Drawing No = 861
14/5/86

(178)

श्रीमान जी,

मुताबिक दरखास्त एवार्ड नं 1958 मौजा मालिकपुर कोही उर्फ रंगपुरी के खसरा नं 1654 (4-16), 1655 (4-16), 1657 (4-16) के मुताबिक नक्शा मुन्तज़मिन नं शुमार 55 पर मुन्शीलाल वल्द हंसराम कौम जाट साकिन देह 1/6 हिस्से का मुआवज़ा मुतालिका 1657/= दर्ज है। उपरोक्त नम्बरान खसरा बरुए एवार्ड नं 1958 16/3/67 बरुए नोटिफिकेशन U/S 4 नं F.4(98)/64-L&H, Dat 23/1/65 व Notification U/S 6 नं F.4(98)/64 L&H Dat. 6/9/66 से एक्वायर करके कब्ज़ा कार्यवाही दिनांक 25/4/67 को मुकम्मल हो चुकी है। उपरोक्त एवार्ड P.D.D. के तहत किया गया है।

नक्शा मुन्तज़मिन के खाना कैफियत में नोट दर्ज है कि खसरा गिरदावरी साल सन् 1965-66 खसरा नं 1655 में रविचन्दर जाट वगैरा की दर्ज है। कब्ज़ा पर्ची नं चार में मुन्शी वगैरा दर्ज है। इसलिये खसरा नं 1655 का मावज़ा मुतनाज़ा है।

बरुए इन्तकाल नं 1008 ख. नं 1654-1655, 1657 कुल तादादी 14-08 बिन जानिब मुन्शीलाल-किशनलाल पुत्रान हंसराम का हि. बराबर 1/3 हि. सूरत सिंह उर्फ सुता वल्द सहजू 1/3 हि., मक्खन वल्द मंगलाना 1/3 हि. बिल एवज़ मुन्तकिल है। मावज़ा मुतनाज़ा Rs. 15000/= मकबूल जमा नल सरकार है। बाबत अदायगी payment A/C से रिपोर्ट ली जानी वाजिब है। रिपोर्ट प्रस्तुत है।

20/5/86

N.T. (L.A.)

लेखा A/C द्वारा Payment के मुतल्लिक रिपोर्ट करें

27/5/86

A/C

Paid a sum of Rs. 1657=00 on 29-1-6

N.T.(LA) to Sh. Munsilal S/o Hans Ram

4/6/86

[illegible] शरीफ पु० इसहाक का
रकबा नम्बर 13-B 8-B का 1/6
हिस्सा बजरिए एवार्ड नम्बर
1958 dated 16-3-67
से [illegible] [illegible]
तारीख 25-4-67 को
देने के बाद पाने के मुताबिक
Payment [illegible] 21/1/68 को
उठा ली है लिहाजा Report
भेजी जानी वाजिब है
1/6/86

L.A.C

file
23/6/86
1240

कब्जा कारवाई अवार्ड नं० 1958 ग्राम मलिकपुर कोही उर्फ रंगपुरी दिल्ली

बाहुक्म जनाब L.A.C (ME) दिनांक 20.6.72 को बहमराह श्री रतीराम पटवारी L.A. व श्री प्रेमसिंह कानूनगो L.A व श्री शोभा राम चपरासी मौके पर पहुँचे। मौके पर महकमा भूमि व भवन विभाग की तरफ से श्री S.K Babber N.T व श्री नत्थु सिंह कानूनगो व मुख्तार हुसैन पटवारी हा हैं। कब्जा कारवाई के लिये श्री शोभा राम चपरासी से मौके व गाँव में मुनादी व मुस्तहरी करा दी गई। कब्जा वाकई निम्नलि नम्बरान खसरों को हासिल करके नम्बरात खसरों के चारों तरफ घुमाकर व बुर्जियां खाम लगाकर श्री S.K. Babber को दिया गया। मौके पर भूमि जिसका कब्जा दिया गया खाली पड़ी

नम्बरात खसरा जिसका कब्जा दिया गया है।

$\frac{1525^{\text{मिन}}}{2-16}$, $\frac{1526^{\text{मिन}}}{1-12}$ कुल रकबा 4-8 बिस्वे

दिया गया।

बावक्त कब्जा कारवाई किसी किस्म की कोई रुकावट सामने नहीं आई। पटवारी हाल ग्राम मलिकपुर कोही हाजिर नहीं है। इसलिए कब्जा कारवाई की नकल जरूरी के लिए भिजवाई जाये। एक नकल नतीजा को

AWARD No. 1958

Name of the village :- Malik Pur Kohi Alias Rangpuri
Purpose of acquisition : PLANNED DEVELOPMENT OF DELHI.
Nature of Acquisition : PERMANENT.

AWARD

Land measuring 1571 bighas 03 biswas situated in village Malik Pur Kohi alias Rangpuri was notified for acquisition under section 4 of the Land Acquisition Act (I) 1894, vide notification No. F.4(98)/64-L&H, dated the 23rd. January, 1965 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 and rejected. On this, a declaration under section 6 of the Land Acquisition Act (I), 1894 for an area of 928 bighas 17 biswas, was issued under the authority of the Chief Commissioner, Delhi vide notification No. F.4(98)/64-L&H dated the 6th September, 1966. Notices under section 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 :

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The land was measured on the spot by the Land acquisition field staff in conjunction with a representative of the requiring department and the area was found correct. The true and correct area of the fields Nos. is found as below :-

Field No.	Area	Kind of soil.
1525	3 11	Ghai mumkin Pahar.
1526	4 2	G.M.Jhugee.
1527	5 17	G.M.Makah & Pahar.
1528	4 00	G.M.Makan & Pahar.
1529	3 12	G.M.Pahar.

