

AWARD NO. 1737/

Name of the village:

Mohdpur Munirka.

Purpose of acquisition:-

Planned Development of Delhi.

Nature of acquisition:-

Permanent.

Land measuring 3 bighas 11 biswas ad detailed by field numbers given in Notification No.F.15(111)/59-LSG., dated 13-11-1959, issued under the authority of the Chief Commissioner, Delhi, for a public purpose namely for the Planned Development of Delhi. Objections under section 5(A), were duly considered by the Delhi Administration, Delhi and rejected. On this a declaration under-section 6 of the ibid Act was issued by the Chief Commissioner, Delhi in respect of 3 bighas 11 biswas as detailed by field numbers given below under a separate heading 'True and Correct Area', vide Notification No.F.1(48)/63-L&H dated the 2nd March, 1964. Notices under-sections 9 and 10 of the Land Acquisition Act (I), 1894, were issued to all the persons known to be interested in the land under acquisition inviting claims for compensation. These claims are discussed in this award under a separate heading 'Claims Compensation.'

TRUE AND 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.	Area Big.Bis.	Kind of soil.
1376/838/1.	0 - 6.	Ghairmunkin.
799/1.	0 - 15.	Chahi.
851.	2 - 10.	G.M.(0-10) Rosli:-(2-00)
	<u>3 - 11.</u>	

COMPENSATION CLAIMS:

1. Shri Jhuttar son of Shri Daulat and Smt. Natho daughter of Shri Daulat have put in claim for compensation

contd.....2.

at the rate of Rs.30/-per square yard. The claim is exorbitant and fabulous and is not based on reality.

2. Shri K.L.Saran son of Bhagat Ram and Shrimati Raj Kumari Saran wife of Shri K.L.Saran, residents of Ramakrishna Puram, New Delhi have put in claim demanding Rs.40/-per square yard for the land, Rs.5000/-for the well, Rs.10000/-for fruit trees, Rs.15000/-for buildings and 15% as solatium. The claim of the claimants is exorbitant and fabulous which is not based on reality. They are only entitled to the market value as determined by me in this award.

MARKET VALUE:

We have to assess the market value of the land under acquisition as prevailing on the date of Notification under-section, 4 namely the 13th November, 1959. The following table will show the year-wise sales during the five years preceding the date of Notification under-section 4 of the Land Acquisition Act(I), 1894.

Sl.NO.	Year	Area sold Big.Bis.	Consideration money.	Average per bigha kham.
1.	1954-55.	201 -15.	Rs.6,98,506.68.	Rs.3462.24.nP.
2.	1955-56.	255- 10.	Rs.8,98,162.00.	Rs.3515.31.nP.
3.	1956-57.	258- 02.	Rs.9,45,940.12.	Rs.3665.01.nP.
4.	1957-58.	20- 02.	Rs.1,48,800.00.	Rs.7402.99.nP.
5.	1958-59.	7 -17.	Rs. 50,701.00.	Rs.6458.72.nP.
TOTAL:		743 -06.	Rs.27,42,109.80.	Rs.3689.10.nP.

The above statement has been prepared from the mutation register kept by the village patwari in respect of the sanctioned mutations and mutations which are pending. It does not include the rejected mutations.

The following sales took place before the date of Notification under-section 4 of the Land Acquisition Act(I), 1894. These sales are nearest to the land under acquisition and took place within the same

revenue estate of village Mohdpur Munirka.

Sl.NO.	Mutation No.	Date of regn.	Area sold Big.Bis	Consideration money.	Average per bigha kham.
1.	1634	13-3-57.	5 - 5.	Rs. 18362.00.	Rs. 3497.52.nP.
2.	1635	13-3-1957	5 - 6.	Rs.19,050.00.nP	Rs. 3594.34.nP.
3.	1648.	21-1-1957	5 - 2.	Rs.13,122.00.nP	Rs. 2572.94.nP.
4.	1649.	25-1-1957.	5 - 3.	Rs.13,122.00.nP	Rs. 2547.96.nP.
5.	1653.	18-3-1957.	2 -11.	Rs. 6,560.00.nP	Rs. 2572.55.nP.
6.	1654	22-4-1957.	2 -15.	Rs.6, 671.00.nP	Rs. 2425.82.nP.
7.	1656	22-7-1957.	1 -16.	Rs. 4,837.00.nP	Rs. 2687.22.nP.
8.	1658.	10-10-1957.	2 -18.	Rs. 7,328.00.nP.	Rs. 2526.89.nP.
9.	1607.	4-2-1957.	1 -00.	Rs. 5,000.00.nP	Rs. 5000.00.nP.
10.	1608.	-do-	1- 00.	Rs. 5,000.00.nP.	Rs. 5000.00.nP.
11.	1617.	16-1-1957.	5 -16.	Rs.14,653.00.nP	Rs. 2526.38.nP.
12.	1619.	22-1-1957.	2 -18.	Rs. 7,328.00.nP.	Rs. 2526.38.nP.
13.	1620.	20-4-1957.	5 -16.	Rs.14,653.00.nP	Rs. 2526.38.nP.
14.	1621.	21-1-1957.	5 -16.	Rs.14,653.00.nP	Rs. 2526.38.nP
15.	1622.	8-1-1957.	2-18. 5-16	Rs. 7,328.00.nP	Rs. 2526.89.nP.
16.	1623.	21-1-1957.	5- 16.	Rs.14,653.00.nP	Rs. 2526.38.nP.
17.	1624.	16-1-1957.	2 -18.	Rs. 7,328.00.nP.	Rs. 2528.89.nP.
18.	1625.	21-1-1957.	14 -12.	Rs.36,635.00.nP	Rs. 2509.25.nP.
19.	1626	21-1-1957.	2 -18.	Rs. 7,328.00.nP	Rs. 2526.89.nP.

