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(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI
NOTIFICATION.

Dated the 23 January, 1965

No.F.4(98)/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.

S P E C I F I C A T I O N

<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 48, 50 min, 51 min, 52 min, 53 to 58, 59 min, 60 min, 61, 62/1, 62/2, 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,

श्री मानजी सुभाषराव विनय गणेश नानाद सुभाषराव

अलक के ह/—

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137/1, 137/2, 138/1, 138/2, 139 to 146,
 147 min, 148 to 155, 156/1, 156/2, 157/1, 158/1, 158/2, 159 to 170, 171 min, 172 min,
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 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~~
 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.Rathae)
 Housing Commissioner, Delhi.

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE)
DELHI ADMINISTRATION: DELHI.

NOTIFICATION

Dated the 4/3 January, 1968.

No.F.4(98)/64-LAH; whereas it appears to the Lieutenant Governor, 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.	Area Bis. Bis.	Field Nos. or boundaries.
Mehpalspur.	20 - 05	7/2, 51/3, 93/2, 115/3, 173/3, 178/3, 195/1/1, 195/1/3, 215/3, 272, 273/1, 273/2, 295/2, 295/1.

By order,

Sd/-

(M.L. GROVER)

Deputy Secretary II (Land & Building)
Delhi Administration, Delhi.

Dated the 4/3 January, 1968.

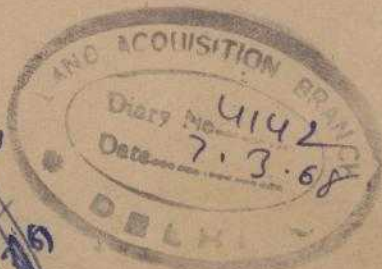
No.F.4(98)/64-LAH.

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(M.L. GROVER)

Deputy Secretary II (Land & Building)
Delhi Administration, Delhi.



Handwritten notes:
1. 1/3/68
A.C. (M)
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L.A. (M)
C.P.
x copies
L. A. C. (M)
8/3/68

403

A W A R D No. 28/72-73

Name of the village: MAHIPALPUR.

Nature of acquisition: Permanent.

Purpose of acquisition: Planned Development of Delhi.

A W A R D

These are proceedings for the determination of compensation U/s 11 of the L.A.Act. The land under acquisition situated in village Mahipalpur covering an area of 6241 bighas 18 biswas was notified U/s 4 of the L.A.Act vide notification No.F.4(98)/64-L&H dated January 23, 1965, as published on 4.2.65, for a public purpose namely for Planned Development of Delhi. After considering objections U/s 5-A, the Delhi Administration issued a declaration U/s 6 of the L.A.Act on 14.3.68 for the acquisition of an area of 20 bighas 5 biswas. The present acquisition proceedings are being confined to an area of 14 bighas 10 biswas as the remaining land, covered under declaration, will be acquired separately through a supplementary award. In pursuance of the above notifications, notices U/s 9 & 10 of the L.A.Act were issued to the persons known or believed to be interested in the land under acquisition.

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisition Field Staff and the details of the land proposed to be acquired are as under:-

Field No.	Area Big.Bis.	Classification of the land
51/3	0 - 8	Gairmumkin.
93/2	1 - 18	Apash.
115/3	0 - 11	Gairapash.
173/3	0 - 3	-do-
178/3	0 - 1	-do-
195/1/3	0 - 10	-do-
1015/3 (215/3)	0 - 9	-do-
872	4 - 16	-do-
873/1	2 - 12	-do-
873/2	2 - 4	-do-
895/2	0 - 18	-do-
	14 - 10	

CLASSIFICATION OF THE AREA.

Gairmumkin	8 biswas.
Apash.	1 big. 18 biswas.
Gairapash.	12 big. 04 biswas.
Total	14 big. 10 biswas.

COMPENSATION CLAIMS:

The following persons have filed claims for compensation:

<u>S.N. Name of the claimant.</u>	<u>Compensation claimed.</u>
1. Khazan Singh s/o Kehar Singh.	Has claimed compensation @ Rs.15000/-per bigha in addition to solatium and interest.
2. Sarti Devi, Mst.Bhagwani & Kanwar Singh etc.	-do-
3. Hanwant Singh s/o Des Ram through Sh.H.L.Dutt, Advocate.	Has claimed compensation @ Rs.50/-per sq.yd. in addition to solatium and interest.
4. Hira, Mange Ram, Daya Nand ss/o Chandgi. through Sh.H.L.Dutt, Advocate.	-do-
5. Surat Singh, Om Parkash, Har Lal, Smt.Bhagwani etc. through H.L.Dutt, Advocate.	Have claimed compensation @ Rs.50/-per sq.yd. and Rs.10000/- for the 40 shops and 2 godown. a-compensation
6. Raj Rup, Brahma, Nafe Singh ss/o Bhartu. through Sh.H.L.Dutt, Advocate.	Has claimed compensation @ Rs.50/-per sq.yd. in addition to solatium and interest.
7. Girwar, Ami, Raghbir Singh ss/o Harpal. through Sh.H.L.Dutt, Advocate.	Have claimed compensation @ Rs.50/-per sq.yd. in addition to solatium and interest and Rs.18500/-for constructions.
8. Risal Singh, Sukhpal Ram Chander, Mauji Ram etc through Sh.H.L.Dutt, Advocate.	Have claimed compensation @ Rs.50/-per sq.yd. in addition to solatium and interest.
9. Mukhtiar Singh, Mangat Ram, Mst.Bharto etc. through Sh.H.L.Dutt, Advocate.	Have claimed compensation @ Rs.50/-per sq.yd. in addition to solatium and interest. Have stated that Kh.No.93/2 is not included in Delhi Gazette No.F.4(98)/64-L&H.
10. Ghisu Ram, Bhim Singh Siri Chand.	Have claimed compensation @ Rs.50/-per sq.yd.
11. Mir Singh.s/o Kehar	Has claimed compensation @ Rs.15/-per sq.yd..

DOCUMENTARY EVIDENCE:

No documentary evidence was produced by any of the claimant in support of his claim.

MARKET VALUE:

The market value of the land under acquisition has to be determined with reference to the price as prevailing at the date of notification. It is the price which the land would fetch when offered for sale to a seller not being obliged to sell and the buyer being under no necessity of buying it. In short the market value cannotes that measure of compensation which is warranted by the current price of similar property. Before we embark on the question of the determination of the market value it would be worthwhile to go into various awards given in the village. In award No.1242, the material date of which was May 27, 1961, the Land Acquisition Collector divided the land into two blocks viz block 'A' & 'B'. For block 'A' a rate of Rs.1600/-per bigha and for block 'B' a rate of Rs.1000/-per bigha was awarded. Further in award No.2132, bearing January 23, 1965 as its material date, the Land Acquisition Collector awarded a rate of Rs.600/-per bigha. The land consisted of Gairmumkin Pahar. Award No.1242 was challenged through reference petitions and in L.A.Case No.436/1967, the Addl.Distt.Judge enhanced the market value of the land in block 'A' from Rs.1600/-per bigha to Rs.3000/-per bigha. For land classified in block 'B' the compensation was enhanced from Rs.1000/- to Rs.2400/-per bigha. Further in L.A.Case No.319/1964 directed against the same award, the Addl.District Judge enhanced the market value from Rs.16000/- to Rs.4000/-per bigha. Since the acquiring department in both these cases has gone in appeal, the decision of the A.D.J. cannot be taken as a proper guide.

A scrutiny of the record-of-rights reveal that the following sale transactions took place nearest to the

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material date.

S.N. No. & date of regd.	Kh.No.	Area Big.Bis.	Total amount paid.	Amount paid in advance.	Amount paid before the Sub- Registrar.	Average per bigha.
1. 7597 dt.23.5.63	424	0 - 12	Rs.4300/-	Rs.2000/-	Rs.2300/-	Rs.3833.33
2. 6982 dt.13.10.64	195/2 & 198/1	1 - 5 3 - 13	15000/-	9200/-	5800/-	1183.67
3. 1287 dt.18.2.64	945/2	0 - 15	4500/-	2500/-	2000/-	2666.66
4. 3696 dt.21.5.64	1022/2	0 - 16	300/-	-	300/-	375.00
5. 986 dt.6.2.64	683 684/2	2 - 14 1 - 15	9000/-	1000/-	8000/-	1797.75
6. 1292 dt.8.2.64	206 213	0 - 12 1 - 6	3500/-	Rs.1500/-	2000/-	3157.89
7. 3375 dt.29.5.65	131/1 131/2	2 - 1	15000/-	1000/-	14000/-	7317.07

The land under acquisition is not a compact block. It is spread up in the village here and there separated ^{from} by each other by long distances. An analysis of the sale deeds as cited above would reveal that the sale transactions at S.No.3,4 & 6 are not proper exemplars as probably the land covered in these transactions was purchased for residential purposes. This village falls within the ambit of the Delhi Land Reforms Act and as such the land cannot be put to any other use except for purposes connected with agriculture, horticulture etc. Sale transaction at S.No.2 is not a proper guide as the land under acquisition is scattered all around in small pieces. In transaction at S.No.7, the cost of construction was also included in the sale price of the land and as such no proper inference regarding market value can be drawn from this sale deed. By far the sale transaction at S.No.5 is the best guide in the assessment of the market value as its date of execution is quite near to the material date. In this sale transaction an area measuring 4 bighas 9 biswas was transferred.

contd..