1530	4	12	✓	G.M.Pahar.	
1531	4	11	✓	G.M.Pahar.	
1532	2	4	✓	- do -	
1533	5	7	✓	- do -	
1534	5	10	✓	- do -	
1535	4	12	✓	Masrua Khaki-	
1536	4	4	✓	- do -	
1537	4	3	✓	- do -	
1538	1	15	✓	- do -	
1539	3	16	✓	G.M.Pahar.	
1540	5	00	✓	- do -	
1541/1	1	18	✓	Mazrua Khaki	
1541/2	4	00	✓	- do -	
1542	4	16	✓	- do -	
1543	4	16	✓	- do -	16/3
1544	3	4	✓	Parti Jadid	
1545	4	16	✓	Mazrua Khaki	
1546	4	16	✓	- do -	
1547	4	16	✓	- do -	
1548	6	11	✓	- do -	
1549	6	19	✓	G.M.Pahar.	
1550	4	16	✓	Parti Jadid	
1551	2	16	✓	-do -	
1552	6	8	✓	- do -	
1553	6	11	✓	G.M.Kharia	
1554	2	8	✓	G.M.Pahar.	
1555	4	15	✓	- do -	
1556	7	4	✓	Mazrua Khaki	
1557	4	16	✓	- do -	
1558	4	16	✓	- do -	
1559	4	16	✓	- do -	
1560	2	14	✓	Mazrua Khaki G.M Rasta	2-12 0-02
1561	4	16	✓	Mazrua Khaki	
1562	4	16	✓	- do -	

1563	4	16 ✓	Mazrua Khaki
1564	4	16 ✓	-do-
1565	4	16 ✓	-do-
1566	3	10 ✓	- do -
1567/1	4	16 ✓	- do -
1567/2	0	18 ✓	- do -
1568	3	01 ✓	Parti Jadid
1569/1	2	12 ✓	Mazrua Khaki
1569/2	1	16 ✓	- do -
1570	5	04 ✓	G.M.Kharia Pahar.
1571	4	18 ✓	- do -
1572/1	1	14 ✓	- do -
1572/2	1	14 ✓	- do -
1573	3	03 ✓	Mazrua Khaki
1574	6	00 ✓	-do -
1575	4	16 ✓	- do -
1576	4	16 ✓	- do -
1577	4	16 ✓	- do -
1578	4	16 ✓	- do -
1579	4	16 ✓	- do -
1580	4	16 ✓	- do -
1581	4	16 ✓	- do -
1582	4	16 ✓	- do -
1583	4	16 ✓	- do -
1584	4	16 ✓	- do -
1585/1	2	8 ✓	- do -
1585/2	2	8 ✓	- do -
1586	4	16 ✓	- do -
1587/1	1	00 ✓	- do -
1587/2	3	16 ✓	- do -
1588/1	2	8 ✓	- do -
1588/2	2	8 ✓	- do -
1589	4	16 ✓	- do -
1590	4	16 ✓	Mazrua Khaki 2-8 Parti Jadid 2-8
1591/1	4	05 ✓	Mazrua Khaki

16/7

✓

1591/2	0- 11 ✓	Mazrua Khaki
1592	4 16 ✓	-do-
1593	4 16 ✓	-do-
1594	4 16 ✓	Parti Jadidi.
1595	4 16 ✓	Mazrua Khaki
1596	4 16 ✓	-do-
1597	4 16 ✓	-do-
1598	4 16 ✓	-do-
1599	2 - 13 ✓	-do-
1600	3 - 13 ✓	-do-
1601	4 - 16 ✓	-do-
1602	4 16 ✓	-do-
1603	4 16 ✓	-do-
1604	4 16 ✓	-do-
1605	4 16 ✓	-do-
1606	5 00 ✓	-do-
1607/1	4 16 ✓	-do-
1607/2	1 12 ✓	-do-
1608	4 16 ✓	Parti Jadid
1609	4 16 ✓	-do-
1610	2 17 ✓	-do-
1611	4 10 ✓	-do-
1612	4 02 ✓	G.M.Factory
1613	4 16 ✓	-do-
1614	4 16 ✓	Mazrua Khaki.
1615	4 16 ✓	-do-
1616	4 16 ✓	-do-
1617	4 16 ✓	-do-
1618/1	2 07 ✓	-do-
1618/2	2 09 ✓	-do-
1619	4 16 ✓	-do-
1620	4 16 ✓	-do-
1621	4 16 ✓	-do-
1622/1	2 08 ✓	-do-
1622/2	2 08 ✓	-do-

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1623	4	16 ✓	-do-	
1624	4	16 ✓	-do-	
1625	4	16 ✓	-do-	
1626	4	16 ✓	-do-	
1627	4	16 ✓	Parti Jadid	
1628	4	16 ✓	-do-	
1629	4	16 ✓	Mazrua Khaki	
1630	4	16 ✓	-do-	
1631	4	16 ✓	-do-	
1632	4	16 ✓	-do-	
1633	4	16 ✓	-do-	
1634	4	16 ✓	Parti Jadid	
1635	4	16 ✓	-do-	
1636	4	16 ✓	-do-	
1637	4	16 ✓	Mazrua Khaki	
1638	4 -	07 ✓	Parti Jadid	
1639	5	05 ✓	G.M.Pahar.	
1640	6	03 ✓	-do-	
1641	5	14 ✓	-do-	
1642	5	03 ✓	-do-	16/2
1643	3	09 ✓	-do-	
1644	2	06 ✓	Mazrua Khaki	
1645	4	16	-do-	
1646	2	00 ✓	-do-	
1647	4	16 ✓	-do-	
1648	4	16 ✓	-do-	
1649	4	16 ✓	-do-	
1650	4	16 ✓	-do-	
1651	4	16 ✓	-do-	
1652	4	16 ✓	-do-	
1653	4	16 ✓	-do-	
1654	4	16 ✓	-do-	
1655	4	16 ✓	-do-	
1656	4	16 ✓	-do-	
1657	4	16 ✓	-do-	

