

AWARD NO : 43/1973-74
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 16 biswas 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(III)/59-LSG dated 13.11.59 for 34070 acres scheme. The declaration U/s-6 of the Act was issued vide No.F-4(19)/65-L&H dated 6.1.67 for area 109 bighas 18 biswas.

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 persons interested in the land. Claims filed will be discussed under a separate heading 'Claims & Evidence'.

MEASUREMENT & TRUE AREA

As said above the notification U/s-6 D.A. Act was issued for area 109 bighas 18 biswas, while the present proceedings are confined to area 16 biswas only. This area was found correct as per measurement carried out by the field staff at the spot.

The remaining area notified U/s-6 of the Act will be acquired through a supplementary Award.

DETAILS OF THE LAND

<u>Kh.No.</u>	<u>A-rea</u>	<u>Kind of Soil</u>
314/1	0-02	Nehari
645,646/316/1	0-14	Rosli
TOTAL -	0-16	

Contd..2/-

OWNERSHIP & OCCUPANCY

Sl.No.	Name of Owner	Name of Occupant	Kh.No.	Area	Kind of Soil
1.	Khacheru, Lili, Chander Bhan Ss/o; Phool Wati, Khem Wati Ds/o Mst. Phatto in equal shares.	Self	645,646 316/1	0-14	Rosli
2.	Babu, Nawab Ss/o Mohd. Mutkeem in equal shares 8/27 share; Nurul Hasan, Swair sons, in equal share 79/270 share. Mst. Asia widow 7/216 share. Mst. Chhedo daughter 49/1080 share of Mohd. Mukteem, Kameez Fatima widow of Razul Hussain 1/3 share.	Self	314/1	0-02	Nehari

CLAIMS & EVIDENCE:

Name of Claimant	Kh.No.	Area	Rate claimed	Evidence
Khacheru, Pahlad, Chander Bhan, sons, Phool Wati, Khelwati Ds/o Mst. Fatto	645,646 316	-	Rs. 22,000/- per bigha	Nil

MARKET VALUE:

In the present case, the date of preliminary notification is 13.11.59 and as such the market value is to be determined as prevailing during that period. The claimants have demanded exorbitant rates of compensation, but adduced no evidence to substantiate their claims.

Before we embark upon the sale transactions in determining the market value, it would be helpful to look into the Award that might have been made in the village. There has been only one Award in this village, the particulars of which are given as below:-

Award No.	Date of Notification U/s-4.	Rate awarded by the L.A.C.
60/72-73	10.11.60	Rs. 380/- per bigha

Revenue record of village Maujpur was consulted.

Contd...3/-

Following sale transactions came to notice, which took place

Sl.No.	Mutation No.	Date of Regn.	Khevat/ Kh.No.	Area	Rs. amount	P.B.
1.	617	12.3.58	1,12,32 (Khevat No)	1-18	Rs.1,000/-	Rs.520/-
2.	618	-do-	12,35 (Khevat No.)	1-15	Rs.1,000/-	Rs.560/-
3.	619	18.3.58	325,318	7-02	Rs.4,000/-	Rs.564/-
4.	614	5.8.59	275	1-16	Rs.1,500/-	Rs.833/-
5.	615	-do-	274,280	3-03	Rs.2,500/-	Rs.793/-

The abovementioned Award No.60/72-73 was based on transactions at Sl.No.4 & 5 coupled with an allowance of Rs.62/- per bigha on the average of the consideration money in these two sales, towards appreciation in the price as relevant to the date of preliminary notification in the case.

The material date in the present cases is 13.11.59 which is quite close to the date of execution of the two sales referred. The average price in the two sales works out to RM. Rs.808/- P.B. approximately, say Rs.800/- per bigha. These transactions involve considerable area and thus reflect the true market value prevailing at that time in the village and as such are the best guide to the present case to be relied upon. I, therefore, consider that a rate of Rs.800/- per bigha would be the fair market value for the land in question and award the same accordingly.

