

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI
NOTIFICATION.

Dated the 23 January, 1965

No.F.4(93)/64-L&H:- Whereas it appears to the Chief Commissioner Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose, namely for the Planned Development of Delhi, 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~~ land in the locality and do all other acts required or permitted by that section.

Any person, interested, who had 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

<u>Village or Locality</u>	<u>Total Area</u>	<u>Field Nos. or boundaries.</u>
1. Mahipalpur	6241- 18	1, 2/1, 2/2, 2/3, 3/1, 3/2, 4 min, 5, 6, 7/1, 7/2, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10/1, 10/2, 11 to 15, 16/1, 16/2, 17/1, 17/2, 18, 19, 20/1, 20/2, 21 to 24, 25/1, 25/2, 25/3, 26 to 28, 30 min, 31 to 38, 39/1 to 39/4, 40, 41/1, 41/2, 42/1, 42/2, 43 to 43, 50 min, 51 min, 52 min, 53 to 58, 59 min, 60 min, 61, 62/1, 62/2 min, 63 min, 64 min, 65/1, 65/2, 66 to 68, 69/1, 69/2, 70 to 76, 77 min, 78/1 min, 78/2, 79 to 82, 83/1, 83/2, 84 min, 85 min, 86/1, 86/2, 87, 88/1, 88/2, 89, 90 min, 91, 92 min, 93 min, 94, 95/1, 95/2, 96 to 100, 101/1, 101/2, 102 to 104, 105/1, 105/2, 106, 107/1, 107/2, 108 to 111, 112 min, 113 min, 114, 115 min, 116/1, 116/2, 117 min, 118, 119, 120/1, 120/2, 121/1, 121/2, 122, 123/1, 123/2, 124 to 130, 131/1, 131/1/2, 131/2, 132/1, 132/2/1, 132/2/2, 133 to 136,

उसी मान जी मुकामिल हो लिया गया

नकल मुताबिक अमल है - Shri palwasi

नकल मुताबिक अमल है
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158/1, 158/2, 159 to 170, 171 min, 172 min,
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181 to 183, 184/1, 184/2, 185 to 190,
191 min, 192, 193, 194 min, 195/1 min, 195/2 mi
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212/2, 213, 214 min, 215 min, 216 min, 217 mi
218 min, 219 min, 220 to 226, 227/1, 227/2,
228, 229, 230/1, 230/2, 231 to 235, 236/1,
236/2, 237 to 244, 245/2, 246/1, 246/2,
247, 248, 249/1, 249/2, 250/1, 250/2,
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266/2, 267 to 272, 273/1, 273/2, 274 to 282,
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292, 293/1, 293/2, 294, 295, 296/1, 296/2,
297 to 299, 300/1, 300/2, 301, 302, 303/1,
303/2, 304, 305, 306/1, 306/2, 307, 308/1,
308/2, 309/1, 309/2, 310 to 312, 313/1, 313/
314 to 326, 327/1, 327/2, 328 to 336, 337/1,
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523 to 532, 533/1, 533/2, 533/3,
534, 536, to 538, 539/1, 539/2,
540 to 543, 549/1, 549/2, 549/3, 549/4,
550 to 556, 558, to 561, 563 min, 564 min,
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572 to 576, 577/1, 577/2, 578/1, 578/2,
579 to 582, 583/1, 583/2, 584 to 587,
588/1, 588/2, 589/1, 589/2, 590/1, 590/2,
591 to 597, 598/1, 598/2, 599 to 604,
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669/1, 669/2, 670 to 682, 683/1, 683/2,
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693, 694/1, 694/2, 695 to 702, 703/1,
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707/1, 707/2, 708/1, 708/2, 709/1 to 709/3

855/3 ✓

902/3 ✓

710/1, 710/2, 711/1, 711/2, 712/1, 712/2,
 713 to 724, 725/1, 725/2, 726 to 735,
 736/1, 736/2, 737 to 741, 742/1, 742/2,
 743 to 746, 754, 755, 756/1, 756/2,
 757 to 760, 761/1, 761/2, 762/1,
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 784, 785/1, 785/2, 786, 787/1, 787/2,
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 802/2, 803, 804/1, 804/2, 805, 806/1,
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 812/2, 812/3, 813/1, 813/2, 814 to 823,
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 836, 837/1, 837/2, 838/1, 838/2, 838/3,
 839/1, 839/2, 840, 841/1/1, 841/1/2,
 841/2, 841/3, 843/1, to 843/5, 844,
 845/1 to 845/4, 846, 847/1, 847/2, 848,
 849/1, 849/2, 850, 851, 852/1, 852/2,
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 983/2, 984 to 990, 991/1, 991/2, 992,
 993/1, 993/2, 994 to 1000, 1001/1,
 1001/2, 1002, 1003, 1004/1, 1004/2,
 1005/1, 1005/2, 1006, 1007/1, 1007/2,
 1008/1, 1008/2, 1009 to 1015, 1016/1, 1016/2,
 1017/1, 1017/2, 1018, 1019,
 1020/1, 1020/2, 1021, 1022/1, 1022/2,
 1023/1, 1023/2, 1024, 1025/1, 1025/2,
 1026 to 1157, 1159, 1160, 1162 to 1490

