

AWARD No.

1597

Name of the village:

Mohdpur Munirka.

Nature of acquisition:

Permanent.

Purpose of acquisition:

Planned Development of Delhi.

Land measuring 10 Bighas 1 Biswa comprising of field nos 434/2, 439/2, 440/2, 445/2, 447/2, 455/2, 1260/1235/491/2 and situated in village Mohdpur Munirka was notified for acquisition u/s 4 of the Land Acquisition Act 1894 vide Notification No.F.7(49)/62 L&H(II) dated the 9th. April, 1963, issued under the authority of the Chief Commissioner, Delhi for the planned Development of Delhi. Due publicity was given to this Notification and no objection u/s 5A was received. On this declaration u/s 6 of the Ibid Act in respect of the same land was issued by the Chief Commissioner, Delhi vide Notification No.F7(49)/62 L&H dated the 31st. May, 63. Notices u/ss 9 & 10 of the Land Acquisition Act were issued to the persons interested in the land inviting claims for compensation. These claims are discussed separately in this award.

TRUE & CORRECT AREA.

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

Field Nos. Xx.	Area		Kind of soil.
	Big	Bis.	
434/2 ✓	0	2	Rosli.
439/2 ✓	0	11	Rosli.
440/2 ✓	0	4	Banjar Jadid.
445/2 ✓	0	12	Rosli.
447/2 ✓	4	7	Rosli.
455/2 ✓	4	4	Rosli.
M. { 1260/1235/491/2		1 ✓	
TOTAL.	10	1	

CLASSIFICATION OF THE LAND.

Rosli	9 Bighas 17 Biswas.
Banjar Jadid .	4 Biswas.
	10 Bighas 1 Biswa.

COMPENSATION

CLAIMS. The following persons filed claims for compensation as detailed below:-

1. Pura S/o Umi filed a claim for compensation demanding Rs.20/- per Sq.yard but did not produce any evidence in support of the claim.
2. Beli Ram S/o Inder filed a claim for compensation demanding Rs.15/- per Sq.yard but did not produce any evidence in support of the claim.
3. Gagan S/o Hirdey filed a claim for compensation demanding Rs.50/- per sq.yard but did not produce any evidence in support of the claim.
4. Man Singh S/o Mohan, ~~Brahm~~ ^{Pahlad Singh} Singh, ~~Parlaha Singh~~ ^{in Chhatar Singh} S/o Chatar Smt. Man Bhari and Chatar Singh S/o Mohan filed a claim for compensation demanding Rs.20/- per sq.yard but did not produce any evidence in support of the claim.
5. Lachhman S/o Tota filed a claim for compensation demanding Rs.20/- per sq.yard but did not produce any evidence in support of the claim.
6. Musa S/o Umi, Man Phul S/o Har Sukh, Chet Singh S/o Deep Chand filed a claim for compensation demanding Rs.20/- per sq.yard but did not produce any evidence in support of the claim.
7. Rup Chand S/o Kishan filed a claim for compensation demanding Rs.20/- per sq.yard but did not produce any evidence in support of the claim.

All the claimants have put in exorbitant and fabulous claims for compensation which are not supported by any evidence, hence ~~therefore~~, cannot be accepted in full. They are only entitled to the market value as determined by me in this award.

MARKET VALUE

We have to determine the market value as prevailing on the date of the Notification u/s 4 namely 9th April, 1963. The following sales are available which took place shortly before the date of Notification u/s 4 within the revenue estate of Mohdpur Munirka and in respect of similar land as land under acquisition.

