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نرخانی

آنچه در کتب معتبره درین باب مذکور است در این کتاب
 قلم برداشته شد به این ترتیب که در هر یک از این
 کتب پس از هر فصلی که در آن مذکور است در این کتاب
 قلم برداشته شد در هر یک از این کتب پس از هر فصلی که
 در آن مذکور است در این کتاب قلم برداشته شد

در هر یک از این کتب پس از هر فصلی که در آن
 مذکور است در این کتاب قلم برداشته شد
 در هر یک از این کتب پس از هر فصلی که در آن
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AWARD NO. ~~1340~~

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

Land measuring 6 bighas 15 biswas comprising of field Nos. 1388/1 Pt and 904/3 Pt. situated in village Mohammadpur Munirka was notified for acquisition u/s 4 of the Land Acquisition Act I of 1894, by the Chief Commissioner, Delhi, for a public purpose, namely for the Planned Development of Delhi, vide notification No.F.15(94)/56-LSG(v) GI(SV) dated 19.5.1961. Due publicity was given to this notification and objections received u/s 5A were duly considered by the Delhi Administration. On this a declaration u/s 6 was issued bearing the similar No. and dated 18.4.1962 in respect of field Nos. 1388/1/2 (4 bighas 19 biswas) and 904/3/2 (1 bigha 16 biswas). Due publicity was given to this declaration and notices u/sections 9 & 10 of the Land Acquisition Act I of 1894 were issued to all the persons interested in the land under acquisition inviting claims for compensation. These claims are separately discussed in this award under a separate heading.

TRUE AREA.

The land was measured on the spot by the land field acquisition/staff in conjunction with a representative of the requiring Department. True and correct was found

as follows

Khasra No.	Area		Kind of soil
	big.	bis.	
1388/1/2	4	19	Rosli
904/3/2	1	16	Rosli
	6	15	

In the declaration u/s 6, field No. 904/3/1 was published through a clerical mistake although the correct No. should have been 904/3/2. The former field No. had already been ^{acquired} ~~annexed~~ by a separate award No. 1189. The owner is the same and he had been served with a notice that field No. 904/3/2 was being acquired and he has filed claim in favour of this very field No.

COMPENSATION , CLAIMS.

Sarvshri Dalipa, Subedar Chhat tar Singh etc. (16 persons) field claims for compensation through Sub. Chhat tar Singh and Mir Singh. They have demanded Rs 40/- per square yard as market value without producing any satisfactory documentary evidence whatsoever. The claim is evidently fabulous and very exorbitant and is not based on any reason or instance of sale and cannot be accepted in full.

2. Similarly Gagan Singh, lambar dar, has claimed Rs 40/- per square yard as compensation without producing any satisfactory evidence in support of the claim. The copy of the sale deed produced by him has absolutely no similarity with the land in dispute. The claimants will get the compensation as assessed by me in this award. under a separate heading.

MARKET VALUE.

We have to find out the market value as prevailing on the date of notification under section 4, namely the 19th May, 1961. During the last 5 years preceding the date of notification under section 4, a large number of transactions took place which are listed in this office. The average of these works out as under:-



S.No.	Year	Area sold		Consideration money	Average per bigha
		Big.	Bis		
1	1956-57	341	12	Rs 11,74,952.75	Rs. 3,439.56
2	1957-58	46	1	Rs 2,09,573.00	Rs 4,550.99
3	1958-59	-	-	-	-
4	1959-60	9	17	Rs 56,301/-	Rs 5,715.84
5.	-	-	-	-	-

The following transactions of sales took place within the land under acquisition from 1956 to 19.5.1961:-

Sl. No.	Mutation number	Date of regn.	Field Nos.	Area		Consideration money	Average per bigha.
				big.	bis.		
1.	1444	22.6.56	923/10	2	13	Rs 11,000/-	Rs 4,150.94
				6	8	Rs 32,000/-	Rs 5,000.00
2.	1449	20.7.56	347, 4	348			
3.	1508	23.1.57	1301/917				
			1300/917/8/3	6	1	Rs 33,000/-	Rs 5,454.55
4.	1511	27.12.56	918/8	5	5	Rs 16,000/-	Rs 3,047.66
			1300/917/8/2				
5.	1562	15.11.56	349.	6	13	Rs 33,250/-	Rs 5,000.00
			350				
6.	1519	2.5.57	331	0	15	Rs 3,750/-	Rs 5,000.00
7.	1768	13.10.59	922/10/1				
			924/10/1				
			924/10/2				
			922/10/2	0	16	Rs 1,496/-	Rs 1,870.00
8.	1769	13.10.59	-do-	0	14	Rs 1,309/-	Rs 1,870.00
9.	1770	13.10.59	-do-	0	16	Rs 1,496/-	Rs 1,870.00
10.	1793	19.5.60	1300/917/8/1/2,				
			916/7/1				
			922/10/2/2,				
			924/10/2/1				
				5	1	Rs 30,000/-	Rs 5,940.60
				35	2	Rs 1,63301/-	Rs 4,652.45 NP.

