

AWARD NO

27/73-74

NAME OF VILLAGE

MAUJPUR

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

PLANNED DEVELOPMENT OF
DELHI

These are proceedings U/s-11 Land Acquisition Act 1894 for determination of compensation in respect of land measuring 18biswas situated in village Maujpur. The land forms part of general notification issued by Delhi Administration U/s-4 L.A. Act vide No.F-15(245)/60-LSG-L&H dated 24.10.'61 for 16,000 acres scheme. The declaration U/s-6 was issued vide No.F-4(19)/65-L&H (II) dated 2.1.69 for area 31big-06bis.

The land is required by the Government at the public expense for a public purpose namely for the Planned Development of Delhi.

Notices U/s-9&10 of the Act were issued to the persons interested in the land. Claims filed will be discussed under a separate heading 'Claims & Evidence'.

MEASUREMENT AND TRUE AREA

As said above the notification U/s-6 L.A. Act was issued for 31big-06bis.area, while the present proceedings, ~~as already said~~ are confined to an area 18biswas only. This area was found correct as per measurements carried out by the Field Staff at the spot.

The remaining area notified under section 6 of the Act will be acquired through a supplementary award.

DETAILS OF THE LAND

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of Soil</u>
325/2	0-18	Bagh Nehari

Contd--2/-

OWNERSHIP & OCCUPANCY

<u>Name of owner</u>	<u>Name of occupant</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Kind of Soil</u>
Mohd. Shafi, Mohd. Sale-hin Ss/o Mohd Rafi in equal shares 5/12 share	Self	325/2	0-18	Bagh Nehari

Rehmat ullah S/o
Iman ullah 5/12
share.
Mst. Bismillah D/o
Iman ullah 1/6
share

CLAIMS & EVIDENCE

<u>Name of Claimant</u>	<u>Kh.No.</u>	<u>AREA</u>	<u>Amount Claimed</u>	<u>Evidence</u>
Mohd. Shafi, Mohd. Swahlin Ss/o Mohd. Rafi	325/2	0-18	1. Rs. 150/- per sq. yd. for land 2. Rs. 10,000/- per bigha for fruit trees. 3. Rs. 25,000/- as damages due to severance 4. 15%	Nil
Rehmat ullah s/o Iman ullah Shafiqur-Rehman, Mami-ul-Rehman Ss/o: Sardar Begum D/o Bismillah and D/o Aman ullah through Sarve Shri Raghbir Singh and Chandu Lal Verma Advocate.				

Note: The claimants have stated in the claim that the land has been partitioned as per orders of the Revenue Assistant, but the same has not been incorporated in the Revenue Record

MARKET VALUE

The market value is to be determined as prevailing at the time of preliminary notification under Section-4 L.A. Act, which in the present case is dated 24.10.1961.

The claimants here have demanded a high rate of compensation without adducing any evidence to substantiate their claims.

Before we embark upon the sale transactions in determining the market value, it would be helpful to also look into the Awards that have been made in this village. Only one Award No. 60/72-73 came to notice. In this Award the date of notification under Section 4, L.A. Act is 10.11.60 and the rate awarded was /contd

Rs.880/- per bigha.

The Award ~~was~~ based on the two sale transactions (Mutation Nos.614&615) struck on 5-8-59 for an area measuring 4big-19bis. for a consideration of Rs.4,000/-. The land involved in these transactions is situated in the same vicinity as the land under acquisition; therefore the award could be a best guide in the instant case. However, there is a time gap of about one year in between the two material dates. It would, therefore, be fair to allow some margin for the period towards appreciation in the market value. I therefore consider a rate of Rs.930/- per bigha ^{which} would be the fair market value in the present case ^{and} which I award accordingly.

OTHER COMPENSATION

WELL & STRUCTURES : There is no well or structure on the land under acquisition.

TREES :

There are following trees on the land under acquisition. The Naib Tehsildar has assessed their value, with which I agree, and award the same.

Kh.No.	Kind of Trees	No. of trees	Fruit tree or timber Tree	Value assessed.
325/2	Mango	4	Fruit tree	Rs.200/- @ Rs.50/- per tree.
	Guava	55	Fruit trees	Rs.1,100/- @ of Rs.20/- per tree.
			Total	Rs.1,300/-

Solatium:- 15% Solatium will be paid on the market value of the land towards compulsory nature of acquisition.

