

AWARD NO. 4/84-85

NAME OF THE VILLAGE

MUNDKA

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

CONSTRUCTION OF EFFLUENT IRRIGATION SYSTEM.

Notification U/s 4, 6 & 17 vide No. F.7(5)/81-L&B (1)(2)(3) dated the 4th November, 1981.

These are proceedings for determination of compensation u/s 11 of the Land Acquisition Act, 1894 in respect of the land measuring 104 Bighas 06 Biswas of village Mundka. The land was required to be taken by the Govt. at public expense for a public purpose namely for the construction of Effluent Irrigation System. The present acquisition proceeding is confined to an area measuring 104 Bighas 02 Biswas only because 2 Biswas land out of khasra No. 73/16min & 2 Biswas land out of khasra No. 74/20min was already acquired vide award No. 47/82-83 of village Mundka.

MEASUREMENT AND TRUE AREA :-

Necessary measurement was carried out by the field staff at spot and revenue record was also consulted. The area found correct is as under :-

<u>Kh. No.</u>	<u>Area</u>	<u>Kind of soil</u>
129/1min	0-13	Chahi
73/16min	0-08	-do-
25min	0-11	-do-
74/20min	0-08	-do-
21min	0-11	-do-
75/1min	0-11	-do-
10min	0-11	-do-
11min	0-11	-do-
20min	0-11	-do-
21min	0-11	-do-
76/5min	0-11	-do-
6min	0-11	-do-
15min	0-11	-do-
16min	0-01	-do-
17min	0-12	-do-
18min	0-12	-do-
19min	0-12	-do-
20min	0-12	-do-
21min	0-12	-do-
22min	0-12	-do-

1436

23min	0-12	Chahi
24min	0-12	-do-
25min	1-01	-do-
77/16min	0-12	-do-
17min	0-12	-do-
18min	0-12	-do-
19min	0-12	-do-
20min	0-12	-do-
21min	0-12	-do-
22min	0-12	-do-
23min	0-12	-do-
24min	0-12	-do-
25min	0-12	-do-
78/16min	0-12	-do-
25min	0-12	-do-
100/5min	0-11	-do-
6min	0-11	-do-
15min	0-11	-do-
16min	0-11	-do-
25min	0-11	-do-
101/1/1min	0-07	-do-
10min	0-11	-do-
11min	0-11	-do-
20min	0-11	-do-
21min	0-11	-do-
105/5/1min	0-02	-do-
5/2min	0-07	-do-
6min	0-11	-do-
11min	0-12	-do-
12min	0-12	-do-
13min	0-12	-do-
14min	0-12	-do-
15min	1-01	-do-
16min	1-01	-do-
17min	0-12	-do-
18min	0-12	-do-
19min	0-12	-do-
20min	0-12	-do-
25min	0-11	-do-
104/1/1min	0-02	-do-
1/2min	0-07	-do-
10min	0-11	-do-
11min	0-11	-do-
20min	0-11	-do-
21min	0-11	-do-
106/11min	0-12	-do-
12min	0-12	-do-
13min	0-12	-do-
14min	0-12	-do-
15min	0-12	-do-
16min	0-12	-do-
17min	0-12	-do-
18min	0-12	-do-
19min	0-12	-do-
20min	0-12	-do-
107/13min	0-12	-do-
14min	0-12	-do-
15min	0-12	-do-
16min	0-12	-do-
17min	0-12	-do-
18min	0-12	-do-
127/5min	0-11	-do-