Recently award No. 1105 was given in this village in which various field Nos. 342/2, 919/8/2, 1145/358/2/2 were acquired for construction of Shanti Path Road. In that award the

the date of notification under section 4 was 16.9.1960. It cannot be said that the prices have since appreciated in general. One thing in this case which is to be taken into consideration is the construction of the New Shanti Path Link Road which is the shortest route to Palam Airport. Most of the land under acquisition is on the Shanti Path road and this road was constructed only a few months ago and for this reason the land under acquisition has assumed some extra importance. If the transactions with the land under acquisition are seen as listed above, it will be clear that some transactions are at higher rate and some are comparatively lower rate and the average comes to Rs 4652/- per bigha kham but in all the registered sales-deeds generally inflated prices are entered and costs of registration and broke rage etc. are also included in the sale prices. The Anand Niketan Co-operative House Building Society Ltd. had thus agreed to purchase similar land at the rate of Rs 3500/- per bigha and even advanced Rs 2000/- as earnest money. As already stated award No. 1105 was given very recently in respect of similar land at the rate of Rs. 3500/- per bigha. But since the land has assumed some extra importance due to the construction of Shanti Path road joining to Gurgaon road, hence considering all these factors, I am of the firm view that Rs 3700/- per bigha at flat rate is the correct market value of the land under acquisition on the date of notification under section 4 and award accordingly.

TREES: WELLS & OTHER STRUCTURES

There are no trees or wells within the land under acquisition. There are some structures as detailed below :-

Sl.No.	Field No. in which structure, sheds is situes.	Description. Price assessed.
1	1388/1/2	Temporary structures, Rs 800/- sheds.

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Shri G. Datta N.T.A.

I will announce the award
to-morrow the 16.6.62.

all concerned be informed
and put up to-morrow.

Munim Singh
LAC

15.6.62

آفس ڈپٹی سیکریٹری -
گورنمنٹ آف انڈیا -
نئی دہلی - 110001

16/6/62

Munim Singh
LAC

V. N. Khanna N.T.A. Delhi Admn wants possession
immediately, so possession of the
acquired land be given at once.

Munim Singh
LAC

G. Datta N.T.A.

18/6/62

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L. Das
N.T.A.

18.6.62

Sum. Filed.
18/6

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DRAFT NOTIFICATION U/S 6 OF THE LAND ACQUISITION ACT, 1894.

WHEREAS it appears to the Chief Commissioner of Delhi that land is required for a public purpose, namely for the Planned Development of Delhi.

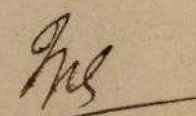
it is hereby notified that the land described in the specification below is required for the above purpose.

THIS declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894 to all whow 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	Total Area		Field Nos. or Boundaries	
	Big.	Bis.		
Mohd. Pur Munirka	6	- 15	1388/1/2	4 big. 19 bis.
			904/3/1	1 big. 16 bis.
				<u>6 big. 15 bis.</u>


 Land Acquisition Collector,
 DELHI.

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE.)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the 18th April

No.F.15(94)/56-LSG/I&H.WHEREAS it appears to the Chief Commissioner of Delhi that land is required to be taken by Government 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	Total Area		Field Nos. or Boundaries.	
	Big.	Bis.	Big.	Bis.
Mohd. Pur Munirka.	6	- 15	1388/1/2	4 - 19
			904/3/1	1 - 16

By order,

sd

(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

No.F.15(94)/56-LSG/I&H

Dated the 18th April, 1962.

Copy forwarded to the :-

- 1) Recruitment & Services Department (in duplicate) for favour of publication in Delhi Gazette. 25 Spare copies may also be supplied to this Department as usual.
- 2) A.D.M. (Land Acquisition) Delhi.
- 3) Land Acquisition Collector, Delhi.
- 4) Engineer Member, Delhi Development Authority, New Delhi.
- 5) Tehsildar (Housing), Delhi.
- 6) Legal Adviser, Land & Housing Department, Delhi Admn., Delhi.

Jagmoh

(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

*Shri. Datt N. LA.
For immediate
N.A. please.
mohd
20-4-62*

*تقریر: نول تیار در شمس برافق مع 18/4/62
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20-4-62*

be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION:DELHI.

NOTIFICATION.

Dated the 19 May, 1961

No.F.15(94)/56-LSG(v):-^{4I(S.V)}Whereas it appears to the Chief Commissioner, Delhi that land is likely to be required be taken by the Government at the public expense for a public purpose, namely, for the planned development of 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.

<u>Village.</u>	<u>Total Area</u>	<u>Field Nos. of Boundaries</u>
	Big. Bis.	
Mohd.Pur Munirka.	6 15	1388/1 Pt. ,904/3 pt.

By order,

Self

(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

*Give wide publicity as
required by law &
put up after 30 days
from the date of
notification
Publication.
Munirka
22.5.61*

No.F.15(94)/56-LSG(v)-^{4I(S.V)} Dated the 19 March, 1961.

Copy forwarded to the:-

1. R & S Deptt.(in duplicate) for favour of public in Part IV of the Delhi Gazette.
- ✓ 2. Land Acquisition Collector, Delhi.
3. Engineer-Member, D.D.A. New Delhi.



Jagmohan

(JAGMOHAN)

Deputy Housing Commissioner,
Delhi Administration, Delhi.

*Munirka 20.5.61
LAC 62*