

AWARD NO.

18/85-86 dt 5/11/85

NAME OF THE VILLAGE : MAUJPUR
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION: PLANNED DEVELOPMENT OF DELHI

These are the proceedings U/s 11 of the Land Acquisition Act for determination of compensation in respect of land measuring 6 bigha 03 biswa situated in village Maujpur. The land is required by the Government for a public purpose, namely, for the Planned Development Delhi at public expense.

The land stands notified U/s 4 vide notification No. F15(iii)/59-LSG dt. 13.11.1959. After considering objections U/s 5 A of the Land Acquisition Act, the declaration U/s 6 of the Act was issued by the Government vide notification No. F4(19)/65-L&H dt. 24-7-1968.

Notices U/s 9 & 10 of the said Act were issued to the interested persons. In response to the notices issued, claims filed by the interested persons have been mentioned under the heading 'Claims for compensation'.

TRUE & CORRECT AREA :

The land was measured on the spot by the revenue field staff with reference to the revenue record, the area available with kind of soil is detailed as under :-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil</u>
17	2 big. 14 bis.	Nehri
18	3 big. 09 bis.	-do-
Total	6 big. 03 bis.	

.....2/-.

CLAIMS FOR COMPENSATION :

The following interested persons have filed their claims for compensation :-

<u>Sl.No.</u>	<u>Name of the claimant</u>	<u>Substance of claim</u>
1.	Saraj-ul-Rehman s/o Shafiq-ul-Rehman Universal Optical Co. Bali Maran : Delhi.	Claims compensation @ Rs.1000/- per sq. yds for land Besides it, claims solatium & interest.
2.	Shafiq-ul-Rehman s/o Latif -ul-Rehman Universal Optical Co. Bali Maran : Delhi.	-do-
3.	Smt. Shanti Devi wd/o Shri Narain Singh H.No.219, Gali No.3 Seelampur Delhi.	Kh.No.17(0-18); 18(1-03) min min Claims compensation @ Rs.1000/- per sq. yds for land.
4.	Yaqoob Ali r/o Vijay Park Maujpur : Delhi.	17min(0-18); 18min(1-03); States that he is tenant & area out of kh. No. 17 & 18 (1-4 90s yds.) is in the tenancy as tenant & Claims 1000/-per sq. yds for land & 80 % of the land sharing as per rules to him. & Rs.50,000/- for construction.
5.	Shyam Sunder s/o Bhagwan Dass H.No.6 - 182/41, Gali No.1 Chowhan Banger : Delhi.	17min(0-18) & 18min(1-03); State that he is tenant & area in his tenancy is 1165 sq. yds Claims Rs.1000/-psd yd for land & market value of land sharing 80% to the him & Rs.1,00,000/-for constnctio
6.	Roop Chand s/o Ghasi Ram R/o Vill. Ghonda Delhi.	17min(0-14) & 18(3-09); Claims compensation @ Rs.500/-psd for land; Claims compensation for Tree & Handpump. States that one commercial plot & one residential plot be given in lieu of acquisition
7.	Phira Ram s/o Budh Ram Vill. Ghonda Shahdra : Delhi.	17min(2-18); -do-.

CLAIMS FOR COMPENSATION :

Material date for assessment of the market value is 13.11.1959. As per provisions of the Land Acquisition Act Sale Transactions, Previous Awards made in the village and judicial judgments announced against these Awards are to be considered for arriving at fair and just market value. In addition to this, evidence produced by the claimants is also to be considered.