sd/-
 (K.L. Rathke)
 Housing Commissioner, Del

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

DATED the _____ December, 1966.

No. F.4(98)/64-L&H(1) Whereas it appears to the Lieutenant Governor 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.

Village or Locality.	Total Area.	Field Nos. or Boundaries.
1.	Biz. Bis. 2.	3.

Mahipalpur.

4769 01

1, 2/1/1, 2/2, 2/3, 3/1/2, 3/2/2, 4/2, 5, 6, 7/1, 7/2, 3/1 to 3/3, 9/1 to 9/3, 10/1, 10/2, 11 to 15, 16/1, 16/2, 17/1, 17/2, 18, 19, 20/1, 20/2, 21 to 23, 30 min, 31, 32, 33 min, 34 to 38, 39/2, to 39/4, 40, 41/1, 41/2, 42/1, 42/2, 43 to 48, 50/1, 50/2, 51/1, 52/1, 53 to 58, 59/1, 60/2, 62/1/2, 63/1, 64/1, 65/1, 65/2, 66 to 68, 69/1, 69/2,

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Attested
L.A. (M)
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70 to 76, 77/1, 77/3, 78/2,
80, 81, 82, 83/2, 84/1, 85/1,
86/1, 86/2, 87, 88/1, 88/2,
89, 90/1, 91, 92/1, 92/3, 94,
95/1, 95/2, 96 to 100, 101/1,
101/2, 102 to 104, 105/1, 105/2,
106, 107/1, 107/2, 108, to 111,
112/2, 113/1, 114, 115/1, 116/1,
116/2, 117/2, 118, 119, 120/1,
120/2, 121/1, 121/2, 122, 123/1,
123/2, 124 to 130, 131/1/1,
132/1, 132/2/2, 133 to 136,
137/1, 137/2, 138/1, 138/2,
139 to 146, 147/1, 147/3,
148 to 155, 156/1, 156/2, 157/1,
157/2, 158/1, 158/2, 159, to 170,
171/1, 172/1, 173/1, 174/2,
175/2/2, 175/1/2, 176/1,
176/2, 177/2, 178/1, 179,
180/1, 181 to 183, 184/1,
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192, 193, 194/1, 195/1/2,
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198/1/2, 198/2, 199, 200/2,
201, to 204, 205/1, 205/2,
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215/1, 216/1, 217/2, 218/1,
219/2, 220 to 226, 227/1, 227/2,
228, 229, 230/1, 231 to 235, 236/1,
236/2, 237 to 244, 245/1, 245/2,
246/1, 246/2, 247, 248, 249/1,
249/2, 250/1, 250/2, 251, 252,
253/1, 253/2, 254 to 263, 266/1,
266/2, 267 to 272, 273/1, 273/2,
274 to 282, 283/1, 283/2, 284/1,
284/2, 285 to 288, 289/1, 289/2,
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378, 379/1, 379/2, 380/1, 380/2,
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398/2, 399 to 404, 405/1,
405/2, 406 to 414, 415/1,
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419/2, 420 to 422, 433/1,
433/2, 434, 524 min, 554,
555, 556, 843/1, to 843/5,
844, 845/1, to 845/4, 846,
847/2, 849/1, 849/2, 852/1,
852/2, 853/1, 853/2, 854/1,
854/2, 855/1, 855/2, 855/3,
856/1, 856/2, 857 to 859,
860/1, 861, 862/1 to 862/3,
863, 864/1, 864/2, 865, 866/1,
to 866/5, 867/1, 867/2, 868,
869/1, 869/2, 870/1, 870/2,
871/1, 871/2, 874 to 878,
879/1, 879/2, 880, 881, 882/1,
882/2, 883, 884/1 to 884/3,
886/2, 885/1, 885/2, 886/1,
886/2, 887, 888/1, 888/2,
889, 890, 891/1, 891/2, 892/1,
892/2, 893, 894/1, 894/2,
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898/2, 899/1, 899/2, 900, 901/
901/2, 902/1 to 902/3, 903,
904/1, to 904/3, 905, 906,
907/1 to 907/3, 908, 909/1,
to 909/3, 910 to 912, 913/1,