Contd-....6

1658	4	16	✓	Mazrua Khaki
1659	4	16	✓	-do-
1660	4	16	✓	-do-
1661	4	16	✓	-do-
1662	4	16	✓	-do-
1663	4	16	✓	-do-
1664	4	16	✓	-do-
1665	4	16	✓	-do-
1666/1	2	04	✓	-do-
1666/2	1	04	✓	-do-
1666/3	1	08	✓	-do-
1667	4	16	✓	-do-
1668	4	07	✓	-do-
1669	4	00	✓	-do-
1670	3	12	✓	-do-
1671	4	06	✓	-do-
1672	4	16	✓	-do-
1673	4	16	✓	-do-
1674	4	16	✓	-do-
1675	4	16	✓	-do-
1676	3	08	✓	-do-
1677	4	00	✓	-do-
1678	4	16	✓	Parti Jadid
1679	4	16	✓	Mazrua Khaki
1680	4	16	✓	-do-
1681	4	16	✓	Parti Jadid
1682	4	16	✓	-do-
1683	4	16	✓	Mazrua Khaki
1684	4	16	✓	-do-
1685/1	2	08	✓	G.M.Kharia
1685/2	2	08	✓	Mazrua Khaki
1686	6	06	✓	-do-
1687	5	12	✓	-do-
1688	4	18	✓	-do-

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Contd......7

1689/1	2	04 ✓	G.M.Kharia
1689/2	2	14 ✓	Banjar Qadim
1690/1	1	15 ✓	Parti Jadid
1690/2	1	16 ✓	Banjar Qadim
1691	2	16 ✓	Mazrua Khaki
1692	5	00 ✓	-do-
1693	1	05 ✓	G.M.Pahar
1694	5	15 ✓	-do-
1695	6	18 ✓	-do-
1696	6	01 ✓	Parti Jadid
1697	3	08 ✓	-do-
1698	3	00 ✓	-do-
1699	6	11 ✓	-do-
1700	6	12 ✓	Banjar Qadim.
1701	2	08 ✓	Parti Jadid
1702	2	09 ✓	G.M.Pahar
1703	5	06 ✓	-do-
1704	4	19 ✓	-do-
1705	3	05 ✓	-do-
1706	6	00 ✓	-do-
1707	6	19 ✓	-do-
1708	5	00 ✓	-do-
1709	6	04 ✓	-do-
1710	6	01 ✓	Mazrua Khaki 6 -00 Parti Jadid 0-01
1711	4	16 ✓	Mazrua Khaki
1712	4	16 ✓	-do-
1713	3	06 ✓	-do-
1714	6	02 ✓	G.M.Pahar
1715	3	03 ✓	-do-
1716	4	10 ✓	Mazrua Khaki
1717	4	16 ✓	-do-
1718	6	02 ✓	-do-
1719	4	01 ✓	G.M.Pahar
1720	4	00 ✓	-do-

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Contd......8

1721	2	05 ✓	G.M.Pahar
1722/1	2	07 ✓	-do-
1722/2	2	03 ✓	-do-
1723	4	04 ✓	-do-
1724	3	07 ✓	-do-
	Total: 928	17	

CLASSIFICATION OF THE AREA:

Mazrua Khaki	608-06
Parti Jadid	110-07
Banjar Qadim	11-02
Ghairmumkin	199-02
Total:	928-17

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The above classification of the area is according to the revenue record. The site was inspected by the field staff ~~and myself~~. The position is as below:-

Field No.1526:- It is G.M.Pahar and not G.M.Jhugee.

Field No.1527:- It is G.M.Pahar and there is no Makan.

Field No.1613:- There is no factory.

Field No.1612,1615 & 1616 :- The Ghairmumkin factory is in these field Nos.

COMPENSATION CLAIMS.

The following persons have filed claims for compensation:-

S.N.	Name of the claimant.	Compensation claimed.
1.	Prabhu s/o Ramji Lal	Rs.20/-per sq.yd.
2.	Risal Singh s/o Jaisy Ram	Rs.5000/- per bigha.
3.	Bakhtawar Singh alias Dharam vir, Jagjit Singh alias Jagdish ss/o Narain, minor through Shri Sunder Singh s/o Neki Ram.	Rs.10000/-per bigha.
4.	Bal Krishan s/o Ratti Ram	Rs.15,000/- perbigha.
5.	Rattan Singh s/o Hari Singh	-do-
6.	Om Parkash s/o Lachhoo Ram.	-do-
7.	Munshi Lal, Kishan Lal ss/o Hans Ram, Maha Singh, Bhagwan Singh ss/o Neki & Bholay Ram s/o Surat Singh alias Surta.	Have claimed compensation @ Rs.15000/- per bigha and Rs.1800/- for Bundh.
8.	Bholay Ram s/o Surat Singh.	He filed an application that field No.1656, 1658 & 1659 are wrongly entered in his possession in the revenue record and he has not