Several awards have been announced in this village. In award No.1133, 32 bighas 19 biswas of land was acquired and the rate awarded was Rs.2500/-per bigha kham. The date of notification under-section 4 in this award was 14-2-1961. The land under acquisition now is just adjoining the land acquired in award No.1133. Another award No.1560 was announced in this village in which the rate assessed was also Rs.2500/- and the date of Notification was 13-11-1959. This land which was acquired under award No.1560 is also near the land under acquisition now. Thus the rate awarded in both these awards is applicable to the present case also. Moreover, the

majority of sales-transactions of the land near about the land under acquisition were of the rates of Rs.2500/- to Rs.2600/-per bigha kham. Giving consideration to all the factors, sales-transactions, previous awards and the situation of the land I am of the opinion that the rate of Rs.2500/-per bigha kham would be reasonable and fair market price of the land under acquisition and assess the same rate accordingly.

TREES WELLS AND OTHER STRUCTURES:

TREES: The price of trees and plants has been assessed by the Naib-Tehsildar(Land Acquisition) at Rs.1220/- as per details given below;-with which I agree and assess the compensation accordingly:-

Sl.NO.	Kh. No.	No.of trees.	Name of tree.	Price assessed.
1.	851.	25	Papita(fruit bearing trees)	Rs.250/-
2.	-do-	4.	Nimboo(-do-)	Rs.100/-
3.	-do-	4.	Narangi(-do-)	Rs.100/-
4.	-do-	13.	Malta (-do-)	Rs.130/-
5.	-do-	2.	Khate (-do-)	Rs. 40/-
6.	-do-	1.	Shahtoot(-do-)	Rs. 40/-
7.	-do-	20.	Bannana (-do-)	Rs.120/-
8.	-do-	15.	Amrood (-do-)	Rs.250/-
9.	-do-	10.	Plants.	Rs. 50/-
10.	-do-	1.	Angoor (-do-)	Rs. 20/-
11.	-do-	5.	Aroo. (-do-)	Rs.100/-
12.	-do-	3.	Neem. weighing 4 quintals at the rate of Rs.4 5/-.	Rs. 20/-

Total:-

Rs.1220.00.nP.

STRUCTURES & WELLS: (1)

In Khasra No.851 there are Cattle shed, servant quarters, bagicha, well, tank and boundary wall etc. ~~xxxx~~ The price of these structures was got assessed from the Assistant Surveyor of Works(Valuation),C.P.W.D.New Delhi contd.....5.

He has assessed the price of these structures as Rs.11225/- vide his report dated 18.2.1964 with which I agree and assess the same accordingly.

(ii) In field numbers 1376/838/1 and 799/1 there are boundary walls for which the valuation Officer has assessed their valuation as Rs.590/- and 885/- respectively with which I agree and assess the same accordingly.

APPORTIONMENT: Compensation will be paid on the basis of latest entries in the revenue record and per award statement prepared from the revenue records. The compensation of field number 799/1 will be treated as disputed and will be paid on their coming to a conclusion before the court.

15% FOR COMPULSORY ACQUISITION: As required by section 23(2) of the Land Acquisition Act(I),1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD:

Sl.NO.	Area Big.Bis.	Rate per bigha	Amount of compensation.
1.	3 - 11.	Rs.2500/-	Rs. 8,875.00.nP.
2.	Add price of structures:- (including well)		Rs.12,700.00.nP. Rs.21,575.00.nP.
3.	Add 15% for compulsory acquisition:		Rs. 3,236.25.nP.
4.	Add price of trees:-		Rs. 1,220.00.nP.
	G.TOTAL:-		Rs.26,031.25.nP.

LAND REVENUE DEDUCTION: The land under acquisition is assessed to Rs.00.64nP and as Land Revenue which will be deducted from Khalsa Rent Roll of the village with effect from Kharif,1964.

(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt.24/9/1964.

Submitted to the Collector, Delhi for information.

(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt.24/9/1964.

San.
Mukund Singh
Collector
under the L.A. Act, 1894
30.09.64

COLLECTOR DELHI

be published in Part IV of Delhi Gazette.

DELHI ADMINISTRATION: DELHI:
NOTIFICATION.

Dated the 9 March, 1964.

No. 1(48)/63-L&H:-

Whereas it appears to the 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, 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.

Khasra Nos. or boundaries.

Village or
locality.

Total area.

Big. Bis.

1376/838/1, 790/1, 851.

Mohdpur Munirka. 3 11

By order,

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION: DELHI:

Dated the 9 March, 1964.

No. F. 1(48)/63-L&H.

Copy forwarded to the:-

1. Recruitment & Services Department (in duplicate), for publication in Delhi Gazette.
2. A.D.M. (Land Acquisition), Delhi.
3. Land Acquisition Collector II, Delhi.
4. Engineer-Member, Delhi Development Authority, New Delhi.
5. A.F.A., L&H Department, Delhi Admn. Delhi.
6. Legal Adviser, L & H Department, Delhi Admn. Delhi.
7. Tehsildar, L&H Department, Delhi Admn. Delhi.

(JAGMOHAN)
DEPUTY HOUSING COMMISSIONER,
DELHI ADMINISTRATION: DELHI:

20C II for n.a.m.

Pc/

ADM(CA)

Shri G. Datta T. LA.
For immediate compliance
please see enclosure

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31/4/64.