

कार्यवाही काबूता अर्वाड नं. २१२२ ग्राम मोहम्मदपुर मुनीरका

आज दिनांक ७.११.८१ आदेश अनुसार LAC (MSW)

कमुनीब प्रोग्राम Demolition Squad बहलराह श्री लाल चन्द  
NT (LA) श्री रामेश्वर दास गुप्ता Kgo (LA) श्री वेद सिंह  
Patwari (LA) श्री जोगिन्द सिंह पटवारी (LA) श्री जिले सिंह  
Rish (LA) मौला पर पहुँचें। मुलाबिक प्रोग्राम महकमा  
L & B की ओर से श्री J.S. Agrawal NT (L & B) श्री  
रवजान सिंह पटवारी (L & B) और महकमा D.D.A की  
ओर से श्री जे. जे. सत्यपालन डीप्टी. डायरेक्टर (D.D.A)  
श्री. डो. पी. जोशिक Teh. (D.D.A) श्री हरीचन्द्र N.T.  
(D.D.A) श्री निरंजन सिंह पटवारी (D.D.A) श्री <sup>ए. ए. Basu</sup> ~~जे. ए. वासु~~  
डीप्टी डायरेक्टर Demolition Squad (D.D.A) श्री ~~जे. ए. वासु~~  
ह्यागी Demolition officer (D.D.A) श्री <sup>आर्जुन</sup> ~~देव बाल~~  
तहसीलदार Demolition Squad (D.D.A) और कार्तेदारों  
में से भी कुछ सम्बंधित व्यक्ति मौला पर हाजिर  
हैं। अर्वाड नं. २१२२ ग्राम मोहम्मदपुर मुनीरका द्वारा  
आधिग्रहण की गयी भूमि नं. रं. ७१२/२ लदाही ०=१९  
बीसवें की मौला पर बजरीयें जरीब अन्दाजी पैमाइश  
करके निराक देखी की गई और बुर्जियात खाम लगवाई  
गयी। और मकानात आदि जिसकी किमत अर्वाड में लगवाई  
गई है उसकी Checking मुलाबिक Valuation Report  
के महकमा L & B के जुमाइयां श्री जी. एस. अग्रवाल  
N.T (L & B) को करायी गई जो कि मुलाबिक Valuation  
Report दुसस्त पायी गई जिसमें कोई अन्तर नहीं मिला।  
वै. मौजूदगी LAC (MSW) इन मकानात आदि को बजरीयें  
Demolition Squad के द्वारा गिरा कर और खाली करा  
कर इस भूमि का कब्जा बाकरी मय मलका के हासिल  
करके उसी वक्त श्री जी. एस. अग्रवाल N.T (L & B) को  
हवाले किया गया। मौला पर व देहजा में तखदीली काबूता  
की मुजादी व मुशतहरी का आवुज बुलन्द श्री जिले सिंह  
चपरासी (LA) द्वारा करायी गयी। काबूता कार्यवाही के समय  
कोई मजाहमत पेश नहीं आयी। बजह दीमाद कार सरकार  
पटवारी हल्ला मौला पर हाजिर नहीं आ सका इसलिये  
रुक नकल कार्यवाही काबूता बजरीयें Teh. Mehrauli  
को जा राजात माल में अमल दरामद करके हेतु उस  
मिजवायी बनी जायेगी।

P.T.O.



John H.  
NY NY.  
7-11-87

Maun

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7118

R. Ch. D. Singh pat

7-11-81

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7/14

LA 2A

Alfred

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Wm. D. Smith

7/11/8

11 L81  
L88 2m

Pat. D.A.

7/11/13/17

Dy. Dmew (NL)

2nd  
H. Hunt

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

2007

N7C62m



ward No.

2122

Name of the Village.

Mohd.pur Munirka.

Nature of Acquisition

Permanent.

Purpose of Acquisition

Planned Development of Delhi.

The Delhi Administration issued a general Notification No.F.15(iii)/59-LSG dated 13.11.59 u/s 4 of the land Acquisition Act 1894 for an area of 34070 acres covering land in various villages in Delhi for acquisition and village Mohd.pur Munirka also falls within this notification. Due publicity was given to it as required by law and hearing and consideration of objections u/s 5(A) is confirmed by the issued of declaration u/s 6 of the Act under No. F.7(49)/62-L&H (Vol. II) dated 1.12.66 for an area of 2 Bighas of land in village Mohd. pur Munirka. Both these notifications were made for the Planned Development of Delhi. The Collector was authorised to take notice of acquisition u/s 7 in the declaration made u/s 6.