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322 913/2, 914, 915/1, 915/2, 916/1
916/3, 917/1, 917/2, 918, 919, 920/
to 920/3, 921, 922, 924 to 928,
929/1, to 929/3, 930/1, 930/2,
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942, 943/4, 944/2, 944/3, 945/1,
945/2, 946, 947, 948/1 to 948/3,
949/1 to 949/3, 950, 950/1 to 951/3
952, 953, 953/1, 953/2, 955 to 958
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to 977/3, 978, 979, 980/1, 980/2,
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984 to 990, 991/1, 991/2, 992,
993/1, 993/2, 994 to 1000, 1001/1,
1001/2, 1002, 1003, 1004/1, 1004/2
1005/1, 1005/2, 1006, 1007/1, 1007/
2 1008/1, 1008/2, 1009 to 1013,
1015. 1016/1, 1018, 1019, 1020/1
1020/2, 1022/1, 1025/1, 1026,
1027, 1028 to 1031, 1032, 1033 to
1490.

By order,

Sd/-

(J A C H A N)

Special Secretary (Land & Building
Delhi Administration, Delhi.

Filed the 7 December, 1966.

No. F. 4(99)/54-L&H. (1)

Copy forwarded to the:-

1. Public Relations Department, Delhi Administration (in duplicate) for favour of publication in part IV section, (in duplicate) Addl. District Magistrate (Land Acquisition), Delhi Gazette.

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(To

3. Land Acquisition Collector (Mehrauli), Delhi.
4. Legal Adviser, Land & Building Department, Delhi Administration, Delhi.
5. Tehsildar, L & B Deptt., Delhi Admn., Delhi.

Sd/-
(JAGMOHAN)
Special Secretary (Land &
Delhi Administration

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

DELHI ADMINISTRATION: DELHI

19

O R D E R

Dated the 30th July, 1968.

No.F.4(98)/64-L&H: In exercise of the powers confirmed by sub-section(I) of section 17 of the Land Acquisition Act, 1894, Lieutenant Governor, Delhi is pleased to direct the Land Acquisition Collector, Delhi to take possession of the following land out of the land, the specification of which is given in his declaration under Section 6 bearing No. F.4(98)/64-L&H(1) dated the 7th December, 1966, on the expiration of 15 days from the publication of the notice under sub-section (I) of section 9 of the said Act.

SPECIFICATION

<u>village or locality.</u>	<u>Area Big. Bis</u>	<u>Field Nos. or Boundaries.</u>
Mahipalpur.	144 -00 (30 acres)	1040, 1039, 1068, 1063, 1054, 1041, 1042, 1043, 1011, 1067, 1064, 1053, 1050, 1049, 1044, 1045, 1065, 1066, 1052, 1051, 1048, 1047, 1046, 1101, 1102, 1109, 1110, 1117, 1118, 1125,

By order,

(D.P.BAHUGUNA)
DEPUTY SECRETARY III(L& B)
Delhi Administration, Delhi.

No.F.4(98)/64-L&H.

Dated the 30th July, 1968

Copy forward to the:-

1. Public Relation Department, Delhi Administration (in duplicate) for publication in Delhi Gazette.
2. Additional District Magistrate(LA) Delhi.
3. Land Acquisition Collector, (ME) Delhi.
4. Legal Adviser, Land & Building Department, Delhi
5. Tehsildar(Land & Building Department) N.Delhi.
6. Central Record Cell, Land & Building Department, N.Delhi.
7. File No.F.15(91)/62-LSG

Sd/-

(D.P. BAHUGUNA)
Deputy Secretary III(L&B)
Delhi Administration; Delhi

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(RANBIR SINGH)

Tehsildar,

Land & Housing Deptt.,
Delhi Admn., Delhi.

11/11/68
M.T.A.S.

AWARD No. 2182 :
 Name of the Village : Mahipalpur
 Nature of Acquisition : Permanent
 Purpose of Acquisition.: Planned Development of Delhi.

Land measuring 6241 big. 18 bis was notified by Delhi Administration u/s 4 of the L.A.Act(1894) vide notification No.F.4(98)/64-L&H dated 23rd Jan,1965. Due publicity was given to this notification and report u/s 5 A of the said Act was forwarded to Delhi Administration under letter No.13199-200/LAB/Rev. dated 30th Sep, 1966. Declaration u/s 6 of the Act was made by Delhi Administration vide notification No.F.4(98)/64-L&H(I) dated 7th Dec, 1966 for an area 4769 big. 1 bis.

