

AWARD NO. 1076.

Name of village:

MOHD. PUR MUNIRKA.

Purpose of acquisition.

HOUSING SCHEME FOR WORKS, HOUSING
SUPPLY & WORKS MINISTRY: GOVERN-
MENT OF INDIA.

Nature of acquisition.

P E R M A N E N T.

Land measuring 32 acres situated in village Mohd. Pur Munirka was notified for acquisition under section 4 of the Land Acquisition Act, 1894 vide notification No. F.15(17)/57-LSG(i), dated the 10th April, 1958, issued under the authority of the Chief Commissioner, Delhi for a public purpose, viz. for the Housing Scheme of Works, Housing & Supply, Ministry, Government of India. A declaration under section 6 of the ibid Act in respect of the same area, for the same purpose under the same authority was issued simultaneously vide notification of even number and date. Directions were also received under section 17 of the above-said Act, on the grounds of urgency that possession be taken on the expiry of 15 days from the date of publication of notice under sub-section 1 of section 9 of the said Act. Due publicity to all these notifications as required by law was given. Notices under sections 9 and 10 of the Land Acquisition Act, 1894 were issued to all the persons interested in this acquisition for inviting claims and these were duly considered and are discussed under the heading "COMPENSATION, CLAIMS". I have also inspected this land.

TRUE AREA OF THE LAND:

The land was got measured on the spot by the land acquisition field staff. On measurement true and correct area was found to be 139 bighas 10 biswas as detailed below:-

COUNTY

Field No.	Area		Kind of soil.
	Big.	Bis.	
426	4	4	Rosli
428	8	2	"
429	4	17	"
434/1	5	12	"
435/1	6	5	"
436/1	0	0	-
438/1	0	5	Rosli
439/1	4	10	"
440/1	1	19	"
441/	2	16	"
442	0	18	"
443	2	19	"
445/1✓	5	8	"
446/1✓	0	0	-
447/1✓	4	6	Rosli
453/1	1	16	"
454 ✓	5	17	"
455/1	14	8	"
456/1	0	13	"
481/1	0	2	"
482/1	0	5	"
484/1	1	3	"
486/1	22 0	8 1	" Ghairmumkin (Well)
1234/491	4	1	Rosli
1260/1235/491/1	4	11	"
1261/1235/491	2	8	"
666 ✓	1	0	"
1105/667 ✓	0	5	"
1106/667	1	10	"
1107/667/1 ✓	0	19	"
668/1	8	4	"
669/1	0	19	"
670/1	3	10	"
719/1	6	0	"
782/1	6	1	"
783/1	1	8	"
Total:	139	10	

CONTD...3....

C O M P E N S A T I O N:

CLAIMS: The names of persons who are interested in this acquisition, are entered in Statement 'B' which has been prepared from the revenue record and is a part of this file. Out of these the following persons appeared before me and put in their written claims for compensation as detailed below:-

- 1) Shrimati Devi Kattar Mal presented an application through her husband Shri Kattar Mal claiming Rs.12/- per square as compensation for her share in field Nos.455/1 and 456/1 but produced no documentary evidence in support of her claim.
- 2) Dr. Inder Mohan Puri put in an application claiming compensation for 6 bighas 7 biswas out of field number 455 on the basis of mutation No.1273. He further stated that he had gifted a portion out of his share to his daughter Mrs. Surender Lal Dwan and another portion to his sister-in-law Mrs. I.S. Chopra, If mutation in respect of this transaction has already been sanctioned and also mutation No.1273, then compensation will be disbursed according to the upto date entries in the revenue record. He ~~also~~ also claimed Rs.12/- per square yard as compensation for the land of his share but produced no documentary in support of his claim. The claim is on the high side, hence cannot be accepted in full.
- 3) Sarvshri Chhatar Singh, Man Singh, Brahm Singh, Pehlad Singh minor sons of Chhattar Singh through Chhatar Singh their father put in a written claim in respect of field No.455/1, measuring 14 bighas 8 biswas. They also claimed compensation in respect of their share out of field number 456/1 and further stated that Beri and Sheri Singh are occupancy-tenants and they will also be paid proportionate compensation. They claimed Rs.10,000/- per bigha as compensation for their land but produce no documentary evidence in support of their claim.
- 4) Lacchman has filed a written claim and demanded compensation in respect of his 1/6th share in field No.455/1, measuring 14 bighas 8 biswas and also claimed compensation out of field No.456/1, measuring 13 biswas. He also admitted that field No.456/1 is under the occupancy of Beli Ram and Sheri Singh. He claimed Rs.10,000/- per bigha as compensation for his share of the land.
- 5) Subedar Jhandu s/o Thana claimed Rs.12,000/- per bigha as compensation for the land but

produced no documentary evidence.