जाज दिनांक 4-9-72 का राजा शाहपालपुर का 1984 मास
 यहाँ की शाहपालपुर की लुप्त हुवा

क्रमांक	नाम	पता	विवरण
1	गणेश	पराग/लुप्त	पराग
2	गणेश	पराग/लुप्त	पराग
3	गणेश	पराग/लुप्त	पराग
4	गणेश	पराग/लुप्त	पराग
5	गणेश	पराग/लुप्त	पराग
6	गणेश	पराग/लुप्त	पराग
7	गणेश	पराग/लुप्त	पराग
8	गणेश	पराग/लुप्त	पराग
9	गणेश	पराग/लुप्त	पराग
10	गणेश	पराग/लुप्त	पराग
11	गणेश	पराग/लुप्त	पराग
12	गणेश	पराग/लुप्त	पराग

on 6.2.64 through a registered sale deed for a sum of Rs.8000/- which was only paid before the Sub-Registrar by the vendee. A sum of Rs.1000/- paid in advance cannot be taken into consideration as it was not paid before the Sub-Registrar. The incidence of sale price on the consideration of Rs.8000/- comes to Rs.1797.75P. There is a gap of about one year between the execution of the sale deed and the material date and, therefore, I deem it proper to assess the market value of Gairapash land including Gairmunkin at the rate of Rs.1900/- per bigha with a view to bring it on level with the price line of ^{Janu} February, 1965.

This village lies in the assessment circle Kohi and according to Delhi Land Reforms Rules, the relative proportion between Gairapash and Apash land is 8:12. Consequently, a rate of Rs.2850/- per bigha is awarded for Apash land comprising an area of 1 bigha 18 biswas.

TREES WELLS AND OTHER STRUCTURES: Nil

15% SOLATIUM: 15% solatium will be paid over and above the market value so assessed.

APPORTIONMENT: Payment of compensation will be made on the basis of the latest entries in the revenue record.

INTEREST: According to sub-section 3 of section 4 of the Land Acquisition (Amendment & Validation) Act, 1967 simple interest @ 6% is payable after the expiry of 3 years from the date of publication of notification U/s 4 of the L.A. Act. The preliminary notification U/s 4 in respect of this village was made on 4.2.65 whereas the declaration U/s 6 was issued on 14.3.68. Hence, interest is payable from ^{4.2.68} 14.3.68 to 22.6.72.

LAND REVENUE DEDUCTION:

The land under acquisition is assessed at Rs. 3.95 as land revenue which will be deducted from the Khalsa Rent Roll of the village from the date of taking over possession of the land.

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The aforesaid land will vest absolutely in the Govt.
free from all encumbrances.

SUMMARY OF THE AWARD:

The award is summarised as under:-

S.N.	Area Big.Bis.	Rate per bigha.	Amount of compensation.
1.	1 - 18	Rs.2850/-per bigha.	Rs. 5,415.00
2.	12 - 12	Rs.1900/-	23,940.00
		Total	Rs. 29,355.00
3.	15% solatium.		4,403.25
4.	Interest from 4.2.68 to 22.6.72 (4 years 140 days)		7,720.77
		G.Total	Rs. 41,479.02

J 4.9.72.

(G.BAHADUR)
LAND ACQUISITION COLLECTOR(ME)
DELHI.

Announced & paid today

J
4/9/72

जल दिनांक 19th 72 बहुलक नाला नं. 1. E (ME) सहायक हाऊस नं. 10

जोगात वरकरा श्री सदाशिव कावुंगा व जोगात वरकरा श्री सदाशिव कावुंगा
महापालपुर पुर्यात गाव पर वरकरा लन्ड एन्ड विलाडिज
का जोगात वरकरा श्री सदाशिव कावुंगा व श्री जोगात वरकरा श्री सदाशिव कावुंगा

इन्डोनायन वरकरा श्री सदाशिव कावुंगा व श्री जोगात वरकरा श्री सदाशिव कावुंगा
महापालपुर गाव पर हाऊस नं. 1 मल कावुंगा वरकरा श्री सदाशिव कावुंगा

51	93	115	173	178	195	215	872	873	873
3	2	3	3	3	3	3		1	2
0-8	1-18	0-11	0-3	0-1	0-10	0-9	4-16	2-12	2-4

895 कुन तादी 14/10/14 को कावुंगा वरकरा श्री सदाशिव कावुंगा (14-10) वाकप जोगात महापालपुर

जोगात वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा (29/72-73) कावुंगा वरकरा श्री सदाशिव कावुंगा

मापडा हाऊस नं. 1 कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

विलाडिज कावुंगा जोगात श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

मल कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

जल (1) जोगात वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

मापवादी मापडा गाव पर कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

कावुंगा वरकरा श्री सदाशिव कावुंगा वरकरा श्री सदाशिव कावुंगा

Jg
 29/10
 d. H. C. (M.F.)
 19-10
 72