

AWARD NO.

1746

Name of the village:-

Madipur.

Purpose of acquisition:-

Construction of a Police Station, Punjabi Bagh.

Nature of acquisition:-

Permanent.

Land measuring 17 bighas 3 biswas, as detailed by field numbers given below and situated in the village Madipur, was notified under-section 4 of the Land Acquisition Act(I),1894, vide Notification No.F.15(135)/62-L.S.G. dated 4-7-63 and the public purpose for which this land is being ^{Acquired} is construction of Police Station, Punjabi Bagh. Due publicity was given to this notification as required by law and no objection under-section 5(A) was received against this notification and report under-section 5(A) was duly considered by the Delhi Administration and rejected. A declaration under section 6 of the Land Acquisition Act(I),1894, was issued under the authority of the Chief Commissioner, Delhi vide notification No.F.15(135)/62-L.S.G. dated 28-10-63. Notices under-sections 9 and 10 of the Land Acquisition Act(I),1894, were issued to all the interested persons inviting claims for compensation. These claims are discussed separately in the 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 Nos.	Area Big.Bis.	Kind of soil.
579/2. 533/2	13 - 4.	G.M.Plot.
576/1.	0 - 2.	-do-
577/1.	0 - 4.	-do-
578/1.	0 - 3.	-do-
1418/579/1.	0 - 13.	-do-
582/1.	2 - 17.	-do-
Total:-	17 - 3.	

contd.....2.

COMPENSATION CLAIMS:

(1) The Refugee Co-operative House Buildings, -Society Limited, through its Secretary have claimed compensation at the rate of Rs.70/-per square yard. They have produced copies of three sale-deeds; (i) between Mool Raj Sharma and Bimbla Sondhi at the rate of about Rs.42/-per square yard, this is dated 21.8.63, (ii) is between Inderjit Kanwar and Mam Chand at the rate of about Rs.41/-per square yard and this is dated 27.11.58 & (iii) is between Shri Ishwar Singh Bhatia and Jagdish Chandra at the rate of about Rs.74/-per square yard. The sale-deed is dated 3-1-1964.

Two of these sale-deeds are irrelevant as they are beyond date of Notification under-section 4 and all these plots are properly developed plots in Punjabi Bagh and Sivaji Park colony where all services have been provided. Moreover all these transactions are private sale-transactions and generally high prices are shown in the sale-deeds. No mutation has been sanctioned regarding these transactions. Thus these transactions cannot ~~be~~ form a true guide for the assessment of the price of the land under acquisition.

(ii) The Delhi Land and Finance Private Limited, through its Secretary have claimed compensation at the rate of Rs.35/-per square yard. They have also stated that they have sold all the lands to different persons. In support of their contention they have filed copies of two registered sale-deeds (i) between the D.L.F. and Chhabil Chand and Bros at the rate of about Rs.26/-per square yard and the sale-deed is dated 13.11.1962, and (ii) between Ram Kishan Jain, D.L.F. and Raghbir Singh at the rate of about Rs.20/-per square yard. This sale-deed is dated 21.12.63. This ~~Notification~~ sale-deed dated 21.12.63 is beyond the date of notification under-section 4. Moreover, the sale of these plots is of fully developed plots with sewerage, electricity and other amenities provided. Thus these sales also do not serve.

contd.....3.

as a true guide for the assessment of the price of the land under acquisition.

(iii) Shri Hira Singh son of Udmi has claimed compensation at the rate of Rs.50/-per square yard but has not produced any proof in support of his contention.

MARKET VALUE:

I have to assess the market value of the land under acquisition as prevailing on the date of Notification under section 4 namely 4-7-63. The following sales are available as entered in the mutation register prepared by the village patwari. The yearwise average worked out as under:-

Year	Area Big.Bis.	Consideration money.	Average per bigha.
1958-59.	1 - 15.	Rs.5000/-	Rs.2857.14.
1959-60.	2 - 16	Rs.1500/-	Rs. 535.71.
1960-61.		Nil.	
1961-62.	0 - 11.	Rs. 750.55.	Rs.1364.64.
1962-63.	0 - 03.	Rs.4000/-	Rs.26,666.66.
Total:-	5 - 05.	Rs.11,250.55.	Rs.2142.96.