The interested persons have not furnished proof in support of their claim, as such the exorbitant rate claimed by them is quite irrelevant. Good number of Awards have been made in the village pertaining to the same material date & judicial determination of the market price under those Awards is also available in number of cases. One such award is 44/73-74 in which market price was fixed by the L.A.C. @ Rs.8,00/-per bigha. This price was further enhanced by the learned Addl. Distt. Judge in LAC No. 8/73 - 'Mohd Shafi & Ors Vs. Union of India' to Rs.2,800/-per bigha. Union of India preferred an appeal against this enhancement & hence this price is not final being subject to review by the ^{appellate} ~~original~~ court. Hence the market price available which can safely be relied upon is the price fixed by the L.A.C. i.e. Rs.8,00/-per bigha. Since this price has been fixed after considering the relevant sale transactions available in the village, it is not proper to discuss those sale transactions again.

In view of the above discussion I fixed the market price of the land @ Rs.8,00/-per bigha since the land involved is similar to the land now under acquisition.

COMPENSATION FOR WELL, TREE & STRUCTURE :

There is no well, Tree & structure on the land presented under acquisition and as such no compensation is assessed on account of these.

INTEREST :

Since there is difference of more than three years in between the issue of notifications made u/s 4 & 6 i.e. on 13.11.59 & 24.7.68. Hence interest U/s 4(3) of the L.A. Act @ 6% p.a. is allowed with effect from 13.11.62 till the announcement of the Award.

SOLATIMUM :

Solatum @ 30% on the market value of the land is allowed U/s 23(2b) of the Land Acquisition Act.

COMPENSATION U/S 15 :

Amount at the rate of 12% p.a. from the date of
notification u/s 4 i.e. 13.11.59 till the announcement of
the Award u/s 15 of the L.A. Act is also allowed.

DEDUCTION OF LAND REVENUE :

The land is assessed to land revenue amounting to Rs.1.20
which will be deducted from the 'khalsa' rent roll of the
village with the vesting of the title in the Govt.

APPORTIONMENT :

Compensation will be paid in accordance ~~with~~ with the
latest entries available in the revenue record. In case of
any dispute which could not be settled here within a reasonable
time then the matter will be referred to the Court of Addl.
Distt. Judge for adjudication.

VESTING OF OWNERSHIP :

From the date of taking over possession of the land,
the land will vest absolutely in the Govt. free from all
encumbrances.

SUMMARY OF THE AMND

1. Land measuring 6 bigha 03 biswa
@ Rs.800/-per bigha. Rs. 4,920-00

Interest @ 6% p.a. U/s 4(3) of
the L.A. Act w.e.f. 13.11.62 to
20.10.85 i.e. 22 yrs. 342 days
on the market value of land
at Rs.4920/- Rs. 6,771-00

Add 30% solatium. Rs. 1,476-00

Addl. compensation as required
u/s 15 on the market value of
land at Rs.4,920/- @ 12% w.e.f.
13.11.59 to 20.10.85 i.e.
25 yrs. 342 days. Rs.15,313-20

Grand Total Rs.28,480-20

(Rs. Twenty Eight Thousand, Four Hundred Eighty & Paise
Twenty Only).

(D.B. KUBBA)
Land Acquisition Collector (PD)
Delhi.

APPROVED
SECRETARY (REVENUE)

min 24.12.7
14.12.72
min 6.12.72
14.12.72
14.12.72

17/11/72

Award Announced in the presence of the following
persons:

① - Shri Shamu Singh
Shri Bhagwan Dass
through Shri J.P. Vena. Advocate.

8/11/85

② - Shri Shakti Devi
W/o Shri Nohari Singh

RTI of
Shri Shakti Devi

③ - Shri Khachela
Son of Shri Hodgeyan

LTI of
Shri Khachela



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uh

95/11/85

6=68

जोट:- ठाणदा सैलम नं० 5 थ्याग
सुन्दर Case No 903/85 व-
उदात्त सुब जज देहली थ्याग
सुन्दर भाव बलाग रूप चन्दभाई
जो नं० निमग 17 व 18 जो 2
जोटस नमु है 11/11/85
C.W.N. 2786/85 दिनांक 8-11-85
श्री गीत शान्ति देना w/o late श्री नारायण
सिंह गंगा सैलम पुट नं० खं० 17/18
जो स्टेटस नमु है 13-11-85

