

AWARD No. : 30/73-74
NAME OF VILLAGE : MAUJPUR
NATURE OF ACQUISITION : PERMANENT
PURPOSE OF ACQUISITION : PLANNED DEVELOPMENT OF DELHI

AWARD

These are proceedings u/s-11 LAND ACQUISITION ACT, 1894 for determination of compensation in respect of land measuring 44 big - 17 bis situated in village Maujpur. The land forms part of general notification U/s-4 L.A. Act issued by Delhi Administration vide No. F-15(245)/60-LSG-L&H dated 24-10-1961 for 16,000 acres scheme. The declaration U/s-6 of the Act was issued vide No. F-4(19)/65-L&H(III) dated 11.1.1967 for area 997 big. - 06 bis.

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

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

MEASUREMENT & TRUE AREA:

As said above the present acquisition proceedings are confined to an area measuring 44 big. - 17 bis. which was found correct as per measurements carried out by the Field Staff at the spot. According to the demarcation given by the requiring Department, the total area for the project was calculated as 45 big. - 01 bis. but a further deduction of 4 bis. land in Khsra No. 496 to 498 ~~149/1~~ was made due to existence of a temple at the spot. This ~~149/1~~ area covered by the temple is presently left out of these proceedings.

The remaining area notified U/s-6 L.A. Act will be acquired through supplementary proceedings.

The details of the land are given below:-

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of Soil</u>
450/24	0-03	Nehari
451/28/1	2-11	-do-
452/28	0-15	-do-
29/1	2-05	-do-
32/1	0-13	-do-
455/33	1-07	Nehari
456/33	6-00	Rosli
457/33	1-13	Nehari
458/33	0-09	Rosli
459/33	1-04	-do-
460/33	0-06	-do-
34/1	0-05	Nehari
35/1	0-18	-do-
490/131-132/1	1-12	-do-
491/133/1	2-05	-do-
678 to 689/492- 493/133/1	2-17	-do-
134/1	0-14	-do-
496 to 498/149/1	5-00	-do-
326/1	0-13	-do-
327/1	1-02	-do-
328/1	0-10	-do-
329/1	0-02	-do-
330/1	0-05	-do-
347/1	1-16	-do-
348/1	0-10	-do-
349	0-09	-do-

Contd..3/-

350	0-09	Nehari
351/1	1-07	-do-
543/376-377	2-14	-do-
793/794/378/1	0-14	-do-
627/380/1	0-12	-do-
381/1	0-09	-do-
383/1	0-06	-do-
384/1	0-07	Banjar Kadim
544 to 547/385/1	1-15	-do-
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Total	44-17	

Nehari	34-06
Rosli	7-19
Banjar Kadim	2-02

OWNERSHIP AND OCCUPANCY

<u>Sl.No.</u>	<u>Name of Owner</u>	<u>Occupant if any</u>	<u>Kh.No.</u>	<u>Area</u>	<u>Kind of Soil</u>
1.	Om Prakash , Siri Chand, Jai Pal, ^{Asghar Singh} Gianinder Singh Ss/o, Smt. Vidya Vati D/o, Smt. Ram Kali Wd/o Harbans in equal shares	Self	329/1 381/1	0-02 0-09 <u>0-11</u>	Nehari -do-
2.	Pratap Singh, Devi Singh Ss/o Kute in equal shares 1/4 shares, Mangal S/o Amar Singh 1/4 share, Lal Singh s/o Prelad 1/2 share	Self	627/380/1	0-12	Nehari
3.	Birma Singh s/o Kishan Lal Anup Singh s/o Lajja Singh in equal shares	Self	491/133/1	2-05	Nehari
4.	Het Ram, Chander, Hira Singh, Deep Chand Ss/o Laloo in equal shares	Self	383/1	0-06	Nehari
5.	✓ Khachedu S/o Girvar	Prehlad s/o Boojey	326/1 327/1 328/1 330/1 347/1	0-13 1-02 0-10 0-05 <u>1-16</u> 4-06	Nehari -do- -do- -do- -do-

Contd..4.

