

IN THE COURT OF SHRI P.D. KHURANA, P.C.S., LAND ACQUISITION COLLECTOR (WAZIRABAD CIRCLE), DELHI.

OFFER NO. 1780
Case No. 1-113
Name of the village: Bhoodpur Bejapur.
Nature of Acquisition: Temporary.

The land situated in village Bhoodpur Bejapur is required for temporary occupation and use for a public purpose, namely, for closing cuts in Bawana Escape. The Delhi Administration, Delhi vide notification No.F.15(34)/64-L32 dated the 7th October, 1964 directed the Land Acquisition Collector to procure the occupation and use of the land for a period of one year from the commencement of such occupation and use under the provisions of section 35(1) of the Land Acquisition Act (I), 1894.

Notices as required under the Law were issued to the interested persons. The interested persons filed the objections.

MEASUREMENT:

to
According to the notification, the area to be acquired is 29 Bighas 17 Biswas only, comprising of field Nos. 372, 373, 383, 384, 397 and 398. The ownership of the land is as below :-

S.No.	Name of the owner	Kh.No.	Area Bigh.Bis.	Kind of land.
1.	Chandgi Ram s/o Abhey Ram.	397	4-16	Bhood
2.	Gandharwa Singh s/o Munshi Ram, Hakim Rai s/o Devi Ditta Ram, Karan Singh s/o Kishan Singh.	398	6-16	Bhood
3.	Partap Singh & Surat Singh ss/o Ratti Ram.	372 373 383 384	4-06 3-05 4-16 6-15	Rosli Rosli Bhood Chahi (6-11) & Chah (0-04).
	Total:		<u>29-17</u>	

CLASSIFICATION OF AREA:

1. Rosli: 7-11
2. Bhood: 15-11
3. Chahi: 6-11
4. Chah : 0-04

contd...2.

CLAIM 3:

Chandgi Ram, Bisal Singh sons of Abhey Ram requested compensation @ Rs.5,000.00 per bigha as cost of land, Rs.750.00 for loss to crops, Rs.200.00 for manure and Rs.120.00 for labour of ploughing two tractors. In the revenue record, the land stands in the name of Shri Chandgi Ram. Name of Shri Bisal Singh does not appear in the revenue record.

The claimants have claimed for the full cost of the land. However, the land is temporarily being acquired for a period of one year.

Shri Gandharwa Singh, Hakim Bai, Karan Singh through Bakshi Tej Singh Vohra Advocate claimed Rs.37,500.00 to level the land and make it fit for agricultural purposes, Rs.2500.00 for damage to crops, Rs.700.00 for manure and Rs.3,000.00 for other damages.

COMPENSATION:

This village is covered by the Delhi Land Reforms Act, 1954 and no land is entered on rent in the Revenue Record.

No land has been acquired in this village so far. Correct market value of the land under acquisition is clear from the mutations No.324 and 343 as below :-

Sl.No.	Mutation No.	Date of Regd.	Details of land	Value	Average per bigha.
1.	324	14-3-60	394, 398, 399 (15-11)	Rs.15,560.00	Rs.1,000.00
2.	343	21-3-63	372, 373, 383, & 384 (19-02)	Rs.6,000.00	Rs.314.14

Considering the temporary nature of acquisition, the average sale value of the land is assessed at Rs.1,000.00 per bigha for the land under acquisition. Calculating at the rate of 6 % per annum on the market value, i.e. Rs.1,000.00 per bigha, the rent comes to Rs.60.00 per bigha for one year. I assess the same as rent of the land for one year. Since the land is being acquired for digging out the earth to strengthen the bank

of canal, I am of the view that Rs.60.00 per bigha on this account is to be given to the owners as compensation for digging earth and I assess the same accordingly. Thus the total rent would be Rs.120.00 per bigha per year. For total land measuring 28 Bighas and 17 Biswas, the rent would come to Rs.3,582.00. However, there is a shahi field No.384 and earth will not be dug out from it, hence no compensation for digging the earth of this area is assessed. After deducting compensation of the area, total amount would be Rs.3,570.00 which I offer accordingly. In case the acquiring department does not dig out earth from any portion of land this compensation of such area be not given to the interested parties. If possession is not taken over, they will not be entitled to compensation.

RECOMMENDATION:

From the inspection of site, it is found that the earth has been dug out from field No.397 and 398 but the remaining land has been utilised so far for the purpose. The possession of land in Khaska No.397 and 398 was taken over by the Canal Department as and when the notification was issued. The possession of the remaining land has not so far been taken over. The period of one year for field No.397 and 398 will run from the date of notification and for the remaining land it will run from the date of ^{take over} possession taken over by the Acquiring Department. The Acquiring Department will return the possession of the land after the expiry of one year from the date of occupation to the interested persons.

Prash Dyal Khatana
(PRASH DYAL KHATANA)
LAND ACQUISITION COLLECTOR (HAFILA)
DELHI. 8.3.65

Submitted to the Collector, Delhi (Land Acquisition)
for information.

Prash Dyal Khatana
(PRASH DYAL KHATANA) 8/3/65
LAND ACQUISITION COLLECTOR (HAFILA)
DELHI.

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Addl: Collector, Delhi
10.3.1965