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		exchanged with any other. He has not claimed for compensation.
9	Chander Bhan, Risal Singh Raghbir Singh, Nafey Singh, Ram Kunar ss/o Mangat.	Rs.15000/- per bigha kham. Have stated that the field No.1656,1658 and 1659 are wrongly entered in possession of Surta as exchange.
10.	Smt.Gokalia wd/o Mehar Singh, Lakhi Ram, Charan Singh, Jal Singh, Suraj Bhan ss/o Smt. Khazano, Sukh Devi, Bul Singh Devi dd/o Birkha Ram.	They have claimed compensation @ Rs. 10000/- per bigha kham. for non-occupancy tenant right for field No.1675 min,1676 min, 1672 min,1700 min, 1673 min,1674 min, 1701 min.
11.	Nav Rattan s/o Major Shri Jaisee Ram.	He has claimed compensation @Rs.20000/-per bigha.
12.	Ram Mehar,Mukhtiar ss/o Har Nand.	He has claimed compensation @ Rs.10000/- per bigha and Rs.50000/- for structures.
13.	Ram Nath s/o Raj Karan.	He has claimed compensation @ Rs.16/- per sq.yd.
14.	Mangat s/o Data Ram.	Rs.16000/-per bigha.
15.	Hukam Chand through his mother smt.Khazani.	Rs.5000/- to Rs.6000/- per bigha.
16.	Ratti Ram s/o Kaloo Mal.	Rs.15000/-per bigh
17.	Siri Ram s/o Charanji Lal.	Rs.2000/- per bigha for G.M.Pahar.
18.	Chandgi Ram s/o Ram Parshad.	Rs.15000/-perbigha.
19.	Surat Singh s/o Tulsi Ram.	Rs.10/-persq.yd.
20.	Daryao Singh s/o Baldev Singh.	Rs.20/-per sq. yd.
21.	Raghunath s/o Ghanshyam through his son Lachman.	Rs.20/-persq.yd.
22.	Risalay s/o Mangat.	Rs.16/-per sq.yd.
23.	Bhim Singh s/o Lala.	Rs.20/-per sq.yd.
24.	Kanwar Singh s/o Lala.	Rs.20/-per sq.yd.
25.	Khazan s/o Kehar through Kanwar Singh s/o Lala.	Rs.20/-per sq.yd.
26.	Lala s/o Kehar.	Rs.20/-per sq.yd.for land and Rs.5000/-for Hauz of Kharia.
27.	Chandgi Ram s/o Amar Singh.	Rs.20/-per sq.yd.

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Contd.....10

28.	Bhoru s/o Bhola.	Rs.20/-per sq.yd.
29.	Chunni Lal, Kishan Lal alias Kishana ss/o Balia.	Rs.10000/-per bigha and Rs.5000/- for crops.
30.	Mir Singh s/o Kehar Singh.	Rs.20/-per sq.yd.for land and Rs.10000/-for development of land and and Rs.15000/-for investment irrigation purpose.
31.	Dharam Singh s/o Bharat Singh.	Rs.4000/- per bigha.
32.	Dhara Singh, Attar Singh ss/o Udey Singh, Rama Nand etc.ss/o Charan Singh & others.	Rs.10/- per sq.yd.
33.	Jagan Nath, Ram Sarup, Bhagwat Sarup ss/o Duli Chand alias Dulay.	Rs.15/ - per sq.yd. Rs.500/-for trees and Rs.15000/- for investment on irrigation purpose.
34.	Smt.Kanta Devi w/o Girdhari Lal, and smt.Manorma w/o Om Parkash.	Rs.15000/- per bigha kham.
35.	Kishan Lal alias Kishna ss/o Balia.	Rs.1000/- per bigha kham for land and Rs. 500/- for Bundh.
36.	Hansa Co-operative House Bldg., Society, Ajmeri Gate.	Rs. 10000/- per bigha kham.
37.	Surjan s/o Ram Gopal himself and on behalf of Nafey Singh Kishan Lal his brothers.	Rs. 15/- per Sq. yard.
38.	Harbans Lal Malhotra & Sons (P)Ltd.	Rs. 10,000/- per bigha for land, Rs. 20000/- for structures, Rs. 10,000/- for loss of business.
39	Maha Singh, AriMal	Have claimed compensation for field No. 1535 to 1538 and 1630 to 1636. No rate mentioned in their claim.

DOCUMENTARY EVIDENCE :

The following documentary evidence was produced by the claimants.

1. Shri Kanwar Singh & Others have produced one uncertified copy of sale deed No. 2379 dated 10.4.64 in respect of field No. 1587/1 measuring 1 bigha for Rs. 5000/- . The field No. was sold by Lal s/o Kehar Singh in favour of Bhoru s/o Bhola, r/o Nizampur, Rasidpur, Chandgi s/o Amar Singh.

2. Shri Mir Singh s/o Kehar Singh has stated that the pr produced by Kanwar Singh be considered as evidence in hi also.

MARKET - VALUE:

This village is governed under the Delhi Land Reforms Act, 1954, and the area of the village cannot be used for purpose other than agricultural without proper sanction of the proper Authority. The market value in this village is therefor to be fixed in the above light. 16/3

Before fixing up the market value of the land, it seems quite necessary to have a general idea of the quality of the land now under acquisition, its location and approach to it. There is a Mehrauli-Mahipalpur Road which adjoins with the Delhi Gurgaon Road(direct) and can be said as Link Road between the Delhi Gurgaon Road and Delhi Gurgaon Road via Mehrauli. This area is situated on this road on Northern side, and extends to a great extent towards north. It can now be safely be said that some of the area which is near the road will carry more price than the area which is situated away from the road. It is also not out of place to mention here that a portion of this land is hilly and can never be brought under cultivation; but some of the Khasra Nos. of Hilly land are either adjoining the above mentioned roads or are nearer to it than the other cultivated area which is away from the road. The attraction of the location of such hilly Khasra Nos. is also not to be ignored. There is some Banjar Qadim land. Had it been fit for cultivatio & the land owners would have ~~already~~ surely brought it under plough~~t~~ because of attractive prices of food grains. It can now safely be presumed that his area is not fit for cultivation can be put with hilly area for purposes of acquisition. Similarl some of the area now under acquisition is Parti Jadid. The position of this area is quite different than the position of Banjar Qadim. The very word 'Parti Jadid' shows that this land must have been under cultivation a few years back and can be presumed of the quality of the adjecent land which is now under ~~ab~~ cultivation area. It also does not look nice that

Contd.... 12/-

while giving the compensation, the above mentioned facts should be ignored.