6. Pehlad s/o Salag	Self	134/1	0-14	Nehari
7. Birma Singh s/o Kishan Lal, Anup Singh s/o Lajja Singh in equal shares	Self	793/794/ 378/1	0-14	-do-
8. Malhoo s/o Baxi 1/2 x share Biroo, Vijay Singh Ss/o Dhan Singh in equal shares 1/2 share	Bharat Singh, Kehar Singh & Jai Singh etc.	457/33	1-13	Nehari
9. Munshi s/o Khushal	Self	32/1 34/1 35/1 Total	0-13 0-05 0-18 1-16	Nehari -do- -do-
10. Munshi s/o Ram Sahai Nathan s/o Badam Tegan s/o Baloo Raghar s/o Bishan in equal shares	Self	348/1 349 350 351/1 543/376-377 Total	0-10 0-09 0-09 1-07 2-14 5-09	Nehari -do- -do- -do- -do-
11. Deep Chand, Roop Chand Piare Lal Show Lal, Bhim Singh, Hira Lal Des Raj Ss/o, Smt. Kala Wati Wd/o Suraj Mal in equal shares	Self	450/24 451/28/1 452/28 29/1 455/33 Total	0-03 2-11 0-15 2-05 1-07 7-01	Nehari -do- -do- -do- -do-
12. Lajja Singh, Hari Chand, Baboo Ram Ss/o Ram Chander in equal shares	Self	490/131-132/1	1-12	Nehari
13. Gaon Sabha	Harbans s/o Mehta Kh. No. 456/33. Rest self Total	384/1 456/33 458/33 459/33 460/33 8-06	0-07 6-00 9-09 1-04 0-06 8-06	Banjar Kad Rosli =do= -do- -do-
14. Chet Ram s/o Chhajjan 83/175 share, Birma Singh s/o Kishan Lal 92/175 share	Self	678 to 689/492- 493/133/1	2-17	Nehari
15. Biram Singhs/o Kishan Lal 5 share Anup Singh s/o Lajja Singh 3 share out of 101/228 shares Biram Singh s/o Kishan Lal, Anup Singh s/o Lajja Singh in equal shares 123/228 shares Nanua s/o Badam, Hoshiyari Devi w/o Nasboo Singh in equal shares 4/228 shares	Self	496 to 498/149/1	5-00	Nehari

16. Nanua s/o Ramji Lal Hira s/o Laloo 544 to 547/ 1-15 Banjar
2/3 share, Khagheroo 385/1 Qadeem
s/o Girvar 1/3 share
out of 15/66 share
Gram Sabha 51/66 share

CLAIMS & EVIDENCE:

Sl.No.	Name of Claimant	Kh.No.	Area	Amount Claimed	Evidence if any
1.	Jugal Kishores/o Jama Dass for self and on behalf of his of Manu (Lunatic)	382, 383 <i>/ Compensation</i>	100 sq. yds.	1. Rs. 50 per sq. yd for land 2. Displacement allowance 3. Rs. 10,000/- as cost of construction 4. Alternative land. 5. Any other relief	Copy of saled deed for ownership
2.	* Prelad s/o Salag	134/1	0-14	1. Rs. 40/- per sq. yd. for land	Nil
3.	* Lakhmi Chand s/o Lala Ram	122	-	<i>XX</i> Rs. 10,000/- per bigha	Copy of saled deed for ownership.

Note:- Kh.No. 122 does not form part of present acquisition.

4.	Harshmani Pandey s/o Dev Ram Pandey & Smt. Inderkala Devi w/o Harshmani Pandey	382 & 383	1000 sq. yds.	1. Rs. 100/- per sq. yd. for land 2. Cost of Construction 3. Alternative accommodation 4. Dispossession compensation 5. Displacement compensation & other benefit	-do-
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Note:- Kh. 382 does not form part of present acquisition.