N.B.

The sale in the year 1962-63 is of 3 biswas of a plot near abadi and not of cultivable agricultural land, hence this transaction cannot be taken as a relevant one in determining the market value of the land in this village. The following awards have been announced in this village; the dates of notifications under-section 4 and rates are shown against each:-

Sl.NO.	Award No.	Date of Notifi- cation U/S 4.	Amount awarded per bigha.
1.	927-A.	12-2-62.	Rs.160 per bigha.
2.	1458.	10-11-60.	Rs.1500/-for Nehri. Rs. 750/-for B.Q.
3.	1098.	20-6-60.	Rs. 400/-for Rosli. Rs. 100/-for G.M.
4.	1654.	24-10-61.	Rs.2000/-for Block 'A'. Rs.1500/-for Block 'B'.
5.	1691.	13-11-59.	Rs.2000/-for Block 'A'. Rs.1500/-for Block 'B'. Rs.1000/-for Block 'C'.

contd.....4.

It is seen from these awards that the highest awarded amount Rs.2000/-per bigha of field numbers included in Block 'A' is in award No.1654. This land included in Block 'A' of the award is quite far away from the land under acquisition and is behind C.O.D. while the land under acquisition is near the Delhi Rohtak Road and towards east of Madipur village. Thus neither the five years' average nor the awards announced so far are a true guide to assess the market value of the land under acquisition. From examining the sale transactions in this village it is noticed that there are two transactions of which mutations have been sanctioned which are as below:-

Sl.NO.	Mutation No.	Date of regn.	Area Big.Bis.	Consideration money.	Average per bigha
1.	1117	14-11-58.	1 -15.	Rs.5000/-	Rs.2857/-
2.	1167.	20-3-59.	2 -14. 1 -02.	Rs.4000/-	Rs.3720/-

The land involved in both these mutations is just on the Delhi Rohtak Road and is only at a little distance from the land under acquisition. However adjoining the land under acquisition there are developed colonies viz. Shivaji Park colony and Punjabi Bagh colony. I have inspected the land at site. It has got potential value. Considering the situation of the land, sale prices in the village and the fact that the two transactions quoted above relating to the years 1958-59, I am of the view that the fair market value of the land in the present case is Rs.5000/- per bigha kham. I assess and award the same accordingly.

TREES WELLS AND OTHER STRUCTURES:

TREES: There are 2 Kabli Kiker trees in field number 533/2 weighing 31 quintal and the price of these trees is assessed at the rate of Rs.5/- . Total price assessed is Rs.5/-only

WELLS AND 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 contes parties then in such cases compensation will be treated as disputed and will be deposited in the court of the Additional District Judge, Delhi.

(ii) In case of the land entered in the name of the Delhi Land and Finance Private Limited, which is stated to have already been sold to different parties, compensation in this case will remain in dispute .

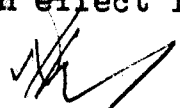
15% FOR COMPULSORY ACQUISITION: As required by section 23(2) of the Land Acquisition Act(I),1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD:


Sl.NO.	Area Big.Bis.	Rate per bigha	Amount of compensation.
1.	17 - 3.	Rs.5000/-	Rs. 85,750.00.
2.	Add 15% for compulsory acquisition:-		Rs. 12,862.50.
3.	Add price of trees:-		Rs. 5.00.
	G.Total:-		Rs. 98,617.50.

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.1.48.P as land revenue which will be deducted from the Khalsa Rent Rollof the village with effect from Kharif,1964.


(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt.27/10/1964.

Submitted to the Collector, Delhi for information.


(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt.27/10/1964.


Seen
with powers of Collector, Delhi
ADN(L.A.)
11.10.64

Please check up summary of the award, field numbers and area and sign this slip in token of its correctness.



