

Award No. 1204.

Name of the village: Mohd. Pur Munirka.  
Nature of acquisition: Permanent.  
Purpose of acquisition: Planned Development  
of Delhi.

Land measuring 12 bighas 9 biswas as detailed below and situated in village Mohd. Pur Munirka was notified for acquisition under section 4 of the Land Acquisition Act, 1894 vide notification No.F.15(167)/55-LSG(iii)-GI(S-VI), dated the 24th May, 1961, issued under the authority of the Chief Commissioner, Delhi for a public purpose, namely for the Planned Development of Delhi. Due publicity was given to this notification as required by law and objections received under section 5A were duly considered by the Local Government and after this a declaration under section 6 of the ibid Act was issued vide notification No.F.15(167)/55-LSG(ii)-GI(S-VI), dated the 27th July, 1961. Notices under sections 9 and 10 of the Land Acquisition Act, 1894 were issued to all the persons interested in the land under acquisition inviting claims for compensation. The claims filed by these persons are separately discussed under the heading 'COMPENSATION: CLAIMS'.

TRUE AREA:

The land was measured on the spot by the Land Acquisition Field Staff in conjunction with a representative of the Requiring Department. On measurement, the true and correct area was found as follows:-

<u>Field No.</u>	<u>Area</u> Big. Bis.	<u>Quality of land.</u>
✓ 1390//2/1 Pt.	4 17	Ghairmumkin
✓ 13/2/ <sup>WA</sup> 2 pt.	2 10	-do-
✓ 13/1, 14/1 1	1 3	"
✓ 13/1, 14/1 11 Pt.	0 10	"
✓ 13/1, 14/1 20	1 5	"

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/ 13/1, 14/1			
21 Pt.	0	6	Ghairmumkin
27/2/1 Pt.	1	18	"
	12	9	-

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

CLAIMS: Squatters who had built Jhughis and Jhonparis through their General Secretary, Bhim Singh Gupta have submitted a claim that alternative shops should be provided to them. Whatever the number of these squatters, the fact is that most of them have built up JHGHIES or JHONPARIS and are squatting on the land belonging to third persons and have constructed 'JHUGIS' AND 'JHONPARIS' in an unauthorised manner on the land belonging to others. Hence these squatters are not entitled to any compensation for the land under acquisition as provided in the Land Acquisition Act, 1894.

2. Shri N.N.Vanchu, 4-Akbar Road, New Delhi has put in a claim of Rs.50/- per sq. yard but did not produce any evidence in support of his claim. Hence he is only entitled to the market value as determined by me under a separate heading in this award.

3. Similarly Manmohan Sarup Bhatnagar has put in a claim of Rs.50/- per sq. yard but did not produce any evidence in support of his claim. He is only entitled to the market value as determined by me in this award.

4. Similarly Shri Vishnu Saha, I.C.S. has put in a claim of Rs.50/- per sq. yard. In proof he has produced one witness Shanker Lal who has stated that the rate of land in a developed colony in the vicinity of the land under acquisition is Rs.40/- to Rs.45/- per sq. yard. On cross-examination he admitted that the land under acquisition is undeveloped, and nobody can be allowed to build the house in its present state.

Witness No.2 also stated that the rates in developed and approved colonies in that vicinity is from Rs.50/- to 55/- per sq. yard. He admitted that the land under acquisition is undeveloped and in its present state construction of house cannot be permitted. No documentary evidence was produced



in support of of the statements.

The land is wholly undeveloped and there is no layout plan for the area and nobody is allowed to build a house in its present state.

5. Sarvshri Apjit Singh, Sham Sunder, Hem Chand, Mahindra, Ranjit Singh, Rajinder Kumar and Harish Chandra have put in a claim for 12 bighas 17 biswas at the rate of Rs.25/- per sq. yard but did not produce any documentary evidence in support of their claim.

6. Sarvshri Vishnu Bhagwan, Uppal, Shrimati Provita Devi Lehri, Shrimati Mira Rani Chatterji, through Kamal Kumar Chatoupadhya Shrimati Lila Raha, Shrimati Vimla, Shri K.N. Sent Gupta, Shrimati Uma Rani Sen Gupta, Shrimati Shakuntla Mittal and Shrimati Raj Lakshmi Rama Krishan have claimed compensation at the rate of Rs.25/- per square yard but did not produce any documentary evidence in support of their claim.