Notices u/s 9 & 10 of the Act were issued to the persons interested found in the land, who have filed their claims and evidence which will be discussed under the heading "Claims and evidence"

The revenue field staff carried out necessary measurement with comparison to the revenue record and the area of 2 bigha now under acquisition, was found correct. The entire area is 'Rosli'.

Ownership and Tenancy.

| <u>S.No.</u> | <u>Name of the owner</u>   | <u>Occupant</u> | <u>Kh.No.</u>  | <u>Area</u>  | <u>Kind of land</u> |
|--------------|--|-----------------|----------------|--------------|---------------------|
| 1.           | Mehar Chand, Prithi ss/o<br>Nand Lal in equal share<br>of 2/9 share.   | Self            | 712/1<br>712/2 | 0.19<br>1.01 | Rosli<br>"          |
|              | Anand Singh, Ranbir Singh<br>(sons), Shakuntla Devi,<br>Premwati, Roopwati, Om -<br>wati, (Daughters), Mst<br>Dakshin Widow of Shri<br>Hans Ram in equal share<br>1/9 share. | Total           |                | 2.00         |                     |
|              | Ami Lal s/o Dyala 1/3 share.   |                 |                |              |                     |
|              | Kanwal Singh, Sardar Singh,<br>Balbir Singh, Mahabir Singh,  |                 |                |              |                     |



<sup>to</sup>  
Daram Singh, ss/o Sanvalia  
in equal share. of 5/18 share.

Rohtas Singh, Anup Singh (Sons)  
Smt. Nimla, Smt. Bimla Daughters  
of Mir Singh in equal share 1/18 share.

Claims and evidence

1. Mehar Chand s/o Nand Lal, Ami Lal s/o Dyala, Sardar Singh and Mahabir Singh have filed a joint claim for their land, demanding Rs. 50/- to Rs. 60/- per sq yd. They have stated that the land is very valuable and is surrounded by modern Colonies. They have also filed a copy of Judgement dated 12.5.64 of the Learned Addl. District Judge, made u/s 26 of the Act in land Acquisition Case No. 89 of 1964 against Award No. 1133 of village Mohd.pur Munirka.

The land of the claimants is Rosli in its nature and does not merit special consideration. The modern colonies around the land in question have come up after the date of Notification u/s 4 of Act in this case, and hence this point can not be considered for allowing benefits to the Claimants.

The Judgement of the Learned Addl. District Judge can not also help much in the present case as the material date in that case differs from that of the present proceedings. Moreover <sup>ie the land covered by the judgement and the land</sup> the two pieces of land which is subject matter of present proceedings, differ from the situation point of view.

2. Anand Singh, Ranbir Singh (Sons) Shakuntla Devi, Premwati, Roop wati and Om wati (Daughters) and Mst. Dakhan wd/o Hans Ram have come up with their claim requesting for the release of their land from acquisition due to the existance of a 'Smadhi,' Temple and 'Piao' in the land. They have further stated that the built-up portions and religious places can not be acquired under law. Value of the land in the neighbourhood has been quoted at Rs. 100/- per sq. yd. No evidence has been furnished by the claimants.



According to spot inspection and demarcation<sup>a</sup> there is no religious place or 'Piao' etc. within the land under acquisition. The legal aspect mentioned by the claimants also do not hold good as there is no bar for the acquisition of builtup portions. The rate quoted by them is exaggerated and has not been substantiated.

Market Value.

