a public purpose, namely, for the Planne Development of Delhi. Due publicity was given to this notification and objections received under-section 5(A) were duly heard by the Land Acquisition Collector and on his report decided by the Delhi Administration,Delhi. On this a declaration under-section 6 of the ibid Act was issued under the authority of the Chief Commissioner,Delhi in respect of 148 bighas 13 biswas vide Notification No.F.4(30)/63-L&H dated the 29th July,1963. Notices under-sections 9 and 10 of the Land Acquisition Act(I),1894, were issued to all the persons interested in the land under acquisition inviting claims for compensation. These claims are discussed separately in this award under the heading " Compensation - Claims".

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisition Field Staff in conjunction with a representative of the requiring department. On measurement the true and correct area was found as follows:-

Field numbers.	Area Big.Bis.	Kind of soil.
1.	6 - 15.	Rosli.
2.	4 - 04.	Rosli.
3.	2 - 15.	Rosli.
4.	10 - 14.	Rosli.

contd....2.

5.	5 - 04.	Rosli.
6.	3 - 07.	Rosli.
7.	7 - 11.	Rosli.
8.	4 - 08.	Rosli.
1556/9.	15 - 10.	Rosli.
1557/9.	3 - 18.	Rosli.
10.	1 - 16.	Rosli.
11.	3 - 10.	Rosli.
12.	1 - 12.	Rosli.
13.	1 - 13.	Rosli.
14.	5 - 8.	Rosli.
15.	7 - 11.	Rosli.
16.	0 - 05.	Ghairmumkin Chah.
17.	10 - 14.	Rosli.
18.	6 - 02.	Rosli.
19.	12 - 00.	Rosli : 0 - 5. Ghairmumkin Rasta. 11-15.
23 pt.	2 - 06.	Rosli.
25 pt.	6 - 06.	Rosli.
26.	1 - 09.	Rosli.
1429/71pt.	0 - 09.	Ghairmumkin Rasta.
72 pt.	5 - 02.	Rosli.
73.	2 - 10.	Rosli.
74.	3 - 16.	Rosli.
75.	3 - 05.	Rosli.
76 pt.	3 - 05.	Rosli.
77 pt.	0 - 13.	Rosli.
215 pt.	4 - 02.	Rosli.

Total:-	148 - 00.	
ROSLI:	135 - 11.	
Ghairmumkin Chah:	0 - 05.	
GHAIRMUMKIN RASTA:	12 - 04.	

Field number 214/2 was wrongly included in the Notification under-section 6 as this field number had already been acquired previously. So it is eliminated from this award.

contd....3.

COMPENSATION CLAIMS:

The following persons filed claims for compensation as detailed below:-

Sl.No.	Name of the claimants.	Compensation claimed	Remarks.
1.	Mst. Shamli wd/o Lal Singh through Taro.	Rs.25/-per sq.yd.	The claim is exorbitant and fabulous.
2.	Ami Chand s/o Nand Lal.	Rs.25/-per sq.yd.	Claims as a tenant. The claim is exorbitant and fabulous.
3.	Rattan Singh, Surah Singh ss/o Shiv Lal.	Rs.20/-per sq.yd Rs.5000/-for the well.	The claim is exorbitant and fabulous.
4.	Kishan Chand, Sugan Chand ss/o UDMI.	Rs.25/-per sq.yd.	-do-
5.	Jug Lal, Bharat Singh, Naval Singh, Jag Ram, Shiv Ram, Prithi Singh.	Rs.25/-per sq.yd.	-do-
6.	Mangat s/o Nathan Singh.	-	States that he does not claim any compensation for tenancy rights over the land of Kishan Chand, Sugan Chand ss/UDMI.
7.	Jai Narain, Jagdish, Jogi Ram ss/o Nathan.	Rs.20/-per sq.yd.	The claim is exorbitant and fabulous.
8.	Jai Singh, Dharam Paul, Tara Chand etc.etc.	Rs.20/-per sq.yd.	-do-
9.	Rattan Singh s/o Baldev.	Rs.30/-per sq.yd.	-do-
10.	Dharam Singh s/o Rup Chand. Nathan s/o Badhu, Ram Chand s/o Sukhan.	Rs 30/-per sq.yd.	-do-
11.	Kundan s/o Prabhu, Mst. Dato wd/o Bharta.	Rs.30/-per sq.yd.	-do-
12.	Sri Ram s/o Meer Singh, Bhai Ram, Attar Singh ss/o Gopi.	Rs.30/-per sq.yd.	-do-
13.	Raghubir, UDMI ss/o Manphul.	Rs.30/-per sq.yd.	-do-
14.	Lakhi Singh s/o Ram Singh.	Rs.30/-per sq.yd.	-do-
15.	Udai Ram s/o Chhutan.	Rs.25/-per sq.yd.	-do-
16.	Mam Chand s/o Matho.	Rs.25/-per sq.yd.	-do-

contd.....4.