- 6) Similarly Manphool, Harji, Deep Chand, Bala s/o Mohan, Norang s/o Bodhal, Sultan s/o Prabhu, Jag Lal s/o Jhabra, Thotha s/o Sukh Dev, Fateh Singh s/o Saij Ram, Balbir Singh s/o Lekh Ram, Piare s/o Sher Singh, Suraj Bhan s/o Shera, Tekan s/o Hardyala, Shersingh s/o Maia Ram, Beli Ram s/o Inder, Mange s/o Bhola, Ram Phal s/o Chuna, Sri Piare s/o Mehar Chand, Ami Lal s/o Dayala, Hans Ram s/o Nant Ram, Harji s/o Hari Ram, Gopi Chand s/o Pokhar, Deep Chand s/o Pokar, Manphool s/o Harau claimed compensation at the rate of Rs. 12,000/- per bigha.
- 7) Jamadar Manphool s/o Sohan, occupancy tenant, claimed compensation at the rate of Rs. 17,000/- per bigha, but did not produce any documentary evidence in support of his claim.
- 8) Subedar Chhatar Singh strongly objected to the acquisition and stated that the question of claiming compensation does not arise when he does not want to part with his land.
- 9) Hanumant s/o Jawahar claimed Rs. 14/- per square yard for the land and also 3,000/- as price of dam, but did not produce any documentary evidence in support of his claim.
- 10) Dhara s/o Dharma claimed Rs. 20/- per square yard as compensation for his land.
- 11) Chhaju s/o Inder claimed Rs. 15,000/- per bigha as price of the land.
- 12) Teka s/o Udmi, Ram Kala s/o Godia claimed Rs. 17,000/- per bigha as price of the land.
- 13) Gagan s/o Hirde Ram claimed compensation for 4 bigha out field number 782 for illegal occupation and damages by the P.W.D..
- 14) Puran s/o Udmi, Nehali claimed compensation at the rate of Rs. 12,000/- per bigha and Rs. 400/- for the dam.

The persons who claimed compensation in respect of their shares, produced no documentary evidence in support of their claims. The demand for compensation made by them is very high and so cannot be accepted in full.

DEPARTMENTAL REPRESENTATION:

The requiring Department was asked to make representation against the chief-data provided by the Naib-Tehsildar, Land Acquisition. The Executive Engineer, Construction Division No.1, Central P.W.D., New Delhi vide his letter No. WN-93/6879-81, dated the 22nd July, 1960 has presented that-

- (i) the Department accepts the price of Rs.2/- per square yard for the Rosli land as given in award No.883.
- (ii) He also accepts Rs.0.10 nP per square yard for Ghairmumkin land;
- (iii) He worked out and proposed Rs.3350/- for the well situated in field number 486.

MARKET VALUE:

We have to judge the market value of the land under acquisition as prevailing on the date of notification under section 4, namely, 10th April, 1958. The following is the average of sales took place during the last 5 years preceding the date of notification under section 4.

year	Area		Consideration money.	Average per bigha.
	Big.	Bis.		
1953	42	0	Rs. 1,31,568.75 nP	
1954	20	11	Rs. 87,470.00 nP	Rs. 3,132.59 nP
1955	317	12	Rs. 10,11,379.19 nP	Rs. 4,256.45 nP
1956	211	7	Rs. 7,98,432.50 nP	Rs. 3,184.44 nP
1957	123	15	Rs. 5,15,885.00 nP	Rs. 3,777.77 nP
1958	2	14	Rs. 11,000.00 nP	Rs. 4,168.77 nP
				Rs. 4,074.07 nP

I have examined the details of the transactions on the basis of which these averages have been worked out and the transactions mostly relate to the land which is just on the metalled road and has much more better position.

due to its neighbourhood to Ring road, hence these aver-
bear no comparison to the land comprised in this case,
which is far away from the Ring road and is in the very
interior. Recently an award No.883 was given in village
Mohd. Pur Munirka and the adjoining land i.e. adjoining
the land under acquisition was assessed at Rs.2/- per
square yard. I have also inspected the land under
acquisition and have very carefully compared it with the
land comprised in recent award as well as compared it with
a large number transactions as noted in the Mutation
Register. Keeping in view the above-mentioned factors,
I am of the firm view that Rs.2000/- per bigha kham for
the land under acquisition is just and fair market value
on the date of notification under section 4, namely,
10th April, 1958, hence I award accordingly. Rs.3350/-
is awarded as price of the well situated in field No.486/1
and Rs.252/- as price of the trees as per statement 'A'
attached herewith.

