

OFFER No. : 10/1971-72.

NAME OF THE VILLAGE : HASTSAL.

NATURE OF ACQUISITION : TEMPORARY

PURPOSE OF ACQUISITION : DEVELOPMENT OF BODELA AREA.

These are proceedings for the temporary acquisition of land measuring 50 bighas 18 bis situated in village Hastsal, Delhi for a public purpose namely for the 'Development of Budhela Area' as notified vide Delhi Administration L&B Deptt. notification No.F.7(10)/70-L&H dated 16.10.70 issued under section 35(1) of the L.A. Act 1894. Notices required were issued to all the interested persons in the land to file the claims which are discussed hereafter under the heading 'Compensation claims'.

TRUE AND CORRECT AREA

The land was measured on the spot by the land Acquisition Field staff and the area found available for temporary acquisition is as under:-

Rect.No.	Kh.No.	Area	Classification of the land according to the Rev. Record.
31	6	4 - 16	Apash.
	7	4 - 16	- do-
	8/2	4 - 12	- do-
	13/1	4 - 09	G. Abpash
	14/1	1 - 05	- do-
	14/2	3 - 11	- do -
	15	4 - 16	Apash
	16/2	4 - 12	- do-
	17/1	2 - 18	G. Abpash
	17/2	2 - 17	- do-
	18	3 - 04	- do -
	24/1	1 - 15	Jadid No.2
	24/2	1 - 17	G. Abpash
	25	4 - 04	G. Apash.

CLASSIFICATION OF THE AREA

Apash	Big. Bis.
G. Apash	23 - 12
Jadid No.2	24 - 05
	1 - 15
	<u>49 - 12</u>

Contd.....2/

Rect.No.31 Kh.No.8/1 measuring 4 bis and Kh.No.16/1 measuring 4 bis through notification under section 35(1) have been left out. There is a well in each No.

COMPENSATION CLAIMS

The following persons have filed claims for compensation:-

<u>S.No.</u>	<u>Name of claimant</u>	<u>Compensation claimed.</u>
1.	Smt.Attar Kali wd/o Mir Singh, Tilak Ram s/o Shiba, Shahi Ram s/o Ram Chand.	She has requested for acquiring the land permanent
2.	Tara Chand Ad/s Niader Singh - do-	
3.	Jai Ram s/o Budha.	Compensation claimed @ Rs. 8000/- per bigha.
4.	Roop Ram, Balwant Singh Jagat Singh, Harbans Ram Singh, Ram Kishan ss/o Dewan. Sh.Khub Ram s/o Har Phool, Sh.Jee Raj Singh Ved Parkash, Mehinder ss/o Raghubir Singh Smt Ram Kali w/o Dalip.	Compensation claimed @ Rs. 20/- per sq yds.

DOCUMENTARY EVIDENCE

None of the claimants has produced any documentary evidence in support of the his claim.

MARKET VALUE

The land through this award is temporarily acquired for a period of one year under section 35(1) of the L.A. Act for construction for Development of Budela Area.

This village falls within the perview of Delhi Land Reforms Act under which sub-letting is not enjoined Section 35 of the DLR Act lays that apart from disabled persons no no Bhumidhar or Asami shall let for any period whatsoever any land comprised in his holding. That being so, it is not possible to get any mutation by way of lease hold rights executed for the temporary acquisition of land. Local enquiries reveal that no sub-letting has been made in the village.

The claimants have not adduced any evidence which could have been helpful in fixing the annual rent in respect of land under acquisition.

The sale transactions available relate to the land ~~in~~ situated in Uttam Nagar colony and sailab land. The land under acquisition is at a distance from Uttam Nagar colony and is also not sailab. The nature is Chahi Rosli and Banjar Jadid. So these sales served no useful purpose. In the village Hastal two awards have been made, one is award No.1959 and the other award No.1868. The date of notification u/s 4 is ~~in~~ 24.10.61 and 23.1.65 respectively. Of these land acquired in the former is closer to the land under acquisition. The Block C of that award is the nearest. For it the LAC award Rs. 1200/- per bigha kham while the ADJ in reference under section 18 enhanced it to Rs.2880/-

The Block 'C' comprises of sailab and Chahi but mostly sailab. The kind of soil of the land under acquisition is Chahi and Rosli which is superior in quality to sailab. Banjar Jadid is inferior to sailab.

In the absence of ~~sale~~ transactions, rental deeds, ~~lease~~ deeds it is but necessary to fall back on award No. 1868 for assessing the market value of the land in question.

The situation of Block 'B' of that ~~and~~ ^{award} award (1959) is anytime better than that of the land under acquisition. The nature of soil of the land under acquisition has an edge over the land in Block 'B' and in the case of situation it is not so well situated as Block 'B'. The average of Block 'B' and 'C' as such ^h could be the market value of Apash (Chahi). The ADJ allowed ^L Rs. 4800/- for Block 'B' and Rs. 2880/- for Block 'C'. The average of the two comes to Rs. 3840/- I therefore, fix the market value of Apash at Rs. 3800/- per bigha kham. The market value of G. Apash ^h should be less because it is not ^{as} good as Chahi. I allow ^L Rs. 3200/- per bigha kham for G. Apash ^{and} and for B. Jadid Rs. 2800/-

As stated earlier there is no evidence that the land has been sub-let and as such it is not possible to ascertain the annual rental payable to the owners as yearly rent for the temporary occupation of land.

In the absence of any such positive evidence, there is no other method except to pay 6% on the market value. Calculated at this rate the annual rental is fixed at Rs. 232/- for Abpash Rs. 192/- for G.Apash and Rs. 168/- for B.Jadid respectively.

APPORTIONMENT

Payment of compensation will be made to the persons interested on the basis of the latest entries in the revenue records.

The Award is summarised as under:-

SUMMARY

Rental for apash land measuring 23 bighas 12 bis @ Rs.228/- per bigha kham. Rs. 5,380-80

Rental for G.Apash land measuring 24 big. 5 bis @ 192/- per bighakham. Rs. 4,656-00

Rental for Banjar Jadid land measuring 1 bighas 15 bis @ 168 per bigha kham. Rs. 294-00

GRANT TOTAL Rs.10,330-80

(Rupees ten thousand three hundred thirty and paisa eighty only)

(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

*Announced
Filed
Co day
8.6.71.*

ایک مسکرم فایہا بیہ دیندر او نر کس کلسرسل نام حرفہ ۵۵ کو بہ عمر اسی ہر دو ستر دراز ۲۰ دیندر او نر

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دانشکده سبب بقول ما در این زمینه که ششتری و دنادی به او از میند شری گرام A. و خود نیز دردی می چویده که در دانی می باشد

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GUYANA 7/21/2021

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حکومت پاکستان
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