Provisions of section 17 of the Act were made applicable to area covering 144 big. as per notification of even No. dated 30.7.1968. The present acquisition proceedings are confined only to this area. Notices u/s 9 & 10 of the Act were issued to interested persons. Claims filed will be discussed under the appropriate heading.

MEASUREMENT & CORRECT AREA:

Necessary measurement of the land was carried out by the field staff at the spot. Except for field No.1011 of which the recorded area is 6 big. 10 bis but only 4 big. 16 bis. of land is needed out of this Kh.No. under the present scheme. The total area 144 big was found correct.

The details of the land under acquisition are as below:-

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of Soil</u>
1039	4- 16	G.M.Pahar
1040	4- 16	"

Contd.....2

- : 2 :-

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of Soil</u>
1041	4-16	G.M.Pahar
✓ 1042	4-16	"
1043	4-16	"
✓ 1044	4-16	"
1045	4-16	"
1046	4-16	"
1047	4-16	"
1048	4-16	"
1049	4-16	"
1050	4-16	"
1051	4-16	"
1052 ^m	4-16	"
✓ 1053	4-16	"
1054	4-16	"
1063	4-16	"
1064	4-16	"
1065	4-16	"
1066	4-16	"
1067	4-16	"
1068	4-16	"
1011/1	4-16	G.M.Banjar Qadim
1101	4-16	G.M. Pahar
1102	4-16	"
1109	4-16	"
1110	4-16	"
✓ 1117	4-16	"
1118	4-16	"
1125	4-16	"
	<u>144-00</u>	

Note:- Kh.No.1011/1 is recorded as G.M.Banjar Qadim, but spot inspection by field staff reveals that the area is actually G.M.Pahar, therefore the entire land under acquisition is classified under one class of land viz G.M.Pahar.

Contd.....3

OWNERSHIP & OCCUPANCY :-

All the above Kh.Nos. vest in the Gaon Sabha and also in its possession as per entries in Revenue Record.

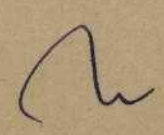
CLAIMS & EVIDENCE :

Despite notices u/s 9 & 10 of the Act issued to Gaon Sabha, no claim has been filed on its behalf. However a joint claim on behalf of Chhatar Singh, Hanument Singh and 353 other persons has been filed through Shri H.L.Datt. Advocate. The claimants have demanded compensation for the land @ Rs 40/- per sq yd. It has been mentioned that the Shamlat Deh land vested in the Gaon Sabha and a suit was filed by the proprietors of the village in the court of Sh.H.C.Gupta, Sub-judge 1st Class Delhi (Suit No. 212/1964). The suit was to the effect that the vesting of the land was illegal. The suit was dismissed vide decree dt. 2.9.65. The claimants went in appeal before Distt. Judge Delhi and the appeal was accepted by Sh.Joginder Singh Mandal Addl.Distt. Judge Delhi on 20.4.1966. It was held that the land mentioned in the order and decree of the court was owned by the proprietors of the village and that the vesting in favour of the Gaon Sabha was void and without jurisdiction.

It has been admitted in the claim that the Gaon Sabha has preferred an appeal (appeal No.302/1966) against the decree of the Addl.Distt. Judge passed on 20.4.66.

Attested copy of the judgement dated 20.4.1966 (R.C.A.No. 155 of 1965) by the Court of Sh.J.S.Mandal also Addl. Distt. Judge, Delhi has/been filed on behalf of the claimants.

Contd.....4



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-: 4 :-

MARKET VALUE :-

The market value of the land under acquisition to be ascertained is the value to the owner of the land in its actual condition at the time of notification u/s 4 of the Act. By Market Value is reckoned the price which a willing purchaser offers to pay to a willing seller for the land in that particular condition. The best evidence to prove what a willing purchaser would pay for the land under acquisition would be evidence of genuine sales effected about the time of notification. In determining the market value of the land under acquisition on the basis of sales of other land, the question of similarity between the two lands is of primary importance, or in other words the land must be actually parallel.

The claimants have filed hypothetical claim regarding the market value of the land without adducing any corroborative evidence.

Efforts were made at this end to find out parallel sales in the village nearest to the material date so as to evaluate the market value of the land. The following sale transactions nearest to the material date were found recorded in the Revenue Record.

MUTATION No.	Dt. of Registration.	Area Big.Bis.	Amount	Average per biga.
1	2	3	4	5
1116	28.5.63	0- 12	Rs 4300/-	Rs 7166-66 Ps
1109	22.10.64	4- 18	Rs 15,000/-	Rs 3061-22 Ps
1113	5.3.64	4- 09	Rs 9,000/-	Rs 2022-47 Ps.