S.No.	Mutation No.	Date of registration.	Area Bigha	Biswa	Compensation none 2500/-
1	1815	6.9.61	0	12	1500/-
2.	1817	24.7.61	6	7	12000/- 1800

3. 1840 15.5.62 -3- Bigha 1 Biswa 10 3000/- ^{average} 2000/-

~~W. 1. 2500/-~~
~~W. 2. 1890/-~~
~~W. 3. 2000/-~~

The above sales show the trend in prices in similar land as the land under acquisition shortly before the date of Notification u/s 4. Two awards have recently been given in this village. These are award Nos. 1560 and 1561. The date of Notification u/s 4 in these awards is 13.11.59. I have awarded Rs.2500/-per Bigha in these two awards. The land under acquisition was already notified for acquisition vide Notification No.F.15(17)/57-LSG-II dated 10th. April,1958 for Housing Scheme of Works Housing and Supply Ministry Of Govt. Of India but as that department did not want ^{The land} to be acquired hence it was not acquired at that time. Now the land was required for Planned Development Of Delhi and fresh Notification u/s 4 was issued on 9.4.63 after cancelling the previous Notification in respect of these fields Nos.measuring 10 Bighas 1 Biswa. Thus it is proved that the price of the land under acquisition remained squeezed from 1958 to date and there were no customers. Thus there was no appreciation in prices. However, considering the period that has since lapsed for no fault of the owners and comparing the land under acquisition with the land involved in award No.1560 and 1561 of this village and also award No.1076 ^{of} the same village, I am of the firm view that the prices for the land under acquisition should be the same as given for Block 'A' in Award No.1560 and 1561 namely Rs.2500/- per Bigha at ~~fixed~~ ^{flat} rates. I have inspected the land very carefully. It is undeveloped where the owners cannot be allowed to build anything by the Delhi Municipal Corporation and considering all these factors I assess the market value of the land under acquisition at Rs.2500/- per bigha kham.

TREE?WELL AND OTHER STRUCTURES.

Nil.

15% FOR COMPULSORY ACQUISITION COST.

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

APPORTIONMENT.

Compensation will be paid on the basis of the latest entries in the revenue record. The apportionment between the landlords and the occupancy tenants will be in ratio of 4:12 i.e. 4 annas in rupee to the landlords and 12 anna in the rupee to the Occupancy tenants.

THE AWARD IS SUMMARISED AS UNDER.

S.No.	Area		Rate per Bigha	Amount of compensation.
	Bigha	Biswa.		
1	10	1	2500/-	25125/-
2.	Add 15% for compulsory acquisition.			3768.75
	TOTAL.			28893.75

LAND REVENUE DEDUCTION.

The land under acquisition is assessed to R.1.82 n.p. as Land Revenue which will be deducted from Kharif, 1963.

Mahinder Singh 27/6/63
(Mahinder Singh)
Land Acquisition Collector(II),
Delhi.

Submitted to the Collector, Delhi for information.

Mahinder Singh 27/6/63
(Mahinder Singh)
Land Acquisition Collector(II)
Delhi.

Please speak

He

27

L.A. Re - submitted
3.7.63

Received on 3/7/63 at 3.30 PM

Seen

H. M. L. A. Delhi

COLL. TOR. DELHI

3/7/63

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(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI:

NOTIFICATION

Dated the April,

4/2/63
No.F.7(49)/62-L&H(11):- Whereas it appears to the 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 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 provision 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 go 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 within 30 days of the publication of the notification, may file an objection in writing before the Collector of Delhi.

SPECIFICATION.

Locality or Village.	Total area.		Field Nos. or Boundaries.
	Big.	Bis.	
Mohd.pur Munirka.	10	1	434/2, 439/2, 440/2, 445/2, 447/2, 455/2, 1260/1235/491/2.

By order,

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER
DELHI ADMINISTRATION: DELHI

No.F.7(49)/62-L&H(11)

Dated the April, 1963.

Copy forwarded to:-

1. Recruitment & Services Department (in duplicate) for publication in Delhi Gazette.
2. A.D.M. (Land Acquisition), Delhi.
3. A.F.A., Land & Housing Deptt., Delhi.
5. Land Acquisition Collector II, Delhi.
6. Legal Adviser, Land & Housing Deptt., Delhi.
7. Tehsildar, Land & Housing Deptt., Delhi.

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER
DELHI ADMINISTRATION: DELHI

LA II to a. a.
ADMLA.
For n. a. plan.
15.4.63

(JAGMOHAN)
Deputy Housing Commis
Delhi Admn. Delhi.