

A W A R D NO.

1938

Name of the village:

MOHDPUR - MUNIRK

Nature of acquisition:

Permanent.

Purpose of acquisition:

Planned Development of Delh

A W A R D:

Land measuring 966 bighas 9 biswas as detailed by field numbers given below and situated in village Mohdpur Munirk Delhi was notified for acquisition under section 4 of the Land Acquisition Act(I), 1894 vide notification No.F.15(245)/60-LSG., dated the 24th October, 1961, along with 16000 acres situated in other villages of the Union Territory of Delhi. It was notified for a public purpose namely for the Planned Development of Delhi. Due publicity was given to this notification and objections received under section 5(A) were duly considered by the Delhi Administration, Delhi and rejected. On this a declaration under section 6 of the Land Acquisition Act(I), 1894, was issued under the authority of the Chief Commissioner, Delhi. vide Notification No.F.7(40)/62-L&H, dated 16th December, 1965. Notices under sections 9 & 10 of the Land Acquisition Act(I), 1894 were issued to all the persons interested in the land under acquisition, inviting claims for compensation. These claims are discussed separately under the heading "COMPENSATION CLAIMS".

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisition Field Staff. On measurement the true and correct area was found as follows:-

Field Nos.	Area Big. Bis.	Kind of soil.
1116/675	2 - 1	Ghairmunkin
1117/675	3 - 10	-do-
686	2 - 19	Banjar Jadh.
687	2 - 8	Rosli.
688	1 - 12	

1254/697	4 - 8
1255/697	2 - 8
698	5 - 5
699	11 - 10
700	7 - 15
1191/701/2/2	583 - 08
706	10 - 4
707/2	26 - 00
823/2	5 - 17
825/2/31	87 - 5
825/2/3	9 - 16
826	9 - 17
827/1/1	2 - 3
827/2	0 - 4
867/2	0 - 1
870/2	0 - 9
871/2	0 - 6
872/2	1 - 2
1160/873/2	1 - 1
1161/873	1 - 7
874	5 - 5
875	7 - 8
876	8 - 8
877	0 - 14
878	0 - 18
879	1 - 1
880	1 - 13
881/1	3 - 5
882	4 - 6
881/2	8 - 19
883	8 - 18 8-13
884	6 - 18 6-14
885	9 - 8
886	3 - 5
887	18 - 13
888	5 - 7
1226/889/2	3 - 7
1227/889/2	0 - 1
891/2	0 - 1
892/2	0 - 7
893/2	2 - 12
894	10 - 12
895/2	2 - 15
1162/896	8 - 00
1163/896	3 - 1
1164/896	4 - 00
703	7 - 11
704	0 - 8
705/2	14 - 11
Total	952 - 04

Rosli.
 -do-
 Rosli.
 (1) Banjar Qadim 6 - 11
 Chairmunkin Nala 4
 Banjar Qadim.
 Chairmunkin Pahar 4
 G.M.Nala
 Banjar Qadim
 Rosli. 9 - 14
 G.M.Nala.0 - 10

 Rosli.
 Chairmunkin Johar.
 Chairmunkin Gera(G
 Pahar and Banjar Q
 ate site.
 -do-
 Rosli.
 Rosli.
 Chairmunkin Chah P
 Rosli.
 -do-
 -do-
 -do-
 -do-
 -do-
 -do-
 -do-
 Rosli.
 -do-
 -do-
 -do-
 -do-
 -do-
 -do-
 -do-
 -do-
 Chahi 18 big. 8 bi
 G.M.well. 0 big.
 Rosli.
 -do-
 -do-
 -do-
 -do-
 Rosli 1- 10
 G.M.Pahar.1 - 2
 Chahi.
 -do-
 Rosli.
 -do-
 -do-
 Banjar Jadid 6 -
 G.M.Nala 1 -
 G.M.drinking well.
 G.M.Talab.

CLASSIFICATION OF THE AREA:

Chahi.	31 - 15
Rosli	160 - 00
Chairmunkin well	00 - 17
Banjar Jadid.	16 - 04
Banjar Qadim.	75 - 18
Chairmunkin Pahar.	541 - 03
Chairmunkin Nala,	126 - 07
Johar & Talab.	<u>952 = 04</u>

The decrease of 14 bighas 5 biswa is due to the measurement of divided field numbers, and actual measurement on spot.