Contd.....5



On scrutiny it came to notice that the land involved in these transactions bear no similarity whatsoever as the land under acquisition is G.M. Pahar and cannot be brought under plough..

Further efforts were also made in the office of the Sub-Registrar, New Delhi to ascertain the sales nearest to the material date and the following transactions came to notice:-

Dt. of Sale deed.	Kh.No.	Area	Consideration paid before the Sub-Registrar.	Advance	Average per big. according to the price paid before Sub-regis- trar.
2	3	4	5	6	7
18.2.64	945/2	0-15	Rs 2000/-	Rs 2500/-	Rs 2666-66
21.5.64	1022/2	0-16	Rs 300/-	Nil	Rs 375-00
6.2.64	683, 684/2	4-09	Rs 8,000/-	Rs 1000/-	Rs 1797-75
18.2.64	206, 213	0-12 $\frac{2}{3}$	Rs 2,000/-	Rs 1500/-	Rs 3157-89

The above sale transactions also relate to the land other than G.M. Pahar except the small piece of land mentioned at S.No.2 which was sold for Rs 300/- with which the average works out to Rs 375/- per bigha. The low incidence of the sale price in this transaction seems to be due to the reason that the vendee purchased the share of the vendors in a joint khata, and, in all such transactions the sale price is invariably low as the vendee cannot obtain the physical possession of individual field without instituting a suit for partition. Such sale prices being subject to extraneous consideration, do not actually represent the true market value of the land

Contd.....6

There has only been one Award (Award No.1242) in this village during the recent past in which the material date was 27.5.1961. Again we find that the land involved in this Award too was other than G.M.Pahar and as such it could not compare with the land under acquisition in the present scheme.

In view of the absence of material available in the village itself for determining the market value of the land under acquisition, efforts were made to gather material from the neighbouring village-Masoodpur.

In Award No. 1944 the material date of which was 24.10.61 the L.A.C awarded Rs 750/- for G.M.Pahar as classified in block III. The price was fixed with reference to certain Awards in Village Ber Sarai. Moreover, there is a distance of more than 2 miles in between the land under acquisition and the land covered under the said Award. In view of these facts no inference can be drawn from Award No.1944.

Further, in Award No. 2040, the material date of which is the same as in Award No.1944, the Land Acquisition Collector awarded a rate of Rs 600/- per big for land falling in category of G.M.Pahar & Banjar Qadim. The land in this Award is comparatively much nearer to the land under acquisition and as such it can serve as useful guide in evaluating the market value. Since no evidence is available to adjudge that the market value of the land falling in this category, appreciated after the material date in this Award, I am, therefore, inclined to assess the market value of the land under the present scheme at the same rate and award the rate of Rs 600/- per bigha kham accordingly.

TREES :-

There are a large number of [✓]shubs and small trees of very petty growth which have come out in natural ~~course~~. No rate is assessed towards compensation and the recorded owner is at liberty to remove them.

STRUCTURES & WELLS :-

There are no structures or wells on the land under acquisition, hence no compensation is awarded under this heading.

APPORTIONMENT :-

In view of the claim filed by Chhater Singh, Hanument Singh and others for the land under acquisition the ~~total~~ compensation will be kept under dispute. In case the dispute is not resolved within a reasonable time, the amount will be sent to the court u/s 30 of Act for adjudication.

SOLITIUM :-

15% solitium is allowed on the market value of the land for compulsory acquisition.

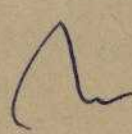
INTEREST :-

No interest is payable in this case as possession of the land has so far not been taken under provisions of section 17 of the Act. The case also does not fall within the purview of the Land Acquisition (Amendment & Validation) Act, 1967.

ABATEMENT OF LAND REVENUE :-

The land is not assessed to any land revenue being G.M. Pahar and as such no land revenue is to be expunged from the Khautani of the village.

Contd.....8



-: 8 :-

SUMMARY :-

1. Compensation for 144 big. land(G.M.Pahar) @ Rs 600/- per bigha.	Rs 86,400 -	Ps 00
2. Compensation for trees wells & structures.	Nil.	
3. Add 15% solitium	12,960 -	00
Total	99,360 -	00

(Rupees Ninty Nine thousand, three hundred & sixty only)

V.K. Bhalha

(V.K.BHALHA)
LAND ACQUISITION COLLECTOR (MW)
DELHI

*Announced today. File**V.K. Bhalha**27/11/61*