127/6min	0-11	Chahi
15min	1-02	-do-
17min	0-13	-do-
18min	Less than	biswa -do-
22min	0-09	-do-
23min	0-13	-do-
128/1min	1-00	-do-
10min	1-00	-do-
9min	0-12	-do-
2min	0-12	-do-
130/5min	0-01	-do-
6min	0-02	-do-
7min	0-14	-do-
11min	0-12	-do-
12min	0-01	-do-
13min	0-18	-do-
19min	1-18	-do-
20min	0-12	-do-
21min	0-08	-do-
131/11min	0-12	-do-
12min	0-12	-do-
13min	0-12	-do-
14min	0-12	-do-
15min	0-12	-do-
16min	0-12	-do-
17min	0-12	-do-
18min	0-12	-do-
19min	0-12	-do-
20min	0-12	-do-
132/13min	0-11	-do-
14min	0-12	-do-
15min	0-12	-do-
16min	0-12	-do-
17min	0-12	-do-
18min	0-11	-do-
120/15/2min	0-10	-do-
121/20min	0-17	-do-
22min	0-18	-do-
23min	0-10	-do-
133/21min	0-17	-do-
134/9min	0-05	-do-
10min	0-17	-do-
12min	0-10	-do-
13min	0-19	-do-
14min	0-05	-do-
16min	0-19	-do-
17min	0-12	-do-
136/2min	1-05	-do-
8min	1-05	-do-
14min	1-06	-do-
16min	1-08	-do-
135/4min	1-00	-do-
5min	0-18	-do-
137/21min	0-04	-do-
138/5min	1-03	-do-
7min	0-16	-do-
13min	0-15	-do-
19min	0-16	-do-
21min	0-07	-do-
139/1min	0-07	-do-
140/1min	0-06	-do-
141/1min	0-19	-do-
2min	0-02	-do-
5min	0-16	-do-
7/1min	0-22	-do-
7/2min	0-12	-do-

8min	0-17	Chahi
9min	1-00	-do-
169min	0-01	G.M.R.
170min	0-02	-do-
172min	2-11	-do-
173min	Less than Biswas	-do-
175min	0-02	-do-
176min	Less than Biswas	-do-
177min	0-02	-do-
179min	0-01	-do-
180min	7-05	-do-
128/11min	0-09	-do-
3min	0-10	Chahi
		-do-

Grand total 104-03

CLAIMS AND EVIDENCE

Notices u/s 9 & 10 of Land Acquisition have been issued to the interested persons to file their claim if any. The details of filed by the interested persons is as under

S.No.	Name of the claimant	Kh.No.	Area	Rate of acquisition
1.	Chandgi Ram S/o Sh. Roop Chand	-	-	Rs. 30,000/- tubewell.
2.	Roshan Lal S/o Jassi	50 51 52 53	-	Rs. 40,000/- per along with soil and damages
(Note:- these kh.era numbers the present acquisition)				
3.	Chandgi S/o Faqira	77/19min 20min 21min	0-12 0-12 0-12	Rs. 50,000/- per land.
4.	Sh. Sher Singh S/o Sh. Faqira	-	-do-	-do-
5.	Sh. Chhebiilla & Nathu S/o Chhajju Ram	75/16 17 18 19 20 21 22 23 24 25 77/6 15 75/10 11 20 21 101/1	0-12 0-12 0-12 0-12 0-12 0-12 0-12 0-12 0-12 0-12 0-11 0-11 0-11 0-11 0-11 0-11	Rs. 15,000/- per land Rs. 100/- 2. Rs. 20,000/- 3. Rs. 3000/- per 4. 20% solatium 5. Rs. 10,000/-