COMPENSATION CLAIMS:

The following persons filed claims for compensation:-

<u>S.N. Name of the claimant.</u>	<u>Compensation claimed.</u>
1. Faqira, Mir Singh, Gordhan, Daryo, Khiali, & Pahlad.	Rs. 50/-per sq.yd.
2. Bhartoo, Bhondoo ss/o Kalu, Fateh s/o Har Govind, Lachhman, Har Chand Sanwelay, Gordhan ss/o Bidhu, Panna s/o Mor Singh, Mangey Ram s/o Pokhar, Mallu, Thothe ss/o Sukh Dev, Kanku s/o Judge Lal.	Rs.-do-
3. Manget Ram s/o Chhaju Ram, Jilay Singh, Rama Nand, Chander, Mawasi ss/o & Ram Dai wd/o Shera.	Rs. 30/-per sq.yd.
4. Chawanjiv s/o Dault, Sanwal Singh s/o Tohi Ram, Duli Chand s/o Chunna.	-do-
5. Mir Singh, Kali Ram, Lakhi Ram ss/o Chandgi & Chandgi s/o Jawara.	Rs. 45/-per sq.yd.
6. Khushia s/o Ranji Lal, Zalim s/o Jas Ram	Rs. 50/-per sq.yd.
7. Ram Bhaj s/o Kallu, Rattan s/o Bujan, Bharat Singh s/o Nainu.	-do-
8. Hoshier Singh, Sada Ram, Maharaj Singh, Deep Ram, Mam Chand ss/o Sheo Singh, Singh Lal, Chhotay, Bhoga, Fateh Singh ss/o and Chalti d/o Anti Ram.	Rs. 150/-per sq.yd.
9. Khazan Singh, Rattan Singh Subh Ram, Birkhay ss/o Lehari.	Rs. 50/-per sq.yd.
10. Phool Singh, Surjei, Mukhtiar Singh ss/o & Surjeo d/o Khiman Munshi.	-do-
11. Gagan Singh etc owners of the shamlat Deh land.	Rs. 20/-per sq.yd. for the shamlat deh land.
12. Zamadar, Mam Chand, Deep Ram, Hoshier Singh, Sada Ram, Maharaj ss/o Sheo Singh, Singh Lal, Chhotay.	Rs. 50/-per sq.yd.

- 29/
14. Jai Narain, Rampat ss/o Lechman. Rs.45/-per sq.yd.
 15. Sobha Ram, Bhagwana ss/o Bhuley Ram. Rs.45/-per sq.yd.
 16. Mam Chand, Chander, Pirthi ss/o Sis Ram, Jhontar son, Smt. Natho d/o Daulat. Rs.22/-per sq.yd.
 17. Nihal Singh, Bhikhu Ram, Suret Singh, Bhooop Singh ss/o Asa Ram. Rs.145/-per sq. yd. field No.692/2.
 18. Jage Ram, Jilley Singh, Narain Singh ss/o Smt. Hanso, Smt. Misro & Manno d/o Mahipat. Rs.20000/-per higha
 19. Hans Ram, Pirthvi ss/o Nand Lal. Rs.22/-per sq.yd.
 20. Mahi Ram, Ram Parshad, Bhagwana ss/o Shera. Rs.45/-per sq yd.
 21. Shib Sahai, Raghunath Namet, Jai Lal, -do- Mansa Ram ss/o Jawahar.
 22. Balbir Singh s/o Lekh Ram. Rs.20/-per sq.yd.
 23. Ram Sarup s/o Mehar Chand. Rs.22/-per sq.yd.
 24. Piaray s/o Mehar Chand. -do-
 25. Sultan Singh s/o Kundan. Rs.22/-per sq yd for land and claim comp sation of Dayala De
 26. Jai Dev Singh, Fateh Singh, Dev Raj Singh, Partap Singh, Mohan Lal, Bhagwan Singh ss/o Sukh Ram. Rs.22/-per sq.yd.
 27. Har Chand s/o Nand Lal, Ami Lal & s/o Dayala, Kanwal Singh, Sardar Singh, Balbir Singh, Mahabir Singh, for shanlat Deh land Rs.100/-per sq.yd fo No.707 and Rs.50/-per
 28. Dharambir Singh ss/o Sanwalia, Rohtas, Anoop Singh ss/o & Smt. Bimla d/o Mir Singh. for shanlat Deh land
 29. Khaili, Pahlad ss/o Pirthi, Faqira s/o Jhuman, Mir Singh, Goverdhan, Daryao Singh ss/o Mahipat, Lechman s/o chhatar Mally, Thoathy ss/o Sukh Dev. Rs.50/-per sq.yd. fo shanlat deh land.
 30. Hukam Singh, Bihari Lal, Ram Kishan, Shankar Lal, Kundan Lal etc etc Harijans and other non land owners of the village. They have requested exempting their cho on field No.825 fro acquisition.
 31. Hari Singh, Bhim Singh, Zamadar Jai Ram, Khem Chand ss/o Ghasi Ram & Ram Phal s/o Chunna. Rs.45/-per sq.yd.
 32. Dhara s/o Dharma, Kehrey s/o Rs.50/-per sq.yd.