TREES, WELLS & OTHER STRUCTURES:

There are trees in the land under acquisition as
reported by the Naib-Tehsildar, Land Acquisition. Their
price is assessed at Rs.252/- as detailed in statement 'A'
attached herewith.

There is one well in field number 486/1 and its
price is assessed at Rs.3350/- as assessed and worked out
by the Executive Engineer, P.W.D. ✓

A P P O R T I O N M E N T:

Compensation will be paid on the basis of entries
recorded in the revenue records. In case of any dispute

against the entries of revenue record, the compensation money will be placed at the disposal of the District Judge, for apportionment. The compensation to the land-lords and occupancy-tenants will be paid in the ratio of ^{6:10} ~~6:10~~ ^{ms. SAC} respectively i.e. ~~six~~ ^{ms. SAC} annas to the land-lords and ¹⁰ ~~10~~ ^{ms. SAC} annas to the occupancy-tenants. Tenants at will are not entitled to any compensation as the Delhi Land Reforms Act of 1954 ~~was~~ is not applicable to this village. Mortgagees are entitled to the mortgaged money out of compensation.

15% FOR COMPULSORY ACQUISITION COST:

As required by section 23(2), 15% shall be paid towards its compulsory nature of acquisition.

THE AWARD IS SUMMARISED AS FOLLOWS:

Area Bis. Bis.	Rate per bigha	Amount of compensation.
139- 10	Rs. 2,000/-	Rs. 2,79,000.00 nP
Price of trees		Rs. 252.00 nP
Price of Well		Rs. 3,350.00 nP
	<u>TOTAL:</u>	<u>Rs. 2,82,602.00 nP</u>
Add 15% towards its compulsory nature of acquisition.		Rs. 42,390.30 nP
	<u>GRAND TOTAL:</u>	<u>Rs. 3,24,992.30 nP</u>

LAND REVENUE DEDUCTION: The land under acquisition is assessed to Rs. 24.17 nP as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from the harvest in which the department takes over possession of the land.

Mahinder Singh 17/10/60
(MAHINDER SINGH)
LAND ACQUISITION COLLECTOR: DELHI.
15.10.1960

Submitted to the Deputy Commissioner, Delhi (Collector of the District) for information.

Mahinder Singh 17/10/60
(MAHINDER SINGH)
LAND ACQUISITION COLLECTOR: DELHI.

20/11/60

(To be published in Part IV of the Delhi Gazette)
 DELHI ADMINISTRATION: DELHI.

No. P.15(17)/57-LSG(1) Dated the

NOTIFICATION

April, 1958.
 Caitra, 1950.

Whereas it appears to the Chief Commissioner of Delhi that land is likely to be required to be taken at the Public expense for a public purpose, namely for the Housing Schemes, it is notified that the land in the locality described below is likely to be needed for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

In exercise of the powers conferred by the said Section, the Chief Commissioner of Delhi is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

The Chief Commissioner of Delhi being of opinion that the provisions of sub-section (1) of section 17 of the said Act, are applicable to the land, is further pleased, under sub-section (4) of the said section direct that the provisions of section 5A of the said Act shall not apply.

SPECIFICATION

District.	Tehsil.	Village.	Approximate area in ac. or.	Khasra Numbers.	Where the plan is to be inspected.
Delhi.		Delhi Muradabad Pahari.	0.05	230/48 min.	Office of the Land Acquisition Collector.
Delhi.		Delhi. Mohd Pur Munirka.	32.00	426, 427, 429, 434, 436, part, 436 part, 438 part, 439, 440, 441, 442, 443, 445, 446 part, 447, 453, part, 454, 455, 456, part, 473 pt. 481, pt., 482 pt., 484 pt., 485, 486 pt., 487, 1263/1235/491, 1261/1235/491, 1234/491, 1092/665, 1093/665, 1094/665 pt., 666, 1106/667, 1105/667, 1107/667 min., 668 min., 669 min., 670 min., 719 min., 732 min., 733 min., and 784.	-do-

ASSISTANT SECRETARY (LOCAL SELF GOVT.): DELHI ADMIN:
 Dated the 10 April, 1958
 Caitra, 1950.