All the claimants have put in exorbitant and fabulous claims for compensation which are not based on reality. The land under acquisition is un-developed agricultural land and nobody can be allowed to build anything on it. Shri Rattan Singh produced irrelevant instances of sales as contained in Ex.PA and Ex.PB. The claimants are only entitled to the market value as determined by me in this award, if otherwise entitled on the basis of ownership.

MARKET VALUE:

We have to find out the market value as prevailing on the date of Notification under-section 4, namely, the 24th October, 1961. The following sales are available as entered in the mutation-register kept by the village patwari. The average works out as under:-

Sl.NO.	Year	Area sold Big.Bis.	Consideration money	Average per bigha.
1.	1956-57.	4 - 3.	Rs. 6000/-	Rs. 1446/-
2.	1958-59.	2 - 16½	Rs. 9000/-	Rs. 3186/-
3.	1959-60.	1 - 18.	Rs. 1000/-	Rs. 526/-
4.	1960-61.	0 - 18.	Rs. 500/-	Rs. 556/-

The average for the year 1958-59 cannot be a guiding factor as the sale took place far away from the land under acquisition on Delhi-Rohtak Road and the land was situated at coveted place. The land under acquisition is in the interior away from Delhi-Rohtak Road. At the same time the sales for the years 1959-60 and 1960-61 are not reliable as the average worked out is very low and it is possible that real price was concealed to save the stamp duty. The sales that took place after the ^{date of} notification under-section 4 and marked Ex.PB as produced by the claimants is wholly irrelevant as it took place after the date of Notification u/s 4 and the area involved is also very small namely 75 sq.yards only. Similarly Ex.PA is also irrelevant as the sale took place in a colony and it bears no comparison with the land under acquisition which is un-developed and is being used

for agricultural purposes. I have inspected the land under acquisition. It is in the interior and is not accessible by any metalled road. It is at a short distance from Rani Bagh colony which is an un-approved colony. As already stated nobody can be allowed to build anything within the land under acquisition. However, it has some potential value due to its neighbourhood to Rani Bagh colony. No sale is available within the land under acquisition. Sale by mutation number 1117 dated 14-11-1958 in which field number 827/1, measuring 1 bigha 15 biswas was sold for Rs.5000/- and sale by mutation No.1167 dated 20-3-1959 by which part of field number 824, measuring 1 bigha 1 biswa was sold for Rs.4000/- are not relevant to assess the market value of the land under acquisition as the land involved in these two mutations is situated just adjoining Delhi-Rohtak Road while the land under acquisition is very much in the interior. However, by mutation number 1112 on the 9th January, 1957, field number 843, measuring 4 bighas 3 biswas was sold for Rs.6000/- and it is away from Delhi-Rohtak Road. There has been some appreciation since the date of sale in this case and allowing some appreciation since 9th January, 1957, I assess the market value of the land under acquisition as under:-

(i) BLOCK 'A' Block 'A' comprising of field numbers 1, 2, 3, 4, 5, 6, 7, 8, 1556/9, 1557/9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19pt, 23 pt, 25pt, 26 pt, 72 pt, 73, 74, 75, 76pt, 77 pt, total measuring 131 bighas 14 biswas at Rs. 2000/- per bigha kham.

(ii) BLOCK 'B' Block 'B' consisting of field number 215pt, total measuring 4 bighas 2 biswas at Rs.1500/- per bigha kham.

(iii) BLOCK 'C'

Block 'C' consisting of field number 19 min and $\frac{1429}{7}$ measuring 12 bighas 4 biswas which are thoroughfares and used by the entire community. No price is assessed for these field numbers.

TREES, WELLS AND OTHER STRUCTURES:

WELL: There is a well in field number 16 and its price is assessed at Rs.1000/-.

TREES: Nil.

STRUCTURES: Nil.

APPORTIONMENT:

Compensation will be paid on the basis of latest entries in the revenue records and as per award statement placed on the file. In cases, where compensation for the same land is claimed by two contesting parties then in such cases compensation will be treated as disputed and will be deposited in the court of the Additional District Judge, Delhi. The Delhi -Land Reforms Act, 1954 is enforced ~~on the land~~ on the land under acquisition and the tenants are not entitled to any share of the compensation due to bhoomidars.

15% FOR COMPULSORY ACQUISITION: As provided by section 23(2) of the Land Acquisition Act(I), 1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD: The award is summarised as under:-

Sl.NO	Block No.	Area Big.Bis.	Rate per bigha	Amount of compensation.
1.	'A'	131 -14.	Rs.2000/-	Rs. 2,63,400.00.nP.
2.	'B'	4 - 2.	Rs.1500/-	Rs. 6,150.00.nP.
3.	'C'	12 - 4.	Nil	Nil.
	TOTAL:-	148 - 00.		Rs. 2,69,550.00.nP.
4.	Add price of well:-			Rs. 1,000.00.nP.
				Rs. 2,70,550.00.nP.
5.	Add 15% for compulsory acquisition:			Rs. 40,582.50.nP.
	G.TOTAL:-			Rs. 3,11,132.50.nP.