The land in question is to be evaluated as on 13.11.59 the date of notification u/s 4 of the Act taking into account the sale transactions which took place near about the said date alongwith ~~their~~ other relevant material as laid down u/s 23 of the Act. The following sale transactions merit consideration as relevant in assessment of the market value.

| Year | Mutation No. | Date of Registration | Area Big. Bis | Consideration Money | Average per Bigha   |
|------|--------------|----------------------|---------------|---------------------|---------------------|
| 1957 | 1656         | 22.4.57              | 1-16          | Rs. 4837/-          | Rs. 2687/-          |
| "    | 1658         | 10.10.57             | 2.18          | Rs. 7328/-          | Rs. 2527/-          |
| "    | 1634         | 13.3.57              | 5-05          | Rs. 18362/-         | Rs. 3497/-          |
| 1958 | 1568         | 17.3.58              | 2-14          | Rs. 11000/-         | Rs. 4074/-          |
| 1959 | 1768         | 13.10.59             | 0-16          | Rs. 1496/-          | Rs. 1870/-          |
| "    | 1769         | "                    | 0-14          | Rs. 1309/-          | Rs. 1870/-          |
| "    | 1770         | "                    | 0-16          | Rs. 1496/-          | Rs. 1870/-          |
|      |              |                      | 14-19         | Rs. 45828/-         | Average- Rs. 3065/- |

Amongst the above sale transactions the land involved in mutation No. 1568 is very well situated than the land<sup>of</sup> the present proceedings and hence it cannot help much for the purpose. Average of the above transactions comes to Rs. 3065/- per bigha out of which Weight of mutation No. 1568 is to be excluded.

In addition to the above, previous Awards announced in the village and judgement of the <sup>learned</sup> Addl. District Judge made u/s 26 of <sup>the</sup> Act are available in cases Nos. 367/64 and 473 of



1964 against Award No. 1560. The compensation awarded u/s 11 of the Act was enhanced from Rs. 2500/- to Rs. 3750/-. In both these cases the kind of soil is Rosli and the land under acquisition is also Rosli, and in this way the judgements are the most relevant piece of evidence for assessing the market value.

One portion of the land i.e. Kh. 712/2 is situated adjacent to the village "Abadi" and the other ~~Kh~~ i.e. Kh No. 712/1 a bit far. These two pieces of land are the part of Khasra No. 712 out of which a major portion has already been acquired through Award No. 1939. The land is levelled and enjoys potentiality for building site. Some of the portion is already builtup and khasra No 712/1 is within boundry wall along with other land.

Considering the above factors, I am of the view that Rs. 3750/- per bigha for the entire land will be the fair and reasonable compensation and I award the same.

Structures.

The following structures standing on the land, were got valued from the Asstt. Engineer (Valuation) C.P.W.D. and his recommendation made vide letter No. AE(V)/232/156-57 dated 24.1.68 are accepted and value shown against each structures is awarded accordingly. The Compensation of the structures will however be payable on furnishing proof by the owners to the effect that these were in existance on the date of Notification u/s 4.

| <u>Kh.No.</u> | <u>Particulars of the structures</u>  | <u>Value.</u>      |
|---------------|---|--------------------|
| 712/2         | 4 rooms as described in portion 'A' of the valuation statement                                    | Rs. 2667/-         |
| "             | Structures 'B' Two rooms as detailed in the Valuation statement                                   | Rs. 2514/-         |
| 712/1         | Structures 'C&D' as per valuation statement consisting of 4 rooms                                 | Rs. 4327/-         |
| "             | Structure E to H detailed in the valuation statement consisting of two rooms etc except hand pump | Rs. 3043/-         |
| Total         |   | <u>Rs. 12551/-</u> |

--- . 5.



The owners may remove their hand pump.

Trees and Wells

There are no wells and trees in the land inquestion.

Religious Place.

There is no temple, mosque, graveyard or any other religious place within the land under acquisition .

Mode of Payment.

Compensation will be paid according to the entries in Naksha 'B' which has been prepared from the latest revenue record but as the shares mentioned by the claimants S/Shri Pirthi Singh and others do not stand in confirmity of the record, the compensation of the land will remain disputed.

The ownership of the structures has been shown by the Asstt. Engineer (Valuation) in the names of various owners, but there is no record to show the ownership of the houses. Hence compensation of structures will also remain disputed till the ownership is established.

Interest

6% interest is payable from 13.11.62 till the date of making Award in accordance with the land Acquisition (Amendment and validation) Act 1967.

Solitium

15% solitium for compulsory acquisition is awarded on the compensation for the land.

Deduction of land Revenue

The land in question is assessed to Rs. 0.38 paise as land revenue and the same is ordered to be deducted from Khalsa Rent Roll of this village from the date of possession.