Keeping above mentioned facts in view the land under acquisition is divided into the following blocks:-

BLOCK'(I):

16/3

This block will contain the land which is either adjecent to the pucca road which connects Delhi Gurgaon Road via Mehrauli and Delhi Gurgaon Road(direct) or the land which is anear to it up to the extent of about three Khasra Nos. towards north and will also include the Partir Jadid land lying within this limit. There is a factory adjecent to the pucca road and the quality of this area is the same which is of the adjecent Khasra Nos. and has also been kept in this block. This block includs the following field Nos:-

1535 to 1537, 1542 to 1547, 1558 to 1563, 1597 to 1602, 1604 to 1606, 1607/1, 1607/2, 1608 to 1617, 1716 to 1718, 1722/1, 1722/2, 1723 & 1724 total measuring 185 bighas 17 biswas,

BLOCK (II)

This block include the land which is lying towards the northern side of the land included in block (I) and also includes hilly area which either abut~~t~~s or is away upto the extent of about 3 Khasra Nos towards north from the above mentioned road excluding other hilly area and land a~~s~~/classified Parti Jadid but surrounded by other cultivated area will also be included in this block. This block will include the following Khasra Nos:-

1525 to 1534, 1538, 1541/1, 1541/2, 1548, 1550 to 1552, 1556, 1557, 1564 to 1566, 1567/1, 1567/2, 1568, 1569/1, 1569/2, 1573 to 1584, 1585/1, 1585/2, 1586, 1587/1, 1587/2, 1588/1, 1588/2, 1589, 1590, 1591/1, 1591/2, 1592 to 1596, 1603, 1618/1, 1618/2, 1619 to 1621, 1622/1, 1622/2, 1623 to 1638, 1644 to 1665, 1666/1, 1666/2, 1666/3, 1667 to 1684, 1685/2, 1686 to 1688, 1690/1, 1691, 1692, 1697 to 1699, 1701, 1710 to 1713 1715, & 1719 to 1721 total measuring 592 bighas 11 biswas.

Contd.......13/-

16/2

BLOCK(III)

This block includes the hilly area which is away from the above mentioned pucca road up to the extent of more than 3 Khasra Nos. and also includes the following Khasra Nos:-

1539, 1540, 1549, 1553 to 1555, 1570, 1571, 1572/1, 1572/2 , 1639 to 1643, 1685/1, 1689/1, 1689/2, 1690/2, 1693 to 1696, 1700 & 1702 to 1 709 to 1714 total measuring 150 bighas 9 biswas.

In calculating the amount of compensation to be awarded, certain points as mentioned under section23(1) of the Land Acquisition Act are to be kept in view. In order to determine the market value, many other factors enter into reckoning which are also necessary , for instance, the sale transactions of the village concerned that took place during first 5 years preceding to the date of notification under-section 4 of the act, i.e. 23-1-65 ~~13.11.1959~~, nearness of the land under acquisition to any pucca road, the size and shape of the land now under acquisition all the previous transactions, situation and use to which it can be put to, rise and fall in prices due to demand of the land in market and the land acquired previously in the village concerned. It is fact that exact market value is not likely to be fixed in any case, but it cannot be denied that every possible effert should be made to fix up the correct market value prevailing on the date of notification. The claims of the right holders already discussed are also to be kept in view for this purpose.

In this village no land has so far been acquired. Had there been any acquisition, the price fixed at that time would have been of great help.// In order to have the idea of the prevailing market value of the land it seems necessary to have a look ~~of~~ the year-wise sale which took place during ~~the~~ 5 years immediately preceding to the date of publication of notification U/s 4 of the Land Acquisition Act i.e. 23.1.65 and statement of such sales is given as under:-

Contd......14/-

S.N.	Year	Area sold Big. Bis.	Consideration money.	Average per bigha.
1.	1960-61	0 - 12	Rs.1,400/-	Rs.2,337.37P.
2.	1961-62	2 - 00	Rs.5,000/-	Rs.2,500/-
3.	1962-63	4 - 16	Rs.6,000/-	Rs.1,200/-
4.	1963-64	121 - 11	Rs.62,215/-	Rs. 511.85P.
5.	1964-65	24 - 14	Rs.15,000/-	Rs. 607.29P.
	Total	153 - 13	Rs.89,615/-	Average Rs. 583.24P.

The above table shows that highest average price per bigha of the land was during the year, 1961-62, and the lowest was during the year, 1963-64. The average price of above mentioned 5 years comes to Rs.583.24P per bigha.

Before coming to any conclusion, it seems quite necessary to examine all these sales which took place during ~~the~~ each year and these are discussed year-wise as under:-

1960-61: During this year, area measuring 12 biswas was sold ~~vide muta~~ vide three transactions and not a single transaction involving area more than 6 biswas was entered during this period. The highest average price per bigha of the land sold vide mutation No.983 entered on the basis of registered deed dated 10,3.60 comes to Rs.3000/- and the lowest price of the land per bigha comes to Rs.2000/- of the land sold vide mutation No.984 entered on the basis of registered deed dated 16.2.60. As mentioned above the land of the village is to be used for agricultural purposes and the sales of such small area cannot be presumed to have taken place for this purpose. It can now safely be said that all this area was sold for purposes other than agricultural. It is also fact that when the land is sold in small paches, it fetches high price and when it is sold in big plots the price per bigha is bound to be low. Keeping this fact in view, the price of land per bigha prevailing during this year cannot be taken into consideration for fixing the market value of the land.