OTHER COMPENSATIONS

WELLS AND STRUCTURES: There is no well or structure on the land under acquisition.

TREES:- There are also no trees on the land under acquisition.

SOLATUM:- 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 13.11.59 and the date of declaration U/s-6 of the Act is 6.1.67. The case therefore falls within the purview of Land Acquisition (Amendment & Validation) Act, 1967.

Interest therefore would 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 preliminary notification - which in the present case comes to 13.11.62 till the date of announcement of Award, which is tentatively fixed as 26.6.73.

LAND REVENUE

The land under acquisition is assessed to 0-09 paise as land revenue, which would be deducted from the Khalsa Rent Roll from the date of possession.

APPORTIONMENT:

Compensation will be paid according to the latest entries in the revenue record except where persons other than owners are in occupation of the land or where persons other than owners claim compensation.

SUMMARY:

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|----|----------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. | Compensation for land measuring 16 biswas @ Rs.800/-P.B. | Rs.640/- |
| 2. | Add 15% solatium | Rs. 96/- |
| 3. | Interest U/s-4(3) @ 6% per annum only on the market value of land i.e. Rs.640/- w.e.f.13.11.62 to 25.6.73 (Ten years & 225 days) | Rs.407/67 |
| | G.T. | <u>Rs.1,143/67</u> |

(Rupees one thousand one hundred forty three and paise sixty seven only)

[Signature]
(G.BAHADUR)

LAND ACQUISITION COLLECTOR(MSW),
DELHI.

[Signature]
24/7/73

कार्यवाही के लिये दिनांक 21-11-73,

आज दिनांक २१-११-७३ को बहकम जनाव भूमि अधिकारण
अधिकारी दिनांक १७-११-७३ बराये जेने कब्जा अर्नाई नं० ५३/१९७३-७४
आम कोऊ पर वज्रनादी श्री रामजीर सिंह गंगर काबजो न की,
मुलानन्द पटवारी ए. ए. व महानन्द प्रकाश प्रयासी मैके पर पहुँचा,
मैके पर भूमि तथा भवन विभाग की ओर से श्री रामप्रकाशलाम्बा
नामक तहसीलदार न श्री राजाज सिंह परवारी व. C. P. W. D. Division
No. 10 की ओर से श्री P. C. Gupta A. E. व M. M. Mathurani S. O. श्री
महेश सिंह, कलकत्ता न के बाबजूद हदकाई के कोई भी
हजिर नहीं आया है। अर्नाई नं० ५३/७३-७४ आम कोऊ पर
अभिप्रेत हवा नवसरा नं० ७१५/१, जोड ६५५-६५६ जल
बगारी ६५५-६५६ का कब्जा नामहि श्री राम प्रकाश नामका न. न. भूमि
तथा भवन विभाग को मैके पर हासिल करके हवाले किया गया
और उन्होंने श्री P. C. Gupta A. E. C. P. W. D. Div. No. 10 के हवाले
किया। कार्यवाही कब्जे के समय कोई मुजाहमत पैदा नहीं आई।
इस अमर की मुरतरी व मुनादी बजरिये श्री महानन्द प्रकाश
प्रयासी से मैके पर व देहजा में वज्रनाद बजरिये कनसतर
करा दी गई है। पटवारी हल्का दीगर कार सरकार की वजह से
मैके पर हाजिर नहीं आया, इसलिए कब्जा कार्यवाही की रुक
नकल आरफत तहसीलदार साहब दिल्ली बराये अमल परामय
कागजात माल भिजवाई जानी मुनासिब है। अब कार्यवाही
कब्जा हर लिहाज से मुकमिल हो चुकी है। दिनांक २१-११-७३

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Dr. J. H. P. J.

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Dr. J. H. L.

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Age Group	Percentage of Respondents
18-29	65%
30-49	70%
50-69	75%
70+	85%

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AB Calculator

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2AC (ME/MSW)