

AWARD NO.

19/3

Name of the village: Madipur.
Nature of acquisition: Permanent.
Purpose of acquisition: ~~Ordinance~~ Ordnance Depot
Shakur Basti, Delhi.

Land measuring 19 bighas 16 biswas detailed by field numbers given below and situated in village Madipur, Delhi, was notified under-section 4 of the Land Acquisition Act(I), 1894, vide Notification No. F.15(52)/63-L.S.G. dated 12-11-1963 and the public purpose for which this land is being acquired is the Ordnance Depot, Shakur Basti, Delhi. 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, Delhi 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 number F.15(52)/63-L.S.G. dated 16.1.1964. 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.
271/2.	13 - 00	Ghairmumkin Makaanat
273/2.	1 - 18	Bagh Nehri.
274.	1 - 07.	-do-
275.	2 - 18	Ghairmumkin Makaanat

contd.....2.

279/2.

0 - 13.

Bagh Nehri.

19 - 16.

At site there are structures(residential quarter on the land which ~~is~~ according to the revenue record is Bagh Nehri land.

COMPENSATION CLAIMS:

The following persons filed claims for compensation:-

Sl.NO.	Name of the claimants.	Compensation claimed.	Remarks.
1.	Bhagwan Sahai, Dhani Ram ss/o Mehar Chand.	Rs.7/-per Sq.yd.	They have claimed interest from 11-9-51 which date they allege is the date of taking over possession by the acquiring department. The notification under-section 4 in this case is dated 12.11.1963 and the acquiring department had its possession on that date, therefore, the interest will be allowed from the date of notification under-section 4. The claim is excessive and exorbitant.
2.	Ram Parshad s/o Munshi, Ganpat, Ram Chander and Meer Singh ss/o Ghasi.	Rs.15/-per sq.yd.	The claim is exorbitant and fabulous. Interest to run from the date of notification under-section 4.
3.	Ram Mehar, Ram Chand ss/o Ram Saran.	Rs.10/-per sq.yd.	-do-

All the claimants have put in exorbitant and fabulous claims for compensation which are not based on reality. No documentary or oral evidence was produced in ~~support~~ support of claims filed by the claimants.

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 12.11.63 which ~~is~~ ^{the date} in this case.

contd.....3.

The following sales are available as entered in the mutation register prepared by the village patwari.

The average works out ~~is~~ 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 ~~abadi~~ ^a plot and not of cultivable agricultural land, hence this transaction cannot be taken as a ~~relevant~~ 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 Nehru Rs. 750/-for B.Q.
3.	1098.	20-6-60.	Rs. 400/-for Rosl Rs. 100/-for G.M.
4.	1654.	24-10-61.	Rs.2000/-for Bloc Rs.1500/-for " 'E
5.	1691.	13-11-59.	Rs.2000/-for Bloc Rs.1500/-for " " Rs.1000/-for " "

It is seen from these awards that the highest awarded amount Rs.2000/-per bigha kham 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 it^{is} behind C.O.D. while the present land is in front of the C.O.D. and adjoining

contd.....4.

-4-

the Delhi Rohtak Road. Thus neither the five years' average nor the awards announced so far, are a true guide to assess the market price of the land under acquisition; Although they assist to some extent. 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 Consider	Big. Bisation money.	Average.
1.	1117	14-11-58.	1 -15.	Rs.5000/-	Rs.2857/-
2.	1167.	20-3-59.	1-15 1 - 2.	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. Adjoining the land under acquisition there is also a developed colony namely Multan Nagar colony. Thus the position of the land under acquisition is much better than the land acquired in the previous awards. I have inspected the land under acquisition. It has got potential value. Considering the situation of the land and the 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 at the time of notification under-section 4 i.e. 12.11.1963 should be Rs.4500/-per bigha kham and I assess and award accordingly.

TREES WELLS AND OTHER STRUCTURES:

TREES:

Sl.NO.	Kh.No.	Kind of tree.	Approximate weight.	Price assessed.
1.	271/2.	2- Neem. 1- Shisham.	20 Quintals.	Rs.100/-
2.	273/2.	4-Shisham. 2-Neem.	45 Quintals.	Rs.225/-
3.	274.	Shisham-4.	28-Quintals.	Rs.140/-
4.	275.	1-Neem.	5 Quintals.	Rs. 25/-
			98-Quintals.	Rs.490/-

contd.....5.

WELLS AND OTHER 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.

INTEREST:

The acquiring department had its possession on the land on the date of Notification under-section 4 of the Land Acquisition Act(I), 1894, therefore, the interest will be calculated from the date of notification under-section 4 at the rate of 6%.

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.	19 - 16.	Rs.4500/-	Rs. 89,100.00.
2.	Add 15% for compulsory acquisition:-		Rs. 13,365.00.
3.	Add price of trees:-		Rs. 490.00.

			Rs.1,02,955.00.

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.7. as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from Kharif, 1964.

(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt.26/10/64.

Submitted to the Collector, Delhi for information

(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt.26/10/64.

Seen. Filed
N. Sharma
24.X.66.

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



(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt. 26/10/64.

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


N.T.L.A.

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

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the 12 Nov., 63.

No.F.15(S2)/63-L53:- Whereas it appears to the Chief Commissioner, Delhi, that land is likely to be required to be taken by the Govt. at the public expense for a public purpose namely, for the Ordnance Depot Shahurbasti, 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 provision 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 authorize 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.

SPECIFICATION.

Village.	Total Area Hrs. Acs.	Field Nos. or Boundaries.
Madi pur.	19-16	271/2-272min., 274, 275, 276min.

By order,

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

Dated the 12 Nov., 63.

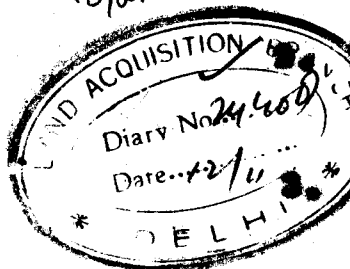
No.F.15(S2)/63-L53.

Copy forwarded to the:-

1. Recruitment & Services Deptt., (in duplicate) for favour of publication in part IV of the Delhi Gazette.

Land Acquisition Collector XI, Delhi, with reference to his letter No.13780/LAR/Rev/LAS(XI), dated the 9th October, 1963.

Military Estate Officer, Delhi Cantt., with reference to his endorsement No.Del/2/LH/2/13, dated the 1st October, 1963.



(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION, DELHI.

Shri Dargah Singh W.L.A.

For immediate compliance
please. *manmoh*

257/L4C/6
19-11-63

19.11.63

19/11/63. *کونسل ہاؤس ریفورم 5(ا) 19/11/63*

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION

NOTIFICATION

Dated the 1st January, 1964.

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No.F.15(52)/63-1501- 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 Ordnance Depot, Sharnbasti, 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.

Village	Total Area Bis. Bis.	Field Nos. of Boundaries
Madipur	19 - 16	271/2, 273min, 274, 275, 276min.

By order,

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

Dated the 16 January, 1964.

No.F.15(52)/63-150.

Copy forwarded to these:-

1. Recruitment & Services Dept. (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.17137/LA/Rev, dated the 24th December 1963.
3. Military Estate Officer, Delhi Cantt., with reference to this Administration Notification No.F.15(52)/63-150 dated the 12th November, 1964.

Johns

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

R/S

29/1/64
H.T. (G.A.)

29/1/64
H.T. (G.A.)