1961-62: During this year only one transaction involving area measuring 2 bighas took place and the average price per bigha comes t Rs.2500/-~~per bigha~~. This sale was made by the right holde in favour of Gaon Sabha and the area is situated near the i Deh

Cont..15/-

and adjacent to the residential plots of the inhabitants allotted to them during consolidation operation. The area now under acquisition is far away from the area now under acquisition. Moreover, this area must have been used by Gaon Sabha for common purpose. Hence this single transaction cannot be taken into consideration while fixing the market value of the land under acquisition. 16/2

1962-63: During this year one transaction involving Khasra Nos. 1582 and 1567/1 took place and the average price per bigha comes to Rs.1250/-per bigha. This area is now being acquired. It is a fact that the price of this land in normal course would ~~be~~ have been of great help while fixing the market value of the land, but the recent sales which took place out of this very land cannot also be ignored, in any way and the effect of this transaction is bound to go down in the presence of other recent transaction. Hence it can not also be relied upon.

1963-64 : During this year the highest price per bigha of the area sold vide mutation No.1000 entered on the basis of the registered deed dated 4.11.63 comes to Rs.1637 and thelowest price per bigha of the land sold vide mutation No.993 entered on the basis of registered deed dated 9.4.63 ~~xxxxxx~~ comes to Rs.300/-. The [illegible] area sold vide mutation No.994 which was entered on the basis of the registered deed dated 23,5,63 is now under acquisitio and the average price of this area comes to Rs.500/-per bigha. As the area sold vide mutation No.993 and 1000 is away from the land now under acquisition, so no importance is to be attached to this transaction, as far as fixing up the market value of the land is concerned, but the price of land sold vide mutation No.954 cannot be ignored in any way.

1964-65: During this year only two sale transactions took place. Mutation No.1022 involving only 14 biswas of land ~~xxxx~~ sold for Rs.3000/- took place and the average price per bigha comes to Rs.4285/-. This area ~~must have been purchased by the vendee and~~

Contd....16/-

is away from the land now under acquisition ~~isxti~~ and is situated quite near the abadi site. This area must have been purchased by the vendee for purposes other than agricultural. Hence, it is not proper to keep this transaction in view while fixing the market value of the land. Other mutation No.1020was entered on the basis of registered deed dated 15.11.64 involving block II area measuring 24 bighas for Rs.12000/- and the average price per bigha comes to Rs.500/-. This area is also now under acquisition and the extent of area involved in this mutation clearly shows that this area must have been purchased by the vendee for agricultural purposes.

The land owners have produced one un-certified copy of sale deed No.2379 dated 10.4.64 in respect of field No.1587/1 measuring 1 bigha for Rs.5000/-. This field No. is within the land under acquisition, but no reliance can be placed on this transaction in view of the other sale transactions during the year, 1962-63 & 64 in which field Nos. are within the land under acquisition.

16/3

In the light of above discussion, it is also not advisable to follow the price fetched by the sale of land vide mutation No.972 which took place during the year, 1962-63 but can be presumed that vendee of that area must have been given such a high price due to certain consideration best known to him. The average price for 5 years preceding to the date of notification, which comes to Rs.583.24P is also to be kept in view and average price per bigha for the last year preceding to the date of publication of notification which is Rs.607.29P is also to be kept in view.

Keeping all the above mentioned facts in view, the sum of Rs.600/-per bigha seems fair and reasonable price for Block(II). On this very basis the fair and reasonable price ~~per bigha~~ of the land now included in block(I) & (III) may be Rs.800 & Rs.400/- per bigha kham respectively., I, therefore, assess the market rate of the land of these blocks as under:-

<u>BLOCK (I) :</u>	Rs.800/-per bigha.
<u>BLOCK (II)</u>:	Rs.600/-per bigha.
<u>BLOCK (III)</u>:	Rs.400/-per bigha.

Contd......17/-

TREES WELLS AND OTHER STRUCTURES:

TREES: The trees within the land are assessed as under:-

S.N.	Field No.& kind of trees in which trees are situated.		Approximate weight.	Price assess.
1.	1526✓	1-Peepal. 1-Neem.	12-quintal. 6--do-	Rs. 72/- ✓ Rs. 42/-
2.	1571✓	5-Kikar.	16--do-	Rs.128/- ✓
~~3~~.	~~1575~~	15-Ronj	16--do-	Rs.112/- ✓
3.	1575✓	1-Kikar.	4 -do-	Rs. 32/- ✓
4.	1576✓	2-Ronj	4--do-	Rs. 28/- ✓
5.	1636✓	3-Ronj	2--do-	Rs. 14/- ✓
6.	1635✓	1-Kikar.	1--quintal.	Rs. 8/- ✓
7.	1634✓	1-Kikar.	2--do-	Rs. 16/-
8.	1633✓	1-Kikar.	1--do-	Rs. 8/-
9.	1654✓	1-Kikar.	3/4--do-	Rs. 6/-
10.	1686✓	5-Kikar.	12--do-	Rs. 96/-
			Total	Rs.562/-

16/2

WELLS:

There is one well in field No.1571. The Naib-Tehsildar has estimated its cost at Rs.1500/-. I agree and assess the same accordingly.

STRUCTURES:

There are pucca structures in field No.1612 , 1615 & part of field No.1616. The factory on this land was erected before the date of notification u/s 4. The claimant has claimed compensation of Rs.200000/-for the factory. The structures of the ~~landxunderxacxxxx~~ factory require valuation to be done by the Asstt Engineer(Valuation). The land under the factory is being acquired through this a ward. A supplimentary award will be given regarding the structures on the land after the valuation of the structures. Some claimants have also claimed compensation for their 'Hauz' of Kharia Mitti. These are very temporary structures of pieces of stones, taken from the land. No compensation is assessed for the same. There are a few Jhugs in field No.1525 & 1526, which are unauthorised and tempor. These

Contd....18/-

can be removed by the occupants and no compensation is assessed for these Jhugees. Two three claimants have also claimed compensation for Bundh, but at the site there are no bundhs except dauls(raised boundary of fields by means of earth) for which no compensation is assessed.

