

A W A R D No. 1195

Name of the Village:

Mohd.pur, Munirka.

Nature of Acquisition:

Permanent.

This is a case for the acquisition of land in Village Mohd.pur Munirka, <sup>required by the Government</sup> at the public expense, for a public purpose, namely, for the Execution of Interim General Plan for the Greater Delhi. A declaration under section 4 of the Land Acquisition Act 1894 was made vide notification No.F.15(84)/57-LSG (Vol.II) dated 12th June 1961. The Chief Commissioner being of the opinion that provisions of sub section 1 of section 17 of the said act are applicable to this land, was further pleased under sub section 4 of the said section, to direct that the provisions of section 5(a) shall not apply. A declaration under section 6 of the Land Acquisition Act was made simultaneously vide notification No.F.15(84)/57-LSG Vol.II(ii). Notice under section 9(1) of the Land Acquisition Act was given duly publicity on 11.7.61 inviting claims upto 27.7.61. Notices under section 9(3) and 10(1) of the Land Acquisition Act were served upon the interested parties to file their claims. Almost all the interested parties have responded to these notices.

M E A S U R E M E N T      &      O W N E R S H I P.

According to the notification, the area to be acquired was 1 bigha and 1 biswas, comprised in Khasra No.1357/143. From further measurements made on the spot, the area was found to be correct. The ownership of the land vests in Shri Harbans Singh & Chhattar Singh sons of Jhandu 1/4, Lajye Ram s/o <sup>Ram</sup> Swroop 1/4, Bhartu, Pehlad & Ram Phal sons of Jita 1/4, Parsa, Raghunath and Chanda sons of Hira 1/4. There is <sup>no</sup> claim contesting the ownership of the area under acquisition.

Contd.....2

C L A I M S     &     E V I D E N C E .

Shri Lajye Ram on behalf of all the land owners has claimed a compensation @ Rs.20/- per sq.yd. In evidence he has stated that the evidence given by them in Award No.1146 should also be considered as their evidence in this case. The evidence given in that award has fully been discussed and was found to be irrelevant. The claim is, therefore, unsubstantiated.

M A R K E T     V A L U E .

The land under acquisition is situated just near the Ring Road and South Viney Nagar Colony. All the land round about this land under acquisition has been acquired vide Award No.1146 and 1158. This Khasra Number was left out by mistake from notification under section 4 in the previous notifications. The material date in this case is 12.6.61 which ~~was~~<sup>is</sup> the date of notification under section 4 of the Land Acquisition Act. During the year 1961 only one transaction of sale pertaining to Khasra No.125 took place on a rate of Rs.5000/- per bigha. The land under acquisition is similar to Khasra No.125 in situation and potentiality. I, therefore, consider that the sale-transaction is a reasonable indication of Market Value of land under acquisition on the material date. Since this khasra No.125 was under acquisition since 1957, therefore, there is likelihood that the prices were exaggerated in the registered deed. I consider such exaggeration at about 10% of the actual sale-price. I, therefore, consider that the Market Value of land under acquisition was Rs.4500/- per bigha on the material date i.e. 12.6.61. In Award No.1146 and 1158 the material date was 3.9.57 and a period of 4 years has elapsed. In those awards I gave compensation @ Rs.4000/- per bigha in block

'A' where the land under acquisition is situated and I think an increase of Rs.500/- per bigha is quite reasonable during the last four years. I, therefore, award Rs.4500/- per bigha for land under acquisition.

OTHER COMPENSATION.

On the land under acquisition, there are temporary huts built with bricks pasted in mud having tin-sheets roofs. The structures are purely temporary and all the material can be easily removed. In other cases of similar huts for which awards have been announced, the land ~~under acquisition~~ owners have generally removed their material. I, therefore, award no compensation for ~~these~~ <sup>temporary huts.</sup> ~~structure.~~ In addition to the compensation for the land, the land owners will get 15% of the compensation as solatium for compulsory nature of acquisition.

APPORTIONMENT.

There is no dispute about the ownership or tenancy of the land, therefore, the compensation will be paid to the land owners according to their shares in the land.

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 1 bighas and 1 biswa of land @ Rs.4500/- per bigha.	Rs.4,725.00
15% of the compensation as solatium for compulsory nature of acquisition.	Rs. 708.75
Total.....	Rs.5,433.75

The land is assessed to no land revenue, therefore, no deduction is necessary from the revenue roll of the village.

( Nand Kishore )  
Land Acquisition Collector (I),  
DELHI.  
14.9.61.

Submitted to the Collector of District for information and

14.9.61 (Nand Kishore) L.A.C. (I)

Calculations  
checked.

14/9/61

Filed.

18.9.61

filing.

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(To be Published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION, DELHI

NOTIFICATION

Dated 12 June, 1961

No-F.15 (34) /57-LSG9Vol.II) (ii) Whereas it appears to be Chief Commissioner of Delhi that land is required to be taken by Govt. at the Public expense for a public purpose, namely for the execution of the Interim General Plan for the Greater Delhi. 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 of Delhi.

SPECIFICATION

Village	Total Area		Field Nos. or boundaries.		
	Big.	Bis.		Big.	Bis.
Kharera	154	5	29	13	8
			31	14	13
			32	11	8
			33	4	6
			34	10	18
			542/511/179	-	-
			Part.	4	2
			597/180	1	6
			598/180	2	13
			181	4	16
			182	2	5
			183	3	12

(Contd.2)

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION, DELHI

NOTIFICATION.

Dated 12 June, 1961

No. F.15 (84)/57-LSG(Vol.II) Whereas it appears to

the Chief Commissioner, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose namely for the Execution of the Interim General Plan for the Greater Delhi.

It is hereby notified that the land in the locality described below is likely to be required 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 aforesaid section, the Chief Commissioner is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workman to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

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

SPECIFICATION.

Village	Total Area		Fields No. or boundaries.		
	Bis.	Bis.		Bis.	Bis.
Kharera	154	5	29	13	8
			31	14	13
			32	11	8
			33	24	6
			34	10	18
			542/511/179 Part.	4	2
			597/180	1	6
			598/180	2	13
			181	4	16

Big.	Bis.	Big.	Bis.
		204	1 3
		211	4 5
		212	8 0
		213	1 14
		214	1 4
		229	2 0
		230	1 14
		231	2 2
		232	1 14
		233	1 4
		234	1 0
		235	1 4
		236	1 0
		237 part.	0 5
		238	3 12
		240	2 2
		241	0 7
		242	8 7
		208	1 14
		623/280	4 17
		298	2 1
		299	1 12
		300	2 1
		642/301	1 10
		643/301	1 12
		615/302-	
		303	2 1
		304	2 1
		616/303-	
		- 305	2 19
		617/305	4 3
		243/	4 14
		544/515/	
		189 part.	3 6
		534/521/	
		185 part.	0 3
		530/509/	
		175 part.	0 6
		176 part.	0 2
		531/513	
		177 part.	0 2
		541/519/	
		170 part.	1 - 2
		538/507	
		180 part.	0 10
		390/293/	
		144	0 18
		262/142	3 12
		1357/143	1 1
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By Order,  
Sd/-

(JAGMOHAN)

Deputy Housing Commissioner,  
Delhi Administration, Delhi.