6. Sh. Debi Ram 76/5 0-11 Rs.1500/-per sq. yds. for land
S/o Chhaju Ram 121/22min 0-18 2. Solatium & interest.
23min 0-10
1-09
7. Sukhan S/o Shri 104/1/2min 0-07 Rs.100/-per sq.yd. for land
Amar S ingh 10min 0-11 2. Solatium & interest
11min 0-11 3. Rs.5000/-per bigha per annum
20min 0-11 for damage of crops.
8. Maha Singh, Charan 104/21min 0-11 -do-
Singh, Dalip Singh
Brij Bhan S/o Late
Sh. Amar Singh
9. Sh. Krishan Kumar, Satish 132/13 Rs.40,000/-per bigha for land
Chander, Vijay 14 0-11 alongwith solatium and inter-
Narain Ss/o Angoori 14 0-12 est and damages of crops.
Devi Krishanan Devi
Ds/o Ghasi Ram & S mt.
Bhagwani Devi Wd/o
Sh. Ghasi Ram
10. Hari Singh S/o 130/19 1-18 -do-
Chandgi Ram 20 0-12
131/15 0-12
16 0-12
11. Khazan Singh S/o - Rs.20,000/-per bigha for land.
Sh. Tek Chand -
12. Sh. Ram Narain S/o - 1) -do-
Tek Chand 2) Rs.18600/-for boring pucca
kotha, cost of electricity
Pucca irrigation channel
and cost of trees.
As at sl.No. 9
13. Sh. Devi Ram S/o 131/12 0-12
Ram Sarup 19 0-12
20 0-12
14. Suraj Bhan S/o 131/11 0-12
Ram Sarup 12 0-12 -do-
15. Jug Lal S/o Kaila 101/11 0-12 Rs.40,000/-per bigha for land
106/14 0-12 2. Rs.2000/-for boring
16 0-12 3. Rs.5000/-for damage of crop
16 0-12
17 0-12
16. Jage S/o Prabhu 130/12 0-01 1. -do-
19 1-18 2. Rs.15,000/-for tuelwell
13 0-18
17. Sant Ram S/o Tek 130/5 0-01 1- -do-
Chand 6 0-02 2. Rs.2500/- for boring.
18. Sh. Jai Narain, 130/11 2-08 Rs.100/- per sq. yd for land
Sri Lal, Man Singh, 131/13 2. Alternative plot
Abhey Ram & Bai 15
Kishan Ss/o Shri 18
Manage Ram
- * (. Bharat Singh S/o 107/13 0-12 1. Rs.40,000/-
Gumani 14 0-12 2. Rs.5000/-
15 0-12

Chand S/o Sh.	77/20	0-12	Rs. 40,000/- per bigha for
Mehar Chand	78/16	0-12	land.
Parkash S/o Sh.	121/20	0-17	-do-
Lal Singh, Risai			
S/o Sh. Mohan Singh			
ajit Singh S/o Mohan Singh			
Suraj Singh & Ved Parkash			
S/o Risai Singh.			
Karan, Balbir	101/20	1-04	Rs. 100/- per sq. yd for land
Singh, Attar Singh	21		
S/o Jhandu Ram	104/1/1		
Neki Ram	105/20min	0-04	-do-
Champa Devi	129/1	2-14	Rs. 40,000/- per bigha for
S/o Kura Singh Saini			land.
S/o Umrao Singh			2. Rs. 15,000/- for tuewell
			3. Rs. 8000/- for kothra
Murami	107/27	0-13	Rs. 100/- per sq. yd. for
	min		land.
			2. Rs. 1600/- per bigha for
			crops.
Sri Ram Singh S/o	127/22min	2-14	Rs. 40,000/- per bigha for
Kanhiya			land.
			Rs. 1500/- for boring
			Rs. 5000/- per bigha for
			damages of crops.
Sh. Randhir Singh	-	2-11	Rs. 25000/- per bigha for
Nihal Singh, Kehar			land.
Singh, Mehar Singh,			Rs. 3000/- for damage of
Kanwal Singh, Balbir			crops.
Singh S/o Nihal Singh			Rs. 2000/- for trees.
Kanje Ram S/o Sh.	106/11	-	Rs. 40,000/- per bigha for
Sheo Chand	12	-	land.
	20		
Hari Singh, Ran	106/17	0-12	1. -do-
Singh S/o Gardhan	26	0-11	2. Rs. 2500/- for boring
			3. Rs. 5000/- for the damage
			of crops.
Sh. Bhiman Exman S/o	134/10	0-17	as above.
Ami Lal instead of			
Sh. Kartar Singh, Ramher			
Munshi Ram, Bartap			
Singh S/o Bhiman, Dewak			
Rar S/o Ami Lal, Om			
Parkash S/o Mohan Lal,			
Suraj Bhan S/o Paras Ram			
Sh. Maha Singh S/o	101/11	0-12	-do-
Ram Sarup	19	0-12	
	20		
Risai Singh S/o	107/17	1-04	-do-
Neki	18		
Chhabila S/o Chhajju	76/16	0-12	I & II Same.
Kehar Singh S/o -do-	17	0-12	
	18	0-12	