APPORTIONMENT:

The interested persons shall be paid compensation according to the latest entries in the revenue record regarding the land now under acquisition. Several persons other than the land ~~under acquisition.~~ owners are in possession of some of the land now under acquisition. The compensation of all such Khasra Nos. shall be kept under dispute and shall be paid to them only if they come to any amicable settlement and in case of their failure, the matter shall be referred to the competent court for adjudication.

16/2

15% FOR COMPULSORY ACQUISITION:

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

SUMMARY OF THE AWARD: [redacted]

The award is summarised as under:-

S.N.	Area Big.Bis.	Block(	Rate per bigha.	Amount of compensat i
1.	185 - 17	(I)	Rs.800/-	Rs.1,48,680.00P.
2.	592 - 11	(II)	Rs.600/-	Rs. 3,55,530.00
3.	150 - 09	(III)	Rs.400/-	Rs.60,180--00
			Total	Rs.5,64,390.00P.
Add price of well.				Rs. 1,500.00
			Total	Rs.5,65,890.00
Add 15% ~~price~~ of solatium.				Rs. 84,883.50
Add price of trees.				Rs. 562.00
			G.Total	Rs.6,51,335.50

LAND REVENUE DEDUCTION:

The land under acquisition is assessed at Rs. 78.97P as land revenue which will be deducted from the Khalsa Rent Roll

Contd.......19/-

of the village from the date of taking over of the acquired land.

The aforesaid land will vest absolutel government free from all encumbrances.

(BISHAN SINGH)
LAND ACQUISITION COLLECTOR (M)
dt. 16.3.67

Submitted to the Collector, Delhi for informati

(BISHAN SINGH)
LAND ACQUISITION COLLECTOR: (M): DELHI
dt. 16-3-67

Seen. Filed.

NBwarma
16.3.67
COLLECTOR, DELHI

[illegible] 24/3 [illegible] طلب کیا جاوے

L.A.C.(M)
17-3-67

[illegible] 24/3/67 [illegible] 23/3/67 [illegible]

[illegible]

18/3/67

[illegible]

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI. 1

NOTIFICATION.

Datedthe ______ September, 1

No.F.4(98)/64-L&H:- Whereas it appears to the Chief Commissone of Delhi that land is required to be taken by Governement 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 secti 6 of the Land Acquisition Act, 1894, to all whom it may concer 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.

S.N.	Village or Locality.	Total Area Big. Bis.	Field Nos. or Boundaries.
1.	Malikpur Kohi alias Rangpuri.	928 - 17	1525 to 1540, 1541/1, 1541/2, 1542 to 1566, 1567/1, 1567/2. 1568, 1569/1, 1569/2, 1570, 1571, 1572/1, 1572/2, 1573 to 1 1585/1, 1585/2, 1586, 1587/1, 1587/2, 1588/1, 1588/2, 1589, 15 1591/1, 1591/2, 1592 to 1606, 160 1607/2, 1608 to 1617, 1618/1, 1618/2, 1619 to 1621, 1622/1, 1622/ 1623 to 1665, 1666/1, 1666/2,1666/ 1667 to 1684, 1685/1, 1685/2, 1686 to 1688, 1689/1, 1689/2, ~~1690~~/ 1690/1, 1690/2, 1691 to 1721, 1722/1, 1722/2, 1723, 1724.

Attested
L.A.Cllr
24.9.66

[illegible]
[illegible] 28 9/66

N.T. L.A

[illegible]
[illegible]
29/9/66

By order,.
Sd/-
(Jagmohan)
~~Delhi Administration~~
Deputy Housing Commissioner,
Delhi Administration, Delhi.

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION:DELHI.

NOTIFICCATION

Dated the ____ January, 1965.

No.F.4(98)/64-L&H:- whereas it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for the Planned Development of Delhi, 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 objections 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

Village or locality.	Total area Big.Bis.	Field Nos or boundaries.
1. [illegible]palpur.	6241 -18.	1, 2/1, 2/2, 2/3, 3/1, 3/2, 4min, 5, 6, 7/1, 7/2, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10/1, 10/2, 11, to 15, 16/1, 16/2, 17/1, 17/2, 18, 19, 20/1, 20/2, 21 to 24, 25/1, 25/2, 25/3, 26 to 28, 30min, 31 to 38, 39/1to39/4, 40 41/1, 41/2, 42/1, 42/2, 43 to 48, 50min, 51min, 52min, 53 to 58, 59min, 60min, 61, 62/1min, 62/2min, 63min, 64min, 65/1, 65/2, 66 to 68, 69/1, 69/2, 70 to 76, 77min, 78/1min, 78/2, 79 to 82, 83/1, 83/2, 83min, 85min, 86/1, 86/2, 87/ 88, 88/1, 88/2, 89, 90min, 91, 92min, 93min, 94, 95/1, 95/2, 96 to 100, 101/1, 101/2, 102 to 104, 105/1, 105/2, 106, 107/1, 107/2, [illegible] to 111, 112min, 113min, 114, 115min, 116/1, 116/2, 117min, [illegible], 119, 120/1, 120/2, 121/1, 121/2, 122, 123/2, 123/1, 124 to 130, 131/1/1, 131/1/2, 131/2, 132/1, 132/2/1, 132/2/2, 133 to 136, 137/1, 137/2, 138/1, 138/2, 139 to 146, ~~238x~~ 147min, 148 to 155, 156/1, 156/2, 157/1, 57/2, 158/1, 158/2, 159 to 170, 171min, 172min, 173min, 174min, 175/1min, 175/2min, 176/1, 176/2, 177min, 178min, 179, 180min, 181 to 183, 184/1, 184/2, 185 to 190, 191min, 192, 193, 194min, 195/1 min, 195/2min, 196/1min, 196/2min, 197/1min, 197/2min, 197/3m, 198/1min, 198/2, 199, 200min, 201 to 204, 205/1, 205/2, 206, 207/1, 207/2, 207/3, 208/1, 208/2, 209, 210/1min, 210/2, 210/3, 211/1min, 211/2, 212/1, 212/2min, 213, 214min, 215min, 216min, 217min, 218min, 219min, 220 to 226, 227/1, 227/2, 228, 229, 230/1, 230/2, 231 to 235, 236/1, 236/2, 237 to 244, 245/1, 245/2, 246/1, 246/2, 247, 248, 249/1, 249/2, 250/1, 250/2, 251, 252, 253/1, 253/2, 254/ to 265, 266/1, 266/2, 267 to 272,