Copy forwarded to the :-
 Recruitment and Services Department (in duplicate)
 for favour of publication in Part IV of the Delhi Gazette.
 Land Acquisition Collector, Delhi.

Please prepare copies

NOTIFICATION

No.F.15(17)/57-LSG(11).

Dated the

April, 1958
Chaitra 1880.

Whereas it appears to the Chief Commissioner of Delhi that land is required for a public purpose, namely, for the Housing Schemes, it is hereby declared 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, Delhi.

SPECIFICATION.

District	Tehsil	Village	Approximate area in acres.	Khasra Numbers.
Delhi	Delhi	MURADABAD	0.05	290/45 min
-do-	-do-	PAHARI		
-do-	-do-	MOHDPUR	32.00	290/43 Min.
-do-	-do-	MUNIRKA		426, 428, 429, 434, 435 part, 436 part, 438 part, 439, 440, 441, 442, 443, 445, 446 part, 449, 453 part, 454, 455, 456 part, 473 pt., 481 pt., 482 pt, 484pt., 485, 486pt., 487, 1260 1235/491, 1261/1235/491, 1234/491, 1092/665, 1093/665, 1094/665 pt., 666, 1106/667, 1105/6 1107/667 min. 668 min. 669 min, 670 min, 719 min, 732 min, 733 and 734.

By order,

(RANDHIR KISHORE)

ASSISTANT SECRETARY (LOCAL SELF GOVT.) DELHI
ADMINISTRATION: DELHI.

No.F.15(17)/57-LSG(11).

Dated the

10 April, 1958
Chaitra. 1880.

Copy forwarded to the:-

1. Recruitment and Services Department (in duplicate) for favour of publication in part IV of the Delhi Gazette.

ii) Land Acquisition Collector, Delhi.

iii) Additional Chief Engineer, Central Public Works Department, New Delhi.

iv) Secretary to the Government of India, Ministry of Works Housing and Supply, New Delhi.

(RANDHIR KISHORE)

ASSISTANT SECRETARY (LOCAL SELF GOVT): DELHI
ADMN: DELHI.

$$= 4 \frac{4}{61}$$

الحمد لله الذي جعل العلم نوراً وهدى للخلق
والعلماء هم المرشدون إلى الحق والنجاة من الضلال

کتاب میں مذکور ہے کہ اگر کسی شخص کو A و B کے درمیان میں ایک خط AB دیا جائے تو اس خط کی

[illegible]

$\frac{440}{1} - \frac{439}{1} - \frac{438}{1} - \frac{436}{1} - \frac{435}{1} - \frac{434}{1} - 429 - 428 - 428$

$\frac{484}{1} - \frac{482}{1} - \frac{481}{1} - \frac{456}{1} - \frac{455}{1} - 454 - \frac{453}{1} - \frac{447}{1} - \frac{446}{1} - \frac{445}{1}$

$\frac{670}{1} - \frac{669}{1} - \frac{668}{1} - \frac{1106}{667} - \frac{1105}{667} - 666 - \frac{1260}{1235} - \frac{1260}{1235} - \frac{1234}{491}$

۱۷۸۳ / ۱ / مل ماویہ کوہ سام بیدار ۳۴ / ۵ / قای سے ضابطہ مل کر

شهر منوچهر در مسیر راه و سوار بر اسب گرد میاید حمده ای کرد و چار دوازده گویا که

در قی صیف ده دیار و ده و نیم کیلومتر از مرکز شهر است

درد کادر کی ششتری و شادی قند کلک و قند کلک

دردن جلدی است که در حال حال است

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Mr. Key
 D. A.
 H. W. Allen
 4 4/6
 Section Officer,
 Const. Division No. 1

رسید

کشی در سوئی

نقل در سوئی

Congr. Division No: 1
C.P.W. New Delhi.

राजपुत

Lureij Parkash
Surmugger
Const. Dir. I

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