5.	Smt. Kanta Devi w/o Mahendra Singh	379	50 sq. yds.	-do-	-do-
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Note: Kh.No. 379 does not form of present acquisition
Contd. 6.

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|----|---|-------------|-------------|---------------|---------------------|
| 6. | Prem Sagar Sharma s/o Kundan Lal | 376&377 | 50sq.yds. | As at Sl.No.4 | As against Sl.No.4. |
| 7. | Sheo Prashad s/o Amir Singh | -do- | 105 sq.yds. | -do- | -do- |
| 8. | Smt.Kamla Devi D/o Gunada w/o Am Prakash Sharma, & Rakesh Sharma s/o Atma Ram | 543/376-377 | 200sq.yds. | -do- | -do- |
| 9. | Sukhbir Singh s/o Kishori Lal | 379 | 83 sq. yds. | -do- | -do- |

Note:-Kh.No.379 does not form part of present acquisition.

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|-----|------------------------------------|-----|------------|------|------|
| 10. | Smt.Ranjana Kumari w/o Kishori Lal | 351 | 225sq.yds. | -do- | -do- |
|-----|------------------------------------|-----|------------|------|------|

Note:-Kh.No.351 does not form part of present acquisition

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|------|--|---------|-------------|---------------------------|------|
| 11. | Banwari Lal s/o Charan Dass | 375&376 | 105 sq.yds. | -do- | -do- |
| 12. | Smt.Radha Bai w/o Shanker Lal | 543/377 | 200 sq.yds. | =do= | -do- |
| 13. | Chet Ram s/o Chajjan | - | - | Rs.40/-per sq.yd.for land | Nil |
| x14. | Lal Singh s/o Prelad, Mangal s/o Amar Singh, Devi Singh, Pratap Singh, Ss/o Kure | - | - | -do- | -do- |
| x15. | Smt.Vidya Wati d/o Ram - Kali wd/o; Gianendra Singh, Rajender Singh, Jai Pal, Siri Chand, Om Prakash Ss/o Har Bans | - | - | -do- | -do- |
| x16. | Birham Singh s/o Kishori Lal Anup Singh s/o Lajja | - | - | -do- | -do- |
| x17. | Lajja Singh Bhan Ram Hari Chand Ss/o Ram Chander, Deep Chand s/o; Kala Wati Wd/o Suraj Mal, Des Raj, Hira Lal Bhan Singh, Sheo Lal, Pyre Lal Ss/o Suraj Mal, Roop Chand s/o Suraj Mal. | - | - | -do- | -do- |

18.	Smt. Kaneez Fatima w/o Riazul Hussain, Mst. Chhelo d/o, Nurul Hasan, Bahar, Nauli, Babu Mst. Axia Wd/o Mohd Mukeem	-	-	1. As against Sl. No. 13 2. Rs. 30,000/- for construction	nil
19.	Shiv Kumar s/o Nanua Nanua s/o Ramji Lal	546/386min and any other land proposed to be acquired	-	Rs. 40/- per sq. yd. for land	Nil
20.	Birao, & Vijay Singh Ss/o Dhan Singh, Kehar Singh, Mst. Chandroo Wd/o Maloo and Jai Singh	457/33min	-	Rs. 10,000/- per bigha for land	Nil
21.	Khacheru s/o Girvar	326, 327, 328, 330 & 546/385	-	Rs. 21/- per sq. yd. for land	Nil
22.	Jugal Kishores/o Karam Chand	381	200sq. yds.	As at Sl. No. 4 above	Copy of sale-deed for ownership
23.	Umrao Singh s/o Chidda Mal	149	100sq. yds.	1. Rs. 50/- per sq. yd. for land 2. Rs. 30,000/- for construction 3. 15% Solatium & interest	1. Copy of saledeed for ownership 2. Sit Pla
24.	Smt. Vidya Wati w/o Rameshwar Dayal	347	110sq. yds.	Rs. 50/- per sq. yd. for land	Copy of Saledeed for ownership
25.	Shanti Devi w/o Dayal Chand	376 & 377	130big.	As at Sl. No. 4 above	-do-
26.	Puran Lal s/o Gokal Chand	-	150sq. yds.	-do-	-do-