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273/1, 273/2, 274 to 282, 283/1, 283/2, 284/1, 284/2,
285 to 288, 289/1, 289/2, 290/1, 290/2, 291/1, 291/2, 292,
293/1, 293/2, 294, 295, 296/1, 296/2, 297 to 299, 300/1, 30
300/2, 301, 302, 303/1, 303/2, 304, 305, 306/1, 306/2,
307, 308/1, 308/2, 309/1, 309/2, 310 to 312, 313/1, 313/2, 14
to 326, 327/1, 327/2, 328 to 336, 337/1, 337/2, 337/3/1,
337/3/2, 338/1, 338/2, 339,to 32 345, 346/1, 346/2, 347 to
351, 352/1, 352/2, 353, 354, 355/1, 355/2, 356, 357/1 357/2,
358 to 363, 364/1, 364/2, 365, 366, 367/1, 367/2, 368, 369,
370/1, 370/2, 371, 372/1, 372/2, 372/3, 373/1, 373/2, 374/1,
374/1, 374/2, 375/1, 375/2, 376/1, 376/2, 377, 378, 379/1,
379/2, 380/1, 380/2, 381, 382, 383/1, 383/2, 384/1 to 384/
385, 386/1, 386/2, 387/1, 387/2, 388, 389/1389/2, 390.
392/1, 392/2, 393, 394, to 396, 397/1, 397/2, 398/1, 39
399 to 404, 405/1, 405/2, 406 to 414, 415/1, 415/2, 416 t
418, 419/1, 419/2, 420 to 432, 433/1, 433/2, 434/to 446,
447/1, 447/2, 448 to 450, 451/1, 451/2, 452 to 484, 4 to
506, 507/1, 507/2, 508 to 521, 522/1, 522/2, 52 to 532,
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564min, 566min, 567 to 570,571/1, 571/2, 572 to 576, 577/1
577/2, 578/1, 578/2, 579 to 582, 583/1, 583/2, 584 to 587,
588/1, 588/2, 589/1, 589/2, 590/1, 590/2, 591 to 597. 59
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608/3, 609 to 612, 613/1, 613/2, 614 to 624, 625/1 625/2
626/1, 626/2, 627/1, 627/2, 628, 629/1, 629/2, 630/1, 630
631, 632, 633/1, 633/2, 634 to 646, 647/1, 647/2, 648 to
651, 652/1, 652/2, 653/1, 653/2, 654/1,to 654/3, 655/1 to
655/3, 656/1 to 656/3, 657/1, 657/2, 658 to 663, 664/1, 664/2
665 to 668, 669/1, 669/2, 670 to 682, 683/1, 683/2, 684/1,
684/2, 685/1, 685/2, 686 to 689, 690/1, 690/2, 691, 692/
to 692/3, 693, 694/1, 694/2, 695/ to 702, 703/1, 703/2, 7
704/2, 705, 706/1, 706/2, 707/1, 707/2, 708/1, 708/2, 709/1
to 709/3, 710/1, 710/2, 711/1, 711/2, 712/1, 712/2, 713 to

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724, 725/1, 725/2, 726 to 735, 736/1, 736/2, 737/to 741,
742/1, 742/2, 743 to 746, 754, 755, 756/1, 756/2, 757 to
760, 761/1, 761/2, 762/1, 762/2, 763 to 770, 771/1, 771/2,
772 to784, 785/1, 785/2, 786, 787/1, 787/2, 788, 789/1,
789/2, 790 to 792, 793/1, 793/2, 794/1, to 794/3, 795/1 to
795/~~2~~ 3, 796/1, 796/2, 797, 798/1, 798/2, 799/1, 799/2,
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806/1, 806/2, 807/1, 807/2, 808 to 811, 812/1, 812/2,
812/3, 813/1, 813/2, 814 to 823, 824/1, 824/2, 825, 826/1,
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834/1, 834/2, 835/1, 835/2, 836/ 837/1, 837/2, 838/1, 838/2,
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843/1 to 843/5, 844, 845/1, to 845/4, 846, 847/1, 847/2, 848,
749/1, 849/2, 850, 851, 852/1, 852/2, 853/1, 853/2, 854/1,
~~8~~ 854/2, 855/1, 855/2, 855/3, 856/1, 856/2, 857 to 859,
860/1, 860/2, 861, 862/1, 862/2, 862/3, 863, 864/1, 864/2,
865, 866/1, to 866/5, 867/1, 867/2, 868, 869/1, 869/2,
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By order,

sd/-K.L.Rathee,
Housing Commissioner,Delhi
Administration,Delhi.

No.F.4(98)/64-L&H

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