

कब्जा कार्यवाही ग्राम महीपाल पुर

अवधि नं 30/86-87

आज दिनांक 23-9-86 को आदेश अनुसार श्री मान
LAC (M.W) का हमराही श्री राजेन्द्र सिंह मानगो LAC व
श्री राज कुमार पटवारी LAC व श्री नन्दे सिंह P.S (LAC) मौके
पर पहुँचा मौके पर LAC को और से श्री मेहर चन्द मानगो
व श्री सादब सिंह पटवारी व महकमा D.D.A को और से
श्री मै डी. गुप्ता N.T व लाल सिंह पटवारी मौके पर हाजिर मिले।
कब्जा कार्यवाही शुरू की गई। नम्बरान खसरा 686A, 690/2
692/2, 694/1, 695, 700/2, 787/2, 801, 826/2, 839/1
2-15 0-18 4-16 2-08 1-08 4-16 1-05 2-05

कुल तादादी खम्बा 26-00 मौके पर खाली पाया गया जिसमे
चारों तरफ चूमा फिरा कर बुर्जियात खाम बजरिये मसौ
लगवा कर कब्जा वाकी है कब्जेदारान से हासिल करके
व नम्बर खसरा 686A जिसमें मौके पर चार दिवारी व कमरा
है। का कब्जा मालकाना श्री मेहर चन्द मानगो भूमि भवन

विभाग में हवाले किया गया। वाकी नम्बरान खसरा
743, 810, 812/2, 815, 817, 818, 823, 824/1, 824/2
4-16 4-16 1-12 4-14 4-16 4-16 5-00 2-08 2-08
825, 826/1, 827/2, 827/1, 828/1, 828/2, 829, 830,
4-16 3-11 2-08 2-08 2-09 0-11 5-15 4-16
831, 832, 833/1, 833/2, 834/2, 835/1, 836, 837/1
4-16 4-16 1-04 1-04 2-00 3-16 5-10 3-06

कुल तादादी खम्बा 88-12 का कब्जा व वजह स्टै हाई और
नहीं लिया गया मौके पर कब्जा कार्यवाही के समय कोई
मिस्री मिस्म की दिक्कत पेश नहीं आई मौके पर व देहजा
में इस अमर को मुस्तारी व मुनादी बजरिये मसौदार का
आवाज बुलन्द श्री नन्दे सिंह P.S द्वारा कराई गई।
पटवारी हल्का माल कर सरकार होने के कारण मौके पर
हाजिर नहीं आया इस लिए इस कार्यवाही की प्रीतिलीपी
बजरिये तहसीलदार महोदय महरोली बशये आज्ञागत माल
अमल वरामद भिजवा दी जायेगी इस प्रकार कब्जा कार्यवाही
समाप्त हुई।

23/9/86
N.T. (D.D.A)
23/9/86

23-9-86
23-9-86
23-9-86

AWARD NO. 30/8687

Name of Village : MAHIPAL PUR
Nature of Acquisition : Permanent
Purpose of Acquisition: Planned Development of Delhi.

These are the proceedings for determination of compensation under section 11 of the Land Acquisition Act in respect of land measuring 114 bigha 17 biswa situated in village Mahipalpur notified under section 4 vide notification No.F4(98)/64-L&H dt. 23.1.65 and under section 6 vide notification No.F4(98)/64-L&H dt. 26.12.68. The land is required by the Government for a public purpose, namely, for the Planned Development of Delhi at public expense. Due publicity was given to the notifications and notices under section 9 & 10 of the aforesaid Act were issued to the interested persons to file their claims. The claims filed by the interested persons are discussed under the heading 'Claims'.

Measurement

An area measuring 1459 bigha 18 biswa was notified under section 6. Out of this area an area of 634 bigha 18 biswa was acquired through Award No. 30/72-73 and whereas the following area is not being acquired as detailed below :-

i)	Area notified u/s 6.	1459 - 18	
ii)	Area acquired through Award No. 30/72-73.	634 - 18	
iii)	Area left out.	314 - 06	
iv)	Area belonging to Gaon Sabha vested in Central Govt. due to urbanisation.	19 - 02	
v)	Area under Status quo.	310 - 05	
vi)	Area for which award is being drawn separately.	66 - 10	
		<u>1345 - 01</u>	
	MINUS	(-) <u>1345 - 01</u>	
vii)	Remaining Area being acquired in the present case.	<u>114 - 17</u>	

The detail of the above area is given below :-

<u>Khasra No.</u>	<u>Area</u>
686	4 - 16
690/2	0 - 18
692/2	2 - 15
694/1	0 - 18
695	4 - 16
700/2	2 - 08

<u>Khasra No.</u>	<u>Area</u>
743	4 - 16
787/2	4 - 08
801	4 - 16
810	4 - 16
812/2	1 - 12
815	4 - 14
817	4 - 16
818	4 - 16
823	5 - 00
824/1	2 - 08
824/2	2 - 08
825	4 - 16
826/1	3 - 11
826/2	1 - 05
827/1	2 - 08
827/2	2 - 08
828/1	2 - 09
828/2	0 - 11
829	5 - 15
830	4 - 16
831	4 - 16
832	4 - 16
833/1	1 - 04
833/2	1 - 04
834/2	2 - 00
835/1	3 - 16
836	5 - 10
837/1	3 - 06
839/1	1 - 05
	114 - 17

Claims

The following persons have filed their claims :-

<u>Sl.No.</u>	<u>Name of the claimant</u>	<u>Khasra Compensation claimed No.</u>
1.	Hira, Dyanand, Mange Rati Ram, Pyare, Om Parkash Ved parkash, Balbir Singh Randhir Singh, Rajinder etc.	Did not mentioned any compensation.
2.	Sh. B.S. Man	Rs. 20000/- for house.
3.	Sh. Guljari, HK Gupta.	Rs. 100/- per sq. yd. for land; Rs. 50,000/- for House and boundary wall.
4.	Dharamveer, Tara Chand Sukhbir ss/o Chunni Lal	Claim Rs. 60/- per sq. yd. for land; along with solatium and interest 3/-.

Sl.No.	Name of the claimant	Khasra No.	Compensation claimed
5.	Hira, Mange Ram, Dayanand ss/o Chandgi Ram.		Rs.70/-per sq.yds for land; Rs.65000/-for well; Rs.4000/-for well; Rs.5000/-for two rooms; Rs.1000/-for houdi; Rs.1000/-for trees and besides solatium & interest claimed.
6.	Rati Ram Pyare ss/o Sukhram.	684/1 686	Rs.15000/-for boundary wall; Rs.10000/-for House, Rs.4000/-for temple; Rs.30000/-for well, tubewell and solatium and interest.
7.	Om Parkash Balvir Singh Randhri Singh Ved parkash ss/o Risal Singh.		Rs.70/-per sq.yds for land; besides solatium and interest claimed.
8.	Hukam Chand, Hari Ram Dharampal, Ram Chander ss/o Mansa Ram Sarjo Devi d/o Mansa Ram.		Rs.70/-per sq. yds for land.
9.	Mahinder Singh s/o Mansa Ram	684/1 686	Rs.70/-per sq.yds for land; Rs.15000/-for house and Rs.20000/-for improving.
10.	Hira Lal s/o Behari	800/1 801	Rs.150/-per sq.yds for land; besides 15% solatium and interest claimed.
11.	Desh Ram, Jal Singh Laxmi Narain, Amarnath Bage Ram & Kanwar Singh Baje Singh ss/o Ram Das	787/2 819 820	Rs.50000/-per bigha for land besides solatium and interest.
12.	-do-	811,552 798/2,803 802/2,804/2 806/1,807/2 810,812/1 818,824	Rs.50,00,000/-for houses Rs.50,000 for shifting charges; Rs.15000/-for trees besides solatium and interest
13.	Smt. Lali wd/o Shivdharan	829,830,833/2 813/2,826/1 816,828/2 814,826/1	Rs.15000/-for shifting charges; Rs.10,00,000/-for houses; besides solatium and interest.
14.	Mah. Singh s/o Ramdhan Nate Ram, Sada Ram, Dhup Singh Brahamdutt, ss/o Arimal Naresh Kumar s/o Randhir Singh	551,408,497,815 831,832,833/1, 835/1,836, 837/1 834/2.	Rs.75000/-for houses Rs.50,000/-for shifting charges; Rs.100000/-for loss Rs.1000/-for tree besides it solatium and interest claimed
15.	Partap Singh s/o Chunni Lal.	463,807/1 812/2,817,825,552, 798/2,803,820/2 804/2,806/1,807/2 810,812/1,818,824.	Rs.2500000/-for houses; Rs.500000/- for loss; Rs.10000/- for shifting charges besides solatium and interest.

sl.No.	Name of the claimant	Khasra No.	Compensation claimed
16.	Dharambir, Tara Chand Sukhbir Chand s/o Chunni Lal.	as mentioned above at sl. No. 15.	Rs.50,00,000/-for houses Rs.500000/-for loss Rs.10000/-for shifting charges besides solatium and interest.
17.	Braham Dutt s/o Sis Ram etc.	823,824/2 827/2,828/1	States that he may be given alternative plot.
18.	Ramesh Chand xxxxxx Satish Chander ss/o Deep Chand.	-	Rs.60/-per sq.yds. for land; besides it solatium and interest claimed.
19.	Dindayal s/o Behari	800/1(3-8) 801-(4-16)	Rs.150/-per sq.yds for land; besides solatium and interest.

Market Value

Market value is to be assessed keeping in view the prices prevailing on the date of notification under section 4 and other factors viz., situation, quality and nature of soil etc. The interested persons claimed compensation ranging between Rs.50-00 per sq. yds to Rs.150/-per sq. yds but did not produce any evidence in support of their contention. Hence, no reliance can be placed on their claims.

The field staff was directed to consult the revenue record. According to their report, one Award No. 30/72-73 was announced which relates to the notifications u/s 4 & 6 involved in the present case. A sum of Rs.2850/-per bigha was assessed for Block 'A'; Rs.1900/-per bigha was assessed for Block 'B' in the above award. As stated in the present case, the land in the present case is part of notification u/s 6 which was acquired in the above award. The date of notification u/s 4 is the same in both the cases. Thus it will be fair and justified if the same rate are applied in the present case. The nature of the land in the present case is similar with that of Block 'A' of the above Award No.30/72-73 in which a sum of Rs.2850/-per bigha was assessed. It further appears that ~~some~~ of land owners had filed a reference u/s 18 before the court of ADJ In L.A. Case No. 38/73 -, 'Jai Ram Vs. Union of India'. The ld. court of ADJ has enhanced the compensation of Block 'A' from Rs.2850/-PB to Rs.4650/-PB. The Legal Adviser(Land & Building Department), however, concurred with the ~~the~~ rates up to Rs.3750/-PB and had advised to file appeal over and above Rs.3750/-PB. Taking all the above ^{into} in view, I feel that the the rates of Rs.3750/-per bigha would be reasonable and justified and assess the same for the land under acquisition.

Structures

No structures are reported to be in existence at the time of notification u/s 4 as per entries in the Khasra Girdwari as such no amount can be assessed. *in this case*

Wells

There is reported to be no well on the land under acquisition as such no compensation is assessed.

Trees

The following trees are reported to be at site, the amount *is given* below :-

Kh.No.	No. & kind of Tree	Approximate weight	Amount Assessed
815	Saf, de - 15	5 Qntl. @Rs.100/-per	Rs.500.00
	Bakan - 1	1 " -do-	Rs.100.00
	Shahtoot - 3	5 " -do-	Rs.500.00
817	Shisham - 2	5 " -do-	Rs.500.00
	Neem - 1	5 " -do-	Rs.500.00
833/1	Shahtoot - 1	3 " -do-	Rs.300.00
	Jantl - 4	5 " -do-	Rs.500.00
	Neem - 1	5 " -do-	Rs.500.00
692/2	Shahtoot - 5	5 " -do-	Rs.0500.00
	Neem - 1	(unmature) -do-	-
Total			Rs.3900.00

Solatium

As provided under sub-section 2 of Section 23 of the Land Acquisition Act, the interested persons will be paid 30% solatium on the market value due to compulsory nature of acquisition as per provisions of the Land Acquisition (Amendment) Act, 1984.

Interest

Since there is difference of more than three years between the dates of notifications u/s 4 & 6, the interested persons are entitled for interest @ 6% u/s 4(3) of the LA Act after the expiry of three years from the date of notification u/s 4.

Additional Amount

The interested persons are entitled for additional amount @ 12% from the date of notification u/s 4 till the date of award or date of possession whichever is earlier.

(111)

Land Revenue

The land under Acquisition is assessed to land revenue amounting to Rs.15.02^{time} which will be deducted from the khalsa rent roll of the village by which/possession under the award would be taken by the Govt.
Apportionment

The payment of compensation will be made to the interested persons according to the latest entries available in the revenue record. In case of any dispute arising in the apportionment of the compensation, the matter will be referred to the court of ADJ for adjudication u/s 30-31 of the Land Acquisition Act.

The award is summarised as under:-

Summary of Award

1. Land measuring 114 bigha 17 biswa @ Rs.3750/-per bigha.	Rs.4,30,687-50
Compensation for trees.	Rs. 3,900-00
Solatium @ 30%.	Rs.1,30,376-25
Interest @ 6% w.e.f. 23.1.68 to 10.9.86 i.e. 18 yrs. 231 dyas.	Rs.4,81,496-82
Additional amount @ 12% w.e.f. 23.1.65 to 10.9.86 i.e. 21 yrs. 231 days.	Rs.11,18,041-15
Total	Rs.21,64,501-72

(Rs. Twenty One Lacs, Sixty Four Thousand, Five Hundred one and Paise Seventy Two Only).

D.C., in his capacity as Secretary (Revenue), is requested to kindly approve the above Award.

me
(D.B. KUBBA)
LAND ACQUISITION COLLECTOR (MW)
DELHI.

11/9
APPROVED
SECRETARY (REVENUE)

Amrpal in open court
9/10/86
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9/10/86

DRAFT NOTIFICATION U/S 6 OF THE LAND ACQUISITION ACT, 1894.

No F4(98)/64-LAM Dated the 26 December, 1968.

Whereas it appears to the L.G. Delhi that land is required for a ~~xxx~~ public purpose, namely for the

Planned Development of Delhi
it is hereby notified 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.

Locality or village	Total Acres	FIELD NOS. Or Boundaries
	<u>Bigha Biswa</u>	<u>Boundaries.</u>
Mahipalpur	1459-18	559 to 561, 563 1/2, 564 1/2, 565 1/2, 566 1/2, 567 1/2, 571 1/2, 572 to 576, 577 1/2, 578 1/2, 579 1/2, 581 1/2, 582 1/2, 583 1/2, 584 to 587, 588 1/2, 589 1/2, 589 1/2, 590 1/2, 591 to 597, 598 1/2, 599 1/2, 599 to 604, 605 1/2, 606, 607 to 609, 608 1/2, 608 1/3, 609 to 612, 613 1/2, 614 1/2, 615 1/2, 616 1/2, 617 1/2, 618 1/2, 619 1/2, 620 1/2, 621 1/2, 622 1/2, 623 1/2, 624 1/2, 625 1/2, 626 1/2, 627 1/2, 628 1/2, 629 1/2, 630 1/2, 631 1/2, 632 1/2, 633 1/2, 634 to 646, 647 1/2, 648 to 651, 652 1/2, 653 1/2, 654 1/2, 654 1/2, 654 1/3, 655 1/2 to 655 1/3, 656 1/2 to 656 1/3, 657 1/2, 658 to 663, 664 1/2, 665 to 668, 669 1/2, 670 to 682, 683 1/2, 684 1/2, 685 1/2, 686 to 689, 690 1/2, 691, 692 1/2, 693, 694 1/2, 695 to 702, 703 1/2, 704 1/2, 705, 706 1/2, 707 1/2, 708 1/2, 709 1/2, 710 1/2, 711 1/2, 712 1/2, 713 to 715, 716 to 724, 725 1/2, 726 to 735, 737 to 741, 742 1/2, 743 to 746, 754, 755, 762 1/2, 763 1/2, 764 to 770, 771 1/2, 772 to 784, 785 1/2, 786, 787 1/2, 788, 789 1/2, 790 to 792, 793 1/2, 794 1/2, 795 1/2, 796 1/2, 797 1/2, 798 1/2, 799 1/2, 800 1/2, 801 1/2, 802 1/2, 803 1/2, 804 1/2, 805 1/2, 806 1/2, 807 1/2, 808 1/2, 809 1/2, 810 1/2, 811 1/2, 812 1/2, 813 1/2, 814 1/2, 815 1/2, 816 1/2, 817 1/2, 818 1/2, 819 1/2, 820 1/2, 821 1/2, 822 1/2, 823 1/2, 824 1/2, 825 1/2, 826 1/2, 827 1/2, 828 1/2, 829 1/2, 830 1/2, 831 1/2, 832 1/2, 833 1/2, 834 1/2, 835 1/2, 836 1/2, 837 1/2, 838 1/2, 839 1/2, 840 1/2, 841 1/2, 842 1/2, 843 1/2, 844 1/2, 845 1/2, 846 1/2, 847 1/2, 848 1/2, 849 1/2, 850 1/2, 851 1/2, 852 1/2, 853 1/2, 854 1/2, 855 1/2, 856 1/2, 857 1/2, 858 1/2, 859 1/2, 860 1/2, 861 1/2, 862 1/2, 863 1/2, 864 1/2, 865 1/2, 866 1/2, 867 1/2, 868 1/2, 869 1/2, 870 1/2, 871 1/2, 872 1/2, 873 1/2, 874 1/2, 875 1/2, 876 1/2, 877 1/2, 878 1/2, 879 1/2, 880 1/2, 881 1/2, 882 1/2, 883 1/2, 884 1/2, 885 1/2, 886 1/2, 887 1/2, 888 1/2, 889 1/2, 890 1/2, 891 1/2, 892 1/2, 893 1/2, 894 1/2, 895 1/2, 896 1/2, 897 1/2, 898 1/2, 899 1/2, 900 1/2, 901 1/2, 902 1/2, 903 1/2, 904 1/2, 905 1/2, 906 1/2, 907 1/2, 908 1/2, 909 1/2, 910 1/2, 911 1/2, 912 1/2, 913 1/2, 914 1/2, 915 1/2, 916 1/2, 917 1/2, 918 1/2, 919 1/2, 920 1/2, 921 1/2, 922 1/2, 923 1/2, 924 1/2, 925 1/2, 926 1/2, 927 1/2, 928 1/2, 929 1/2, 930 1/2, 931 1/2, 932 1/2, 933 1/2, 934 1/2, 935 1/2, 936 1/2, 937 1/2, 938 1/2, 939 1/2, 940 1/2, 941 1/2, 942 1/2, 943 1/2, 944 1/2, 945 1/2, 946 1/2, 947 1/2, 948 1/2, 949 1/2, 950 1/2, 951 1/2, 952 1/2, 953 1/2, 954 1/2, 955 1/2, 956 1/2, 957 1/2, 958 1/2, 959 1/2, 960 1/2, 961 1/2, 962 1/2, 963 1/2, 964 1/2, 965 1/2, 966 1/2, 967 1/2, 968 1/2, 969 1/2, 970 1/2, 971 1/2, 972 1/2, 973 1/2, 974 1/2, 975 1/2, 976 1/2, 977 1/2, 978 1/2, 979 1/2, 980 1/2, 981 1/2, 982 1/2, 983 1/2, 984 1/2, 985 1/2, 986 1/2, 987 1/2, 988 1/2, 989 1/2, 990 1/2, 991 1/2, 992 1/2, 993 1/2, 994 1/2, 995 1/2, 996 1/2, 997 1/2, 998 1/2, 999 1/2, 1000 1/2

Land Acquisition Collector (PD)

Delhi

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 1023/1, 1023/2, 1024, 1025/2, 523, 524 Min.

By Order,

Sd/-

(D.P. BAHUGUNA)

Deputy Secretary III (Land & Building)
 Delhi Administration, Delhi

No E4(98)/64-LPH.

Dated the 26 December 1968.

Copy from Award No 30/72-73

Copied by: - Raj Kumar
 Pet

Compared
 [Signature]
 10/10