MARKET VALUE

The date of preliminary notification in the present case in 24.10.61 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 awards that might

Contd - 8/-

have been made in the village. Only one Award No.60/72-73 was found to have been made in the village. The details of the award as under:-

<u>AWARD No.</u>	<u>Date of Notification U/s-4 L.A.Act</u>	<u>Rate awarded per bigha</u>
66/72-73	10-11-60	Rs 880/-

The above award was based on the two sale transactions (Mutation No.614&615) struck on 5-8-59 covering an area measuring 4-19 for a consideration of Rs.4,000/-. The land involved in these transactions is practically of similar characteristics as in the present case. Moreover the land acquired in this award is in close proximity to the land in the instant case. Therefore, the award could be the best guide here. However, there is a time gap of about one year in between the two material dates and as such it would be fair to allow some margin for the period towards appreciation in the market value. I, therefore, consider that a rate of Rs.930/- P.B. would be the fair market value in the present case, which I award accordingly.

The land bearing Kh.Nos.455/33,456/33,457/33,458/33,459/33, 460/33,384/1 & 544 to 547/385/1 total area 13big.-01bis. is either low lying or at places there is mound of earth which would naturally require some investment before it is brought to the normal level of land existing there. It would, therefore, be fair to deduct a sum of Rs,200/-per bigha over the rate assessed for the normal level land I, therefore, award a rate of Rs.730/- per bigha for the above land.

OTHER COMPENSATION

STRUCTURE

There are small residential structures having come up in Kh.No.543/376-377,793-794/378/1,348/1,351/1,496 to 497/1, 544 to 547/385/1,381/1,383/1, 347/1 &349 after the date of

Contdd-9/-

preliminary ~~xxx~~ notification in the present case. There is no entry either in the revenue record with regard to the existence of the structures prior to the material date. Therefore, no compensation is assessed under this heading. The owners/occupants are at liberty to remove the 'Malba' within fifteen days from the date of announcement of the Award.

TREES

There are some trees on the following Kh.Nos., details which are given below: The Naib Tehsildar has assessed compensation noted against each, which I consider to be reasonable and award accordingly:-

S.No.	Kh.No.	Kind of trees.	No. of trees.	Weight in Qtls.	Rate per Qtl.	Total Value.
1.	452/28	Beri	1	2	5/-	10/- ✓
2.	490/131-132/1	Khajur	1	5	5/-	25/-
3.	326/1	Shisham	1	20	8/-	160/- ✓
Total						195/-

WELLS

There is no well on the land under acquisition. Therefore, no compensation is assessed under this heading.


SOLATUM

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

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 ~~XXXXXX~~ 11-1-67. The case therefore falls within the purview of the Land Acquisition (Amendment & Validation) Act, 1967. Interest would therefore be payable at the rate of 6% per annum only on the market value of the land from the date of expiry of

Contd..10/-



three years from the date of preliminary notification - which in the present case comes to 25.10.'64, till the date of announcement of the award, which is tentatively fixed as 22-6-'73.

LAND REVENUE

The land under acquisition is assessed to Rs.12.30 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 for where persons other than owners claim compensation.