Parkash, Ram Kumar	105/13	0-12	Rs.1,00,000/-per bigha for
Chand Ss/o	14	0-12	land.
Singh	15	1-01	Rs.5000/-for damages of
	16	1-01	crops.
	5	0-09	Rs.2500/-for boring
	6	0-11	
Singh S/o	131/11min	0-12	Rs.40,000/-per bigha for
	132/15min	0-12	land.
Chand @ Tek Ram	77/16	0-12	Rs.20,000/-for land per
Changat @ Mango	17	0-12	bigha.
	18	0-12	Rs.15000/-for severance
	24	0-12	charges
	25	0-12	Rs.3000/-per bigha for
	99/23	0-12	damages of crops
			Rs.100/-per sq.yd. for in
			land
			Rs.5000/- for trees.
Parkash, Suraj	Not claimed compensation but they said		
Chand Ss/o Chhajju	that they have no right title or inte-		
	rest in the land of Shri Chhajju, Smt.		
	Laxmi Devi is the owner of the land		
	under acquisition.		
Laxmi Devi W/o	76/5min	0-11	Rs.200/-per sq. yd. for
Chhajju Ram			land.
			ii) 15 % solatium
			iii) Interest w.e.f. date
			of possession till payment
			iv) Rs.50/-per biswa for
			crops.
			v) Rs.5000/-for severance
			vi) Rs.5000/-for development

KEY EVIDENCE

None of the claimant persons have filed any documentary in support of their claims.

VALUE :-

The market value of the land has been assessed by keeping the potentialities and advantages attached with it as on the date of preliminary notification u/s 4 of the Land Acquisition Act, 1962, i.e. 4.11.81. While making the assessment careful consideration has been made of the sale deeds mentioned in the Naqsha No. 1004 dated 22.2.79 of the village. The award announced in the village earlier has been taken into consideration.

It is observed that the sale deed No. 1004 dated 22.2.79 relates to a piece of land lying within the Phirani of the village. It is therefore not comparable to the land under assessment. The sale deed No. 5857 dated 6.11.79 relates to a very small plot of land measuring 1-05 Bighas. Taking into consideration the fact that a small plots of land fetch higher price this sale deed

is regarded as reflecting the correct market value of acquisition.

Award No. 47/82-83 was announced in this village earlier was based on sale deed No. 2531 dated 7.7.78. The preliminary notification u/s 4 in that case was 10.1.80. Market value of land has been assessed Rs. 4800/- per bigha. Land under assessment is similarly circumstanced & quality as the land covered by award No. 47/82-83.

is, however, a difference of about 22 months in the date of notification in the two cases. Keeping in view the trend of land prices in Delhi, I have concluded the award should be just and fair market value of the land under assessment and awarded the same. No compensation is assessed for

The possession of the land measuring 104 Bighas was taken on 24.11.82. Therefore, interest @ 12% will be paid to the interested persons till the date of award of the award.

I :- The land under acquisition is assessed as land @ Rs. 5500/- per bigha. A sum of Rs. _____ which will be deducted from the total of the village.

II :- Consolidation operation of this village is not complete so far. Therefore whole amount will be kept as disputed. Compensation will be realised after obtaining the certificate from the Consolidation Officer concerned.

Award is summarised as under :-
 Market value of the land measuring 104 Bighas @ Rs. 5500/- P.B. Rs. 5,72,000.00
 Interest @ 12% p.a. u/s 34 of the L.A. Act, 1894 Rs. 77,467.50
 Total Rs. 5,89,467.50
 Less: Rs. 24.11.82 to 23.11.83 (for only). Rs. 35,635.05
 Net value of land measuring 104 Bighas NIL
 Awarded as G.M. Rasta. Rs. 5,53,832.55

Five lakh twenty nine thousand five hundred fifty two (only).