7. Ram Ditta Mal, Shrimati Laj Wati w/o Ch. Ram Ditta Mal, Advocate have claimed compensation at the rate of Rs.50/- per sq. yard but did not produce any documentary evidence in support of their claim.

8. Brij Dhadari Patil has claimed compensation at the rate of Rs.50/- per sq. yard but did not produce any documentary evidence in support of ~~this~~ claim.

9. Shrimati S.V. Iyer has claimed compensation at the rate of Rs.50/- per sq. yard but did not produce any documentary evidence in support of her claim.

All these claimants are entitled to the compensation as determined by me in this award under the heading ~~compensation~~, "Market Value".

MARKET VALUE:

We have to find out the market value as prevailing on the date of notification under section 4, namely the 24th May, 1961. During the last 5 years preceding the date of notification under section 4, a large number of transactions have taken



place in this village which are listed in this file, and their average works out as follows:-

S.No.	Year	Area sold Big. Bis.	Consideration money.	Average per bigha.
1.	1956-57	320 2	Rs. 10,95,907.62	Rs. 3423.00
2.	1957-58	301 12	Rs. 9,19,119.00 <sup>53</sup>	Rs. 3047.00
3.	1958-59	417 8	Rs. 16,11,605.00 <sup>30</sup>	Rs. 3861.00
4.	1959-60	4 16	Rs. 26,301.00	Rs. 6479.00 <sup>5</sup>
5-	1960-61	7 5	Rs. 24,205.00	Rs. 3338.00

The highest average is for the year 1959-60 which has been inflated to some extent due to a transaction in which constructed area in field No.851, measuring 2 bighas 10 biswas was sold for Rs.22000/-. Surely this transaction which has been registered vide mutation No.1738, bears no comparison to the land under acquisition, which is wholly undeveloped. The other transactions registered vide mutation Nos.1768, 1769 and 1770 are normal transactions.

Many awards have been given in this village recently and rates given in those awards were from Rs.2500/- to Rs.4000/- per bigha.

I have inspected the land very thoroughly and also compared it with the lands involved in various awards and other transactions. The land <sup>under</sup> acquisition has potential value as building sites and being just on the metalled road has additional importance as it is also just adjoining the Moti Bagh colony. Considering all these factors I am of the firm view that Rs.4000/- per bigha is the fair and correct market value for the land under acquisition on the date of notification under section 4 and award accordingly.

TREES: WELLS & OTHER STRUCTURES:

There is no tree or well in the land under acquisition.

There are some Jughis and Jhonparis on the land under acquisition constructed purely temporarily in an unauthorised manner by squatters who are not the owners of the land. Hence

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they are not entitled to any compensation under the Land Acquisition Act.

APPORTIONMENT.

Compensation will be paid on the basis of shares as recorded in the revenue record. In case in which transaction is not recorded but intimation is given by the purchaser, then compensation will be paid to the new purchaser as soon as mutation is sanctioned.

Mortgagees will get the mortgaged money out of the compensation due to the landlords.

15% FOR COMPULSORY ACQUISITION COST:

As provided by section 23(2) of the Land Acquisition Act, 1894, 15 per cent shall be paid on account of compulsory acquisition.

THE AWARD IS SUMMARISED AS UNDER:

<u>Area</u>	<u>Rate per bigha</u>	<u>Amount of compensation.</u>
Big. Bis.		
12 - 9	Rs.4000/-	Rs.49800.00
Add 15% towards its compulsory nature of acquisition.		Rs. 7470.00
	TOTAL:	Rs.57270.00

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs. 2.28 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 acquired land.

*Mahinder Singh*  
(Mahinder Singh)  
Land Acquisition Collector, Delhi.  
28.9.1961

Submitted to the Collector, Delhi for information.

*Mahinder Singh*  
(Mahinder Singh)  
Land Acquisition Collector, Delhi.  
28.9.1961



Seen. Filed. *[Signature]*  
COLLECTOR, DELHI.

30.9.61



(To be published in Extra-Ordinary)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

No.F.15(167)/55-LSG(11)-61(S-VI)

Dated 27 July, 1961.

Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Govt. at the public expense for a public purpose, namely for the planned Development of 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.