SUMMARY OF AWARD

| <u>Particulars</u>   | <u>Amount</u> |
|--|---------------|
| Compensation of 2 bighas<br>land @ Rs 3,750/- per bigha.                                 | 7500-00       |
| Value of Structures  | 12551-00      |
|  | <hr/>         |
|  | 20051-00      |
| Interest w.e.f 13.11.62 to<br>28.6.68 i.e 5 Yrs 228 days<br>at the rate of 6% per annum. | 6766-80       |
|  | <hr/>         |
|  | 26817-80      |
| Solatium 15%   | 3007-65       |
|  | <hr/>         |
| Grand Total  | 29825-45      |
|  | <hr/>         |

( Rupees Twenty Nine Thousand, eight hundred  
twenty five and forty five paise only.)

*V. K. Halla*

*File*

( V.K. HALLA )  
LAND ACQUISITION COLLECTOR(MW)  
DELHI

*V. K. Halla*

*29/6/61*

*D.T.O.*



मिसल हाजा आज वरम पुर्ण राखि २ वीर्य  
 वाकत मां मोहमा पुर उगिरका. पेडा डई/। नीरु  
 लोखित लोग आज हाजी आहे उरका राखि पहला  
 सुगाया गया व समझाया गया - जो लोग आज  
 हाजी रही आहे उरका दला १२(२) का नोदरि  
 दिया जावे।

Prithvi Singh

१) श्री सुधा लई वलु श्री गुरु लाल का

~~Prithvi Singh~~  
 29/6/68

२) " आनन्द लई पुत्र श्री हंस राम वारि सुद  
 " वनवारी लई - शिबुललोदेवा, सेनवली - वनपवली  
 " अगेवली - ५० दारवा

Harch Singh

३) " हरचन्द लई पुत्र श्री गुरु लाल

~~Kan Singh~~  
 29/6/68

४) " कनका लई " सांवालीया वारि सुद  
 श्री मोहलाका लई. अमृपाल लई. विमला देवा. निमला

सरदार सिंह

५) " सरदार लई पुत्र सावालीया

डे. ल. ल.

६) " वनवारी लई पुत्र सांवालीया

Mohar Singh

७) " मोहारी लई पुत्र सांवालीया

Manmohan Singh

८) " मनमोहन लई पुत्र सांवालीया

Raj Singh

९) " राजा लई पुत्र दलपत मोह, वारि  
 दलपत लई - वलदेवा लई. कुलदेवा. लोठा

मुताबक रिवाज सब वास्तेदारान  
 को सिमने सुगाया जा चुका है दफा १२(२)  
 के नोटिस मपन को आवश्यकता नहीं है।  
 29/6/68  
 4/7/68 नर (पुन)

Small  
 29/6/68



(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI:

NOTIFICATION:

Dated the Nov., 1966.

No.F.7(49)/62-L&H(Vol.II);- Whereas it appears to the Lt. Governor of Delhi that land is required to be taken by Govt. at the public\*purpose, namely for the planned development of Delhi, it is hereby declared that the land described in the ~~xxxxxxx~~ 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 or Locality. | Total area<br>Big. Bis. | Field Nos. or boundaries. |
|----------------------|-------------------------|---------------------------|
| Mohamad Pur Munirka. | 2 00                    | 712 min.                  |

By order,  
sd/-(Jagmohan)  
Special Secretary, (Land & Building)  
Delhi Administration, Delhi.

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

Dated the 1st Dec., 1966.

Copy forwarded to the:-

1. Public Relations Deptt., Delhi Admn. (in duplicate) for favour of publication in the Delhi Gazette.
2. A.D.M. (Land Acquisition), Delhi.
3. L.A.C. (Mehrauli Circle), Delhi, with reference to his letter No. 15527/LAB(Rev), dated the 19th Nov., 1966.
4. Engineer-Member, D.D.A., Delhi.
5. The Secretary to the Govt. of India, Ministry of Education, New Delhi.
6. Tehsildar (L&B Deptt.), Delhi Admn., Delhi.

Attested:

sd/-(Jagmohan)  
Special Secretary (Land & Building)  
Delhi Administration, Delhi.

Land Acquisition Collector (M),  
Delhi.