34. Hama Ram, Pirthi ss/o Nand Lal, Rs.20/-per sq.yd for sh
Kali-Ram s/o Lala etc. deh land.
35. Chhaju s/o Indar. Rs.100/-per sq.yd.
36. Bhartu s/o Charkha. -do-
37. Lachhman s/o Chhatar. Rs.50/-per sq.yd. for f
No.881 claimed compens
as non-occupancy tenan
out of one rupee.
38. Smt. Dhano, -Smt.Dan Kaur Rs.50/-per sq.yd.
d/o's Zilay Singh, Bharat Singh,
Rati Ram ss/o Jagan, Lachhman,
Smt. Sarbati, Nihali d/o Chhatar.
39. Roop Chand s/o Kishan Chand, Rs.25/-per sq.yd.
Jhandu Singh, Des Raj, Chintaya
Ram ss/o Tara Chand, Mahipat s/o
Shiv Dayal, Ram Chander, Dev Raj
ss/o Bhikhu.
40. Gagan Singh, Hirdey Ram, Raghubir They claimed compensat
ss/o Hanwant, Dharam Singh s/o for structure situated
Bhikhu. field No.825.
41. Des Ram s/o Tara Chand, Vir They claimed compensati
Bhan s/o Mahipat. structures and 4 bighas
which is in their posse
42. Smt. Prem Kala d/o Smt. Serti, Rs.40/-per sq.yd.
Sh. Dalpat Singh s/o Bihari Lal,
Laji Ram & Lekhi Ram s/o Chunna.
43. Rati Ram s/o Jugan, Lachhman Rs.30/-per sq.yd for sha
s/o Chhatar. deh land.
44. Subadar Chhatar Singh s/o Rs.20/-per sq.yd for sha
Jee Sukh. deh land and Rs.3000/-f
compound wall construct
at field No.825.
45. Smt. Basanti d/o Kanheya. Rs.50/-per sq.yd for fie
No.877, 879, 881/2 of h
father (deceased).

DOCUMENTARY EVIDENCE:

The following persons have produced documentary eviden
in support of their claims:-

S.N.	Name of the claimant.	Proof produced .	Remarks.
1.	Sher Singh & Mir Singh.	They have produced	This sale is
2.	Jhandu Singh s/o Tara Chand.	attested copy of	relevant to a
3.	Vir Bhan s/o Mahipal.	sale-deed No.5345	the market va
4.	Mehar Chand s/o Nand Lal, Ami Lal, s/o Daya	dt.2.12.59 in	in the present
	Kanwal Singh, Balbir Singh, Sardar Singh.	respect of field	as the sale is
		No.834 measuring	a small plot
		10 bis. for	and is quite
		Rs.20000/-	from the land
			acquisition.