Santa
 (D. R. TANTA) 21/5/84
 LAND ACQUISITION COLLECTOR (P) DELHI.

announced in the presence of interested persons in the open court and filed for record.

SUPPLEMENTARY AWARD NO. 4-A/84-85

NAME OF THE VILLAGE **1** MUNDKA
NATURE OF ACQUISITION **1** PERMANENT
PURPOSE OF ACQUISITION: **1** CONSTRUCTION OF EFFICIENT
IRRIGATION SCHEME UNDER KESHOPUR
PLANT.

These are the supplementary proceedings of Award No. 4/84-85 of an area measuring 104 bighas 02 biswas of village Mundka was announced on 21.5.84. The land of that award was notified u/s 4, 6 and 17 vide notification No. F.7(5)/81-L&B(1)(ii)(iii) dated 4.11.81.

In that award solatium was given @ 15% and interest u/s 34 of the L.A. Act @ 9% from the date of possession to the date of announcement of award i.e. w.e.f. 24.11.82 to 20.5.84 (one year 179 days). After the date of announcement of the above award, the Land Acquisition Act, 1984 has been amended. As per provisions of Land Acquisition (Amendment) Act, 1984, the interested persons are entitled to get the payment of solatium @ 30% on the market value, additional amount on the market value @ 12% p.a. w.e.f. the date of notification u/s 4 of the L.A. Act to the date of possession w.e.f. 4.11.81 to 23.11.82 (one year 22 days) and interest u/s 34 of the L.A. Act @ 9% p.a. from the date of possession to the date of award of the Collector.

As discussed above, the amount as detailed below is allowed to the interested persons of Award No. 4/84-85 of this village. The amount already assessed under this award will be deducted.

SUMMARY

1. Market value of land measuring 93 bighas 18 biswas @ Rs. 5500/- per bigha.	Rs. 5,16,450.00
2. Solatium	Rs. 1,54,935.00
3. Interest u/s 34 of the L.A. Act @ 9% w.e.f. 24.11.82 to 20.5.84 (one year 179 days)	Rs. 90,057.56
4. Market value of land measuring 10 bighas 04 biswas used as G.M. Rasta.	Nil
5. Additional amount @ 12% w.e.f. 4-11.81 to 23.11.82 (one year 20 days) u/s 23(I-A) of the L.A. Act.	Rs. 65,369.84
Total	Rs. 8,26,812.40
Already tendered	Rs. 6,29,552.55
Net payable	Rs. 1,97,259.85

(Rupees One Lac Ninety Seven Thousand Two Hundred Fifty Nine and paise Eighty Five only)

(R.S. ADAR)
LAND ACQUISITION COLLECTOR (P.N.):

ना जम्बरान् उपसर्गः ३३।

P.T.O.

मैं बजरी में श्री रमेश लाल चमरसी (एन० ४०) बकावाज कुलन्द करी
 पंचवटी हलका अवजय दीगा काट सकता हैजि गही यह
 मिश्रजा एक नकल काटवाही कबजा उसके बड़े कमल दश
 स कबजात माल माफित ८० मुन्डका मिश्रजा दीजावेगी / का
 कबजा पुन ही लुम्बी है / रकम १०७३/५० व ७५/२० का ३-३ वि
 रकम अवजय double not / १०० कलिया गया है / कबजा यह रकम यहले ही
 रीटन रोड की नुमा करके मित्र Acquire कलिया / १२०/१००
 ही लुम्बी है।

नोटो
 २५/१/८२

R. S. Xone
 २५.१.८२

Hanchal
 २५/१/८२

श्री निवास राम चमरसी
 २५/१/८२

Mac (P) may kindly see.

S. M.
 N.T.
 २५/१/८२

Mac (P)

See
 २०/१/८२