नमश्च॥ मुतजापिन अवार्ड नं० १८ / ८५-८६

माजा मौजपुर तहसील व जिला पंजाब

३० जून १९८६

माजा मौजपुर तहसील

३० जून १९८६

माजा मौजपुर तहसील

३० जून १९८६

३०

नक्शा मु. न. जमिन खजाना खाता नं० जाबत मौजा मौजपुर तहसील व जिला दिल्ली डायरेक्टर 18/85-86

275-11-85

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	34	भाग मालिकाना											
	35	12320											
		सावकन प्याडा											
6	"	हर लाल पुन मरा	"			168-92	-	168-92	50-68	232-48	525-77	977-85	
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		भाग मालिकाना											
		12320											
		सावकन प्याडा											

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3 नत्थ पुनजवाला "
" 1/24 भाग ग्रामवासी

205=00 - 205=00 61=50 282.12638=05 1186=67

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4 खन्चैड पुनहरजीन "
" 353 भाग नौम
3080 गुजर सावन
चौन्डा

563.00 - 563=00 169=16 776=03 1755=05 3264=12

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11 " श्रीमती शमशउल - "

निमा विधवा

निधामत उल्ला

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साफ़ेन बिल्ली मारा

हवली हाशिम उल्ला

गली गोमनवाली

मकान नं० 1156 दिल्ली

39-53 - 39-53 11-86 54-41 123-06 228-86

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12 " श्रीमती बिसम उल्ला "

पुत्री इमान उल्ला

9 भाग का मसख
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बिल्ली मारा हवली

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18/85-86
 3-12/13-05
 18/85-86

14 " श्रीमती सुनेहरा "
 विद्या जीतराम 13 माग
 14 माग
 काम गुज्जर डे 6 साळन
 प्यान्डा

444=17 - 444=17 133=25 611=57 1382=44 2571=13

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15 " गुड्डया पुन चापु "
 13 माग काम गुज्जर
 14 माग
 डे 6 साळन प्यान्डा

444=16 - 444=16 133=25 611=27 1382=44 2571=12

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26 " ਜਪਪਾਲ ਸਿੰਘ "
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ਸਾਹਿਬ ਦਾਸ

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Duo

27 " ਮੀਰ ਸਿੰਘ ਪੁਰਮਲ "
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 with 11th 4920=00
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 N.T. (L.A.)
 51st ASO (L.A.)

L.A.C. (P.O.)

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3	12.45	12.45	12.45	12.45	12.45
4	13.00	13.00	13.00	13.00	13.00
5	13.15	13.15	13.15	13.15	13.15
6	13.30	13.30	13.30	13.30	13.30
7	13.45	13.45	13.45	13.45	13.45
8	14.00	14.00	14.00	14.00	14.00
9	14.15	14.15	14.15	14.15	14.15
10	14.30	14.30	14.30	14.30	14.30
11	14.45	14.45	14.45	14.45	14.45
12	15.00	15.00	15.00	15.00	15.00
13	15.15	15.15	15.15	15.15	15.15
14	15.30	15.30	15.30	15.30	15.30
15	15.45	15.45	15.45	15.45	15.45
16	16.00	16.00	16.00	16.00	16.00
17	16.15	16.15	16.15	16.15	16.15
18	16.30	16.30	16.30	16.30	16.30
19	16.45	16.45	16.45	16.45	16.45
20	17.00	17.00	17.00	17.00	17.00
21	17.15	17.15	17.15	17.15	17.15
22	17.30	17.30	17.30	17.30	17.30
23	17.45	17.45	17.45	17.45	17.45
24	18.00	18.00	18.00	18.00	18.00
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23=06 105=79 29-27 445=00

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नक्शा मुन्तजिम-ए-खजाना खाता नंबर आवत मौजा मौनपुर तहसील व जिला दिल्ली डाकडिवाडा 18/85-86

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