

जायवाही का बका वापसी रेकार्ड नं 29/71-72 मौला
विजवाहन:-

आज आदेशानुसार भूले आये हुए आयेवाही मिड
के मौला पर वाहनराही श्री बालकृष्ण शर्मा, बर्म वीराल
काठोरा व श्री सतवीर सिंह चण्णाली व श्री ठमर सिंह पखार
मौला पर पड़्या, अलकारी गं विभाग की ओर ले श्री जे. म
Shamun. दाबेरु आप, वाहन वाराण व मालवाग की ओर
से वाहन रुक इतना यावी के जोड़ दाबेरु वही मिला
इस के अलीरीक श्री प्रताप सिंह 200 कुचन व श्री रामा सिंह
अ० चन्दन दाबेरु मिले, व खलरा 1554 मि, 1558 मि, 156
0-9 0-5 0-7
1564 मि, 1563 मि, 1561 मि, 1567 मि, 1586 मि, 1586
0-5 0-5 0-6 0-6 0-6 0-7
1586 मि 1729 मि, 1730 मि 1731 मि, 1738 मि, 1739 मि
0-15 0-13 0-5 0-6 0-5 0-5
1741 मि 1740 मि, 2608/1746 मि, 2609/1746, 1753 मि
0-8 0-8 0-15 0-16 0-7
1754 मि, 1755 मि, 1757 मि, 1758 मि, 1759 मि, 1760 मि, 1761 मि
0-8 0-14 1-6 0-8 0-2 0-2 0-2
1762 मि, 1764 मि, 1765 मि, 1770 मि, 1771 मि, 1772 मि, 1778 मि
0-2 0-8 0-9 0-10 1-0 0-19 0-12
1779 मि, 1780 मि व 1781 मि कुल 20 का तादाद 16-17 बिलका
1-2 0-8 0-7
का बका दिनांक 7.4.71 का रुक वषर का अवधि के विषय हाईरूप ले
मिका गया था, वापिस श्री J. B. Shamun. लक्ष्मी पाल पांनू (विभाग ले हा
6-0 उपर का बका की दाबरी में
अब का वाहन वाराण व मालवाग का वाहन रुक का बका 20 का रुक

५७) श्री सतवीर सिंह द्वारा देहदंड के तन्त्र गौला पर मन्दा व मुम्बई
 वा आवाज व मन्दा मन्दा की गड़ी की पटवारी हलका गौला व
 धातुर गिला २६/५/७२ श्री प्रताप सिंह व राम सिंह ने गौला मन्दा व
 पर दस्तक करेन स इन्कार । लोपा राम फल व ग्यानी राम वाद के धातुर
 कोप २६/५/७२

११/५/७२
 (PAO AM & NYAL)

गौला राम शम्भू
 २६.५.७२.

(Dharman Singh)

२६.५.७२ ५.०

सतवीर सिंह
 २६.५.७२.

राम फल

Ghan...

२६/५/७२

OFFER No. : 29/71-72.
NAME OF THE VILLAGE : BIJWASAN
NATURE OF ACQUISITION : TEMPORARY
PURPOSE OF ACQUISITION : RESTORATION OF
BIJWASAN BANDH.

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Land measuring 16 big. 17 bis. in village Bijwasan is required for temporary occupation and use for a public purpose namely for the Restoration of Bijwasan Bandh. An order w/s 35(1) of the L.A. Act, 1894 was issued by the Delhi Admn. vide No. F.7(24)/70-L&H dated 19th Oct, 1970 for a period of one year, from the commencement of such occupation.

Notices as required were issued to the interested persons. Claims received in response to the notices will be discussed under the appropriate heading 'Claims & Evidence.

MEASUREMENT & TRUE AREA :

The field staff carried out measurement of the land at the spot and the area was found to be correct as 16 big. 17 bis. as per notification above.

OWNERSHIP & OCCUPANCY :-

S.No.	Name of the owner.	Name of occupant.	Kh.No.	Area Big. Bis.	Kind of soil.
1.	Mst. Mehar Kaur wd/o Bhartu, Malook Chand, Saroop Singh Raghu Nath Singh ss/o Todar in equal shares.	Self	1566 min.	0-06	G. Abpash.
2.	S/Sh. Bhartu, Risal, Chandgi, Ram Singh, Sultan Si/o Sh. Duli Chand in equal shares.	Self	1778 min	0-12	-do-

Contd.....2

			2		
3.	S/Sh. Balbir Singh, Dhir Singh, Chander ss/o Sh. Kirpa in equal shares.	Self	2608/1746 min.	0-15	Abpash.
4.	Sh. Boochan s/o Shiv Ram.	Self	2605/1738 min. 2607/1739 min.	0-05 <u>0-05</u> 0-10	Abpash. -do- -do-
5.	S/Sh. Bholar, Zile Singh ss/o Sh. Paras Ram.	Self.	1564min	0-05	G. Abpash