- 298
- | | | |
|---|-------------------------|--------------------------|
| 6. Lachman s/o Chhattar & others. | As at S.No.1 | As at S.No.1. |
| 7. Ram Sarup, Piaray ss/o Mehar Chand & Sultan Singh s/o Kundan. | -do- | -do- |
| 8. Dhara Singh s/o Dharma. | -do- | -do- |
| 9. Bhartu s/o Nathu | They have produced | These judgments of |
| 10. Jalim s/o Jas Ram. | attested copies of | jud-District Judge, De |
| 11. Rattan Singh s/o Mehar Singh. | ment of Sh. Hans Raj, | are of the land whi |
| 12. Narain Singh s/o Mahipat. | A.D.J., Delhi of the | is quite adjoining |
| 13. Gagan, Chhatar Singh on behalf of shamlat dehl | land acquired under | Rama Krishna Puram |
| 14. Pirthi s/o Sis Ram kham. | award No.1133 of vill- | developed colony. |
| | age Mohdpur Munirka. | proof is not releve |
| | in which the A.D.J. | the present case. |
| | Delhi ordered Rs.8800/- | land in the present |
| | per bigha. against | is quite away from |
| | Rs.2500/- awarded by | land acquired under |
| | collector. per bigha. | award No.1133. |
| 15. Chhaju Ram s/o Inder Singh. | They have not pro- | do. This proof is not re |
| 16. Bhartu s/o Tirkha | duced any documentary | and cannot be consid |
| | proof but they stat- | as no field N- has |
| | ed that Sh. Dalpat | mentioned. nor any cor |
| | had sold his land in | copy of sale-deed. he |
| | 1958 at the rate of | produceed. |
| | Rs.12000/- per bigha & | |
| | in 1964 Chhatar Singh | |
| | sold his land at the | |
| | rate of Rs.20000/- per | |
| | bigha kham. | |
| 17. Khaili Ram, Pahled Singh ss/o Pirthi | They have produced | These evidence have |
| 18. Faqir s/o Jhuan, Mir Singh, Goverdhan, Daryao singh ss/o Mahipat. | a copy of sale-deed | already been discuss |
| | No.5345 dt. 2.12.59 | at S.No.1. |
| | in respect of field | |
| | No.834 measuring 10 | |
| | biswas for Rs.20000/- | |
| 19. Sobha Ram s/o Meera. | 2. They have also | This evidence has al |
| | produced attested | been discussed at s. |
| | copies of judgment | |
| | of A.D.J., Delhi | |
| | of the land acquired. | |
| | under award No.1133 | |
| | of village Mohdpur | |
| | Munirka in which the | |
| | A.D.J. Delhi ordered | |
| | Rs.8800/- per bigha | |
| | against Rs.2500/- | |
| | awarded by collector. | |
| | per bigha kham. | |

MARKET VALUE:

I have to find out the market value of the land under acquisition as prevailing on the date of notification under sect.

S.N.	Year	-9- Area Big.Bis.	Consideration money.	287 Average per bi
6				
1.	1956-57	263 - 11	Rs.9,56,718.12	Rs.3630.11.P.
2.	1957-58	20 - 02	Rs.1,48,800.00	Rs.7402.99
3.	1958-59	5 - 07	Rs. 28,701.00	Rs.5364.67
4.	1959-60	5 - 00	Rs. 47,000.00	Rs.9400.00
5.	1960-61	Nil.	Nil.	Nil.

The average of five years comes to Rs.4017.75P.

I have inspected the land under acquisition on 22.4.66 of the land is Ghairmunkin Pahar, Nala, Johar & Banjar Qadim Banjar Jadid. The land under cultivation is 192 bighas 12 b only out of 952 bighas 4 biswas. This village Mohdpur Munir is situated ~~just~~ to the south of Rama Krishna Puram Colony. The land under acquisition is on the three sides of the village of Munirka, East, West and South. The land under acquisition is not fertile and is of average quality. The owners of the land cannot build any house on their land, ~~at present~~, as there are neither essential service provided on the land nor the land has been developed.

The claimants have claimed compensation at the rate of Rs.150/- per sq.yd. The proof produced by some of the claimants has already been discussed and no reliance can be placed on the proof. The claimants are only entitled to the market value of the land as determined by me in this award.

The land under acquisition is just adjoining the land awarded vide award No.1561. In award No.1561, the date of notification u/s 4 is 24.10.61, which is same for the land under acquisition in this award. The Land Acquisition Collector had assessed the compensation at the rate of Rs.2500/- and Rs.1000/- per bigha for the land in two blocks. In appeal, the A.D.J. enhanced this rate from Rs.2500/- to Rs.3750/- and from Rs.1000/- to Rs.1500/- per bigha in L.A. Case Nos.491, 493, 63, 488, 486 of the year, 1964 decided on 22.4.66.

Block 'A': will consist of the following field Nos & area. These field Nos are Chahi on account of irrigation by well land under the well.

Field No.	Area Big. Bis.
827/2	0 - 4
887	18 - 13
704	0 - 8
894	19 - 05
Block 'B': 895/2	10 - 12
	2 - 15
total.	32 - 12
G.Total.	

Block 'B': will consist of the following field Nos. & area. These field Nos. are Rosli & Banjar Jadid.

Field No.	Area Big. Bis.
687	2 - 8
696	7 - 5
1254/697	4 - 8
1255/697	2 - 8
698	5 - 5
706 min	9 - 14
707/2	26 - 00
826	9 - 17
827/1/1	2 - 3
867/2	0 - 1
870/2	0 - 9
871/2	0 - 6
872/2	1 - 2
1160/873/2	1 - 1
1161/873	1 - 7
874	5 - 5
875	7 - 8
876	8 - 8
877	0 - 14
878	0 - 18
879	1 - 1
880	1 - 13
881/1	1 - 5
881/2	8 - 19
882	4 - 6
883	8 - 13
884	6 - 14
885	9 - 8

892/2

893/2 min.	0 - 7
1162/896	1 - 10
1163/896	8 - 00
1164/896	3 - 1
703 min	4 - 00
	6 - 00
Total	176 - 04

Block 'C': will consist of the following field Nos. & area.
field Nos. are Banjar Qadim, G.M.Nala, and G.M.
(Talab).