LAND REVENUE DEDUCTION: The land under acquisition is assessed to Rs.47.19.nP. as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from the harvest in which the department takes over the possession.

(Mahinder Singh)
Land Acquisition Collector(II):Delhi.
Dt.29/11/1963.

Submitted to the Collector, Delhi for information.

(Mahinder Singh)
Land Acquisition Collector(II):Delhi.
Dt.29/11/1963.


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COLLECTOR DELHI



(Mahinder Singh)
Land Acquisition Collector(II):Delhi.
Dt.29/11/1963.

Shri Ghanysham Das, N.T.L.A.

Cheng

1 Jones
29.11.63

Handwritten signature and date: 5/12

۱۶۵۴ نفقہ مادی اور حکیم سید دوست محمد

شعبہ - حکیم نذیر الدین صاحب مدظلہ العالی - مولفہ $\frac{1}{64}$ اور دوسرے راجل دہلی

شماره ۱۶۵۴ فصلی مادی بر موقع به بهاری شری و هم میر طالع - الکبر در

فعل دفع ثبوت - مقدار $\frac{1}{64}$ ا جاری ثبوت - جلی مستقر

ندیکہ شہر میر سنگھ ڈھڑا کے محلہ بھنڈیہ میں قلعہ ہے۔

شعب آری - کله کله اید ویند و ساریند که حرفه شری و مصلحت آری

نائب رئیس مجلس
معتمدین و بزرگان و اولیاء و اعیان و مشایخ و علمای و
آخوندان و شیوخ و بزرگان و اولیاء و اعیان و مشایخ و علمای و

$$-19 - 18 - 17 - 16 - 15 - 14 - 13 - 12 - 11 - 10 - \frac{155}{9} - \frac{1556-8}{9} - 7$$

21 من 25 من 26 - 1428 من 72 من 75 - 76 من 71

۶۶ ن - ۲۱۵ ن کل قندیل با منقش بد طاقه حصصه مادی در بعضی رست ده خورشید

والتفصيل في ذلك

کتاب فی الفیہ - فصل در فضیلت و نقصی مجموعہ شریعہ مسلمہ و احکام و آداب و عبادت و معاملات و مجازات و غیرہ

نصف کار و فضل و عیاض و نصرت شیب پوی - فاسد و مشرکی که به بیعت و عیاض و نصرت شیب پوی

کتاب و کتابت
موضوع و مباحث
کتاب و کتابت
موضوع و مباحث

کار درونی فضل کا نفس بملک درونیت رسد روزگار در مقامات بخواهد مایل فضل رسد به

جوتہ بہ جوتہ کامیت تیار رہے بعد کمال پیش ہوئے۔ شہرہ بہ شہرہ

وَالْحَمْدُ لِلَّهِ الَّذِي هَدَانَا لِهَذَا وَمَا كُنَّا لِنَكُونَنَّ لَهُ شُكْرًا

کتاب فی فضل معبودہ کا تئیں کا عبارت دیکھ جاوے۔ اس میں فعل کا ایک سے پہلے لکھا ہے۔

نصفه کو روئیدن که عزت بزرگ و بی حدی که هر که در آنجا رود در آنجا رسد

[illegible]

محمود

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3/1/64

(To be published in Part IV of Delhi Gazette.)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the 29 July, 1963.
No.F. 4(30)/63-L&H. Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely, for the planned development of Delhi, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whom it may concern and under the provisions of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

SPECIFICATION.

Name of the village.	Total Area		Field Nos. or Boundaries
	Big.	Bis.	
Madipur.	148	13	1, 2, 3, 4, 5, 6, 7, 8, 1556/9, 1557/9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23/2, 25/2, 26/2, 71 min., 72/2, 73, 74, 75, 76 min., 77 min., 214/2, 215/2 .

By order,

(Jagmohan)
Deputy Housing Commissioner,
Delhi Administration, Delhi.

Dated the 29 July, 1963.

No.F. 4(30)/63-L&H.

Copy forwarded to the:-

1. Recruitment and Services Department (in duplicate) for favour of publication in Delhi Gazette.
2. A.D.M. (Land Acquisition), Delhi.
3. A.F.A., Delhi Administration, Delhi.
4. Legal Adviser, Delhi Administration, Delhi.
5. Engineer-Member, D.D.A., Delhi.
6. Land Acquisition Collector (II), Delhi.
7. Tehsildar (L & H. Department), Delhi Administration, Delhi.

(Jagmohan)
Deputy Housing Commissioner,
Delhi Administration, Delhi.

Transferred to G. Das N.T. LA. He will complete this case at an early date.
10.9.63 A.C.