Locality or Village.	Total Area.		Field Nos. or boundaries.
	Big.	Bis.	
1. Basant Nagar.	4	- 4	4/1, 203/60/1, 62/7/1, 84/11/1.
2. Mohpur Munirka.	12	- 9	27/2/1, <u>13/1</u> , <u>14/1</u> , <u>13/1</u> , <u>14/1</u> 1 21 13/1, <u>14/1</u> , 13/2/1, 1390/12/1, 20 13/1, <u>14/1</u> 11

By Order,

(JAGMOHAN)

Deputy Housing Commissioner,  
Delhi Administration, Delhi.

No.F.15(168)/55-LSG-(11)-GI(S-VI)

Dated 27 July, 1961.

Copy forwarded to:-

- 1) Recruitment & Services Deptt. (In duplicate) for favour of publication in Extra-Ordinary Gazette.
- 2) Land Acquisition Collector, Delhi.
- 3) Engineer-Member, Delhi Development Authority, New Delhi.

(JAGMOHAN)

Deputy Housing Commissioner,  
Delhi Administration, Delhi.



(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the: 24 May, 1961

No.F.15(167)/554LSG(iii)-GI(S-VI):- Whereas it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by the Government at the public expense for a public purpose, namely, for the planned development of 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 workmen to enter upon and survey any land in the locality and do all other acts required or permitted by that section.

Any person interested, who has any objection to the acquisition of any land in the locality may within 30 days of the publication of the notification file an objection in writing before the Collector of Delhi.

SPECIFICATION.

Village:	Total area		Field Nos. or Boundaries.
	Big.	Bis.	
1. Mohd. Pur Munirka	12	9	1390/12 pt., 13/2 pt., 13/1, 14/1 13/1, 14/1, 13/1, 14/1, 13/1, 14/1 11 20, 21 pt. 27/2 pt.,
2. Basant Nagar	4	4	4 pt., 203/60 pt., 62xxx., 62/7 pt 84/11
3. Yusuf Sarai	10	5	248/114 pt., 116/93/3, 116/93/1pt. 92/77 pt., 112/70



4. Raipur Khurd	14x 0	-10	14 pt., 24 pt., 34 pt., 45 pt., 56 pt. 60 pt., 91 pt., 85 pt.
5. Mubarkpur Kotla	0	- 4	430 pt., 431 pt., 464 pt.
6. Masjid Moth	1	- 5	224 pt., 227/2, 231/1 pt., 238 pt. 253 pt., 272 pt., 563/277 pt., 531/34 532/349 pt., 357 pt., 575/387 pt.

By order

Sd/- (Jagmohan)  
Dy. Housing Commissioner,  
Delhi Admn., Delhi.

No.F.15(167)/55-LSG(iii)-GI(S-VI), Dated the:-24 May, 1961

Copy forwarded to the:-

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Delhi Gazette.
2. Land Acquisition Collector, Delhi.
3. Engineer-Member, Delhi Dev. Authority, New Delhi.

Sd/- (Jagmohan)  
Deputy Housing Commissioner,  
Delhi Admn., Delhi.

*Shri G. Dass N.T.L.A. will please  
complete the Land acqn pps of  
Village Mahapur Munirka.  
Nandini  
21.6.61*



(630)  
Extra-ordinary  
(To be published in Part IV of Delhi Gazette.)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated 27 July, 1961.

(ii)-61(S-VI)  
No. F. 15(167)/55-LSC-1  
Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Govt. at the public expense for a public purpose, namely

**for the planned development of 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.

Locality or village.	Total area.		Field Nos. or boundaries.
	Big.	Bis.	
1. Basant Nagar.	4	4	4/1, 203/60/1, 62/7/1, 84/11/1.
2. Mohdpur Samirka.	12	9	27/2/1, 13/1, 14/1, 13/1, 14/1 21 13/1, 14/1, 13/2/1, 1390/17/1, 20 13/1, 14/1. 11

By order,

(JAGMOHAN)  
Deputy Housing Commissioner,  
Delhi Administration, Delhi.

Dated 27 July, 1961.

Ho. F. 15(167)/55-LSC-GI(S-VI)

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(JAGMOHAN)  
Deputy Housing Commissioner,  
Delhi Administration, Delhi.