Field No.	Area Big.Bis.
1116/675	2 - 1
1117/675	3 - 10
688	4 - 11
692/2	1 - 2
694/2	0 - 7
695	8 - 12
699	11 - 10
700	7 - 15
1191/701/2	583 - 08
706 min	0 - 10
823/2	5 - 17
825/2/31	87 - 05
825/2/3	9 - 16
893/2 min	1 - 2
1164/896 min	1 - 11
750/2	14 - 11
Total	743 - 08

After giving full consideration to the quality, the siting of the land and the judgment of A.D.J., Delhi dated 3.9.66, I assess the market value of the land in block 'A' at Rs.3750/- per bigha kham. The price of land in block 'B' is assessed at Rs.3000/- per bigha kham. The price of land in block 'C' is assessed at Rs.1500/- per bigha kham, which is fair and reasonable market value of the land under acquisition.

TREES WELLS AND OTHER STRUCTURES:

TREES:

There are trees in the land under acquisition. The Naik Tehsildar has estimated as under, with which I agree and assess the same accordingly.

Field No.	No. of trees	Kind of
-----------	--------------	---------

1191/701/2/1

2

1

2

3

500

Jamun

Barh

Peepal

Neem

Jhanti.

1 quintal

31 "

37 "

22 "

559 "

Rs. 7

Rs. 18

Rs. 18

Rs. 13

Rs. 27

Rs. 12

703

3

Kikar.

18 "

705

5

Ronj

14 "

3

Barh.

186 "

10

Kikar.

22 "

8

Peepal.

186 "

12

Neem

186 "

707

16

Kikar.

15 "

1

Siras.

20 "

823/2

1

Peepal.

15 "

1

Lehsa.

4 "

1

Barh.

11 "

2

Kikar.

1 "

8

Neem

45 "

826

1

Kikar.

4 "

870

2

Ronj

5 "

871

1

Kikar.

1 "

1

Ronj.

1 "

874

1

Kikar.

1 "

876

1

Mango tree. 1 1/2

1 1/2 "

878

1

Kikar.

1 1/2 "

880

2

Kikar.

1 "

881

1

Kikar.

1 "

7

Mango trees 52

52 "

2

Jamun.

1 1/2 "

884

2

Kikar.

4 "

886

2

Kikar.

5 "

887

3

Kikar.

7 "

1

Ronj

1 "

12

Annar.

4 "

3

Lehsa.

4 "

10

Shahtoot

46 "

12

Nimboo

- "

10

Amrud

- "

3

Mango trees 1

1 "

5

Neem

2 "

1

Papita. more than three years old.

827/2

2

Ronj

6 "

893/2 893

1

Kikar.

2 "

2

Ronj

3 "

894

2

Kikar.

2 "

Ronj

8 "

1116/675

1117/675

686

687

Contd.....13/-

S:
There are wells in the land under acquisition. The Tehsildar has estimated their cost as under with which I agree and assess the same accordingly.

Field No.	Condition of well	Value assessed
72	Good condition fitted with diesel engine used for irrigation.	Rs. 3500/-
1191/701/2/2 1	Good condition. Not used for irrigation.	Rs. 2500/-
704	Drinking well for Harijans in good condition.	Rs. 2500/-
	Drinking well. Good condition.	Rs. 2500/-

STRUCTURES:

There are structures in the land under acquisition. The Tehsildar has estimated its cost as under, with which I agree and assess the same value accordingly.

Field No.	No. & Name of structures.	Value assessed.
887	1- engine shed.	Rs. 231/- without price of tin.
	1-room pucca tin shed & Mandah (Khasposha)	Rs. 790/- without price of tin.
	1- pucca	Rs. 429/-
	2- pucca	Rs. 252/-
	1-pucca kher	Rs. 540/-
	1-pucca water	Rs. 50/-

CHARGES.

Rs. 100/- as labour charge for engine fitted at Rs. 100/- as labour charge. Rs. 50/- correct and was

COMPULSORY ACQUISITION:

and the interested persons will be as compulsory acquisition as required by section 2(2) of the Acquisition Act, 1894.