SUMMARY:

1.	Compensation for land measuring 31bigs-16bis. placed in block I @ Rs.930/-P.B.	Rs. 29,574=00
2.	Compensation for land measuring 13bigs.-01bis.placed in blockII @ Rs.730/- P.B.	Rs. 9,526=50
3.	Compensation for trees	Rs. 195=00
4.	Add 15% Solatium	Rs. 39,295=50 Rs. 5,894=32
5.	Interest U/s-4(3) of the Land Acquisition (Amendment & Validation) Act, 1967 @ 6% per annum on the market value of the land i.e. Rs.39,295/50 w.e.f. 25.10.'64 to 21.6.'73 (eight years and 240 days)	Rs. 20,412=12

G.TOTAL

Rs. 65,601=94

(Rupees sixty five thousands, six hundred and one and paise ninty four only)

*Award
announced today.
Filed
- m. a. l. s.*

4/11/73

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

कार्यवाही कागजात अवरुद्ध नं० 30/1973-74 आग

आज दिनांक 9.6.75 को बहमनगढ़ी श्री मुन्शी राम
(LA), श्री चमकीर सिंह डागर 190 (LA), श्री फूलचन्द पटवारी
(LA), श्री सतवीर सिंह चपरासी (LA) के साथ मौके पर गये।
महकमा 148 की तरफ से श्री A.C. Gupta AM, श्री
K. R. Samal तहसीलदार महकमा श्री शान चन्द व्यासगढ़ी व महकमा
DDA की तरफ से श्री सत्य प्रकाश E.O. Demolition and
Demolition Squad व महकमा DMD की तरफ से श्री जगदीश
प्रसाद J.E., DMD के मौके पर हाजिर मिले। मौके पर वास्तविकता
भी मौजूद मिले लेकिन नाम बताने व हस्ताक्षर करने से
इन्कार है। अराजी अपने खुदा गम्बरान खसरा 496 व 498/149,
(0-4) 1,
544 व 547/385/1 मि, 381/1 मि, 383/1 मि, 543/376-377,
(कम डाक बिस्वा) (0-2) (कम डाक बिस्वा) (0-10)
793-794/378/1 मि, 351/1 मि, 349/1 मि, 348/1 मि
कम डाक बिस्वा, (0-9) (0-3) (0-4)
कुल तादादी 1-12 जिसमें गम्बरान बने हुए थे। अजरीफे असाध
Demolition Squad व पुलिस मित्रवाचक वस्तु। वाकई हासिल
किया गया और हकाने श्री K. R. Samal तहसीलदार
हस्त किया गया। मौके पर कोई चौक नदी पेडा
नहीं आई। मुगदी व मुख्यतः साकल तखदीली
कागजात मौके पर वे देह देना में अजरीफे श्री
सतवीर सिंह चपरासी व डावाण बलन्द बारवाह
गई। पटवारी हकाना खजह बार सफा हाजिर
नहीं आ सका है कि हाजा खजह गम्बरान वाच्य वाह
कागजात पटवारी हकाना को अजरीफे तहसीलदार

1150 दिनांक 9/6/75 अथवा 9/6/75 कागजात नं. 17/5/75

जो 31/12/74 तक नवम महीना अर्जुनी (24/12) को

नौ महीने के दो भागों में बांटा - बाकी का अंश ही चुकाया है।

दिनांक: 9.6.75

K.L. Chy
9/6/75
L.A.
K.L. Chy
9/6/75
L.A.
L.A. (8/1)

9/6/75
N.T. (H)

9/6/75
N.T. (H)

9/6/75
N.T. (H)

9/6/75
N.T. (H)

9/6/75
N.T. (H)

9/6/75
N.T. (H)

9/6/75
N.T. (H)

Possession of the above area measured
1 Bigha 12 Bins simultaneously handed over
to Sh. Jagdish Prasad Jr. Engineer. DAD X.
P.W.D.

Taken over

Handed over

K.L. Chy
9/6/75
L.A. (8/1)

The House adjacent to Sh. Ranjane Kumar
has not been handed over $\frac{3 \times 9 + 0}{2}$ from the west boundary of Road H-66.

& House of Sh. Shree Prakash (H.N. A/32/14) has also not
been handed over $\frac{3 \times 6 + 0}{2}$ from the ^{west} ~~east~~ boundary of Road H-66.
except the above remaining area has been taken over

Jagdish Pr.
9/6/75 (J.E.)
P.W.D. (D.A.)