(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt. 27/10/64.

Shri Daryao Singh, N.T.L.A.


N.T.L.A.

ماردولای قبیلہ ابوروڈ 1746 موضع مادی پور جوڈ سندھ 23/11/64

343

بیمو جب نام صاحب بہادر (M) A.C. موضع 10/12/64 ابوروڈ قبیلہ پیمراٹی سٹری سندھ لکھ پور 10A

موضع مادی پور موضع پیمرا - موضع پیمرا سٹری نام رنگائی الیں اوسکی ڈیپو ڈی مافریٹ - دیکھ ابوروڈ سٹری

ابوروڈ 1746 بمبرائت 533/2 - 576/1 - 577/1 - 578/1 - 1418/579/1

582/1 مادی پور موضع جوڈ سندھ لکھ پور ابوروڈ موضع مادی پور موضع پیمرا سٹری

مادی پور موضع پیمرا سٹری الیں آجی دوستانہ پنجابی بلدیہ و سٹری پیمرا سٹری موضع مادی پور موضع پیمرا سٹری موضع مادی پور موضع پیمرا سٹری موضع مادی پور موضع پیمرا سٹری

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بانی - 16/12/64 N.T. (L.A.) R. Ranglani 19/12

Amul Kach (L.A.) 16/12/64

Amul Kach (L.A.) 16/12/64

16/12/64

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

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the June, 63.

No.F.15(135)/62-LSG:- Whereas it appears to the Chief Commissioner, Delhi, that land is likely to be required to be taken by the Government at the public expense for a public purpose, namely, construction of Police Station, Punjabi Bagh, it is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Chief Commissioner is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Any person interested, who has any objection to the acquisition of any land in the locality may within 30 days of the publication of the notification file an objection in writing before the Collector of Delhi.

DESCRIPTION.

Village.	Total Area	Boundaries
Madipur	18.75	SW 1/4, SW 1/4 Min - SW 1/4 Min - SW 1/4 Min, 533 Min, 532 Min.

By order,

sd

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

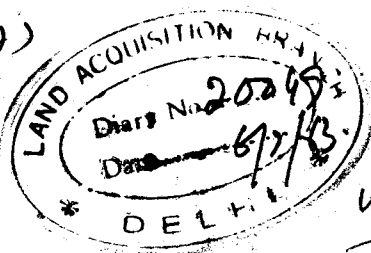
Dated the June, 63.

No.F.15(135)/62-LSG.

Copy forwarded to those-

1. Recruitment & Services Department (in duplicate) for issue of publication in Part IV of the Delhi Gazette.
- ✓ 2. Land Acquisition Collector II, Delhi, with reference to his letter No. 135(5)/62-LAN/6379, dated the 23rd May, 1963.
3. Asstt. Inspector of General Police, Delhi, with reference to his letter No. 6380/A, dated the 31st May, 63.

ADMLA
8.7.63



(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

.... R/S

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

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the October, 63.

No.F.15(135)/62-LSG: 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 construction of Police Station, Punjabi Bagh, 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.

<u>Village</u>	<u>Total Area</u> <u>Sig. Hrs.</u>	<u>Field Nos. or Boundaries.</u>
Madipur	17 3	576/2, 577 Min, 578 Min, 1418/579 Min, 833 Min, 582 Min.

By order,

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

No.F.15(135)/62-LSG:

Dated the 28 October, 63.

Copy forwarded to these:-

1. Recruitment & Services Department (in duplicate) for favour of publication in Part IV of the Delhi Gazette.
2. Land Acquisition Collector II, Delhi, with reference to his letter No.12732/LAR/Rev, dated the 19th Sept., 1963.
3. Asstt. Inspector General of Police, Delhi, with reference to this Administration notification No. F.15(135)/62-LSG, dated the 4th July, 1963.

Dargoo Singh

He still N.T. LA.

*please start acquisition
file immediately
revised...*

2.11.63

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.