Contd.4/-

INTEREST

The date of notification U/s - 4 L.A. Act in the present case is 24.10.61 and the date of declaration U/s-6 of the Act is 2.1.69. The case therefore falls within the purview of the Land Acquisition (Amendment & Validation) Act, 1967. Interest would therefore be payable @ 6% per annum only on the market value of the land from the date on expiry of three years from the date of ^{publication} preliminary notification - which in the present case comes to 25-10-64-till the date of announcement of Award, which is tentatively fixed as 22.6.73.

LAND REVENUE;

The land under acquisition is assessed to Rs.0-30paise as land revenue which would be deducted from the Khalsa Rent Roll from the date of possession.

APPORTIONMENT

The claimants have stated in their claim that they have got their land partitioned as per orders of the Revenue Assistant, but the same has not been effected in the revenue record. Hence the entire compensation may be kept as disputed.

SUMMARY: The Award is summarised as below:-

- | | |
|---|---------------------------|
| 1. Compensation for land measuring 18biswas @ Rs.930/- P.B. | Rs. 837/- |
| 2. Compensation for trees | Rs.1,300/- |
| 3. Add 15% Solatium | Rs.2,137/- |
| 4. Interest U/s 4(3) of the Land Acquisition (Amendment & Validation) Act, 1967 w.e.f 25.10.64 to 21.6.73 (Eight years 240 days) on the market value i.e. Rs.2137/- | Rs. 320/55
Rs.1,110/07 |

GRAND TOTAL Rs.3,567/62
(Rupees three ~~thousand~~ thousand five hundred sixty seven and paise sixty two only)

(V.K.BHALLA)
LAND ACQUISITION COLLECTOR (MSW)
DELHI.

Award Announced
today. Filed
31/1/73

श्री ३) दिनांक १६/११/७३ को बिबरन जगल में ही शाहीपुरा

[illegible]

Khazim Latif
16/11/73

3

4

30cm
5/2
15cm

F. 13 (188)
F. 10 - F. 13
8. mola 8uf 370

$$\frac{1}{6} = \frac{1}{6} \times \frac{1}{1} = \frac{1}{6}$$

1957
मम 2131

As per order of L.A.C. (M-80) dated 24/3 sent to A.D. 7-4/5
30-31 of L.A. acid - 419/x

As per order of Mr. Carey dated 24.9 Sent to A.D.-5 29/5

$\frac{1760}{594=60}$

sent to AD 5 4/30-31 of 2-8 act as per order of

50311601	WPC Cuscoo chaco 2nd	WPC 19X12m
325/2	0-18	$\frac{61.21}{87.21}$ $837=66$ $31.11=4$ $31.11=55$
		$1300=00$ $2137=00$ $320=55$ $1110=07$ $3567=62$

(3) Free Channels from Machine

~~Wm. J. L. 307713~~

[illegible]

Amend No 27 73-74

नम्बर	शीमा
रखाता रक्ता की नम्बर	
	रक्ता का नाम म वर्ग 2A
रक्ता नम्बर	
रक्ता	
किरासा जमीन	
रुम का प्रतिकार	
तादी देर रक्ता ज मकाणात व फल हाथ	
देर रक्ता ज व मकाणात का प्रतिकार	
जोड रक्ता 9	
Solution 15/	
सूच 6/p.9 U/S-4(3)	
कुल जोड प्रतिकार	
रिप्ली	

आइकन दस्तावी 5/0	325/2	0-18	बोनाहरी	174=38	आक=4 अमर=55	270=83	445=21	66=79	231=26	743=26	प्री. न. के मैट. :- माल प्रम. आई. प्र. होना है कि बिस्वाभस्ता काते हो चुका है। प्रतिकार मुहताजा रहे।
आइकन दस्तावी 5/0	"	"	"	174=37	"	270=84	445=21	66=78	231=27	743=26	प्री. न. के मैट. :- माल प्रम. आई. प्र. होना है कि बिस्वाभस्ता काते हो चुका है। प्रतिकार मुहताजा रहे।
आइकन दस्तावी 5/0	"	"	"	174=37	"	270=84	445=21	66=78	231=27	743=26	प्री. न. के मैट. :- माल प्रम. आई. प्र. होना है कि बिस्वाभस्ता काते हो चुका है। प्रतिकार मुहताजा रहे।

Forward No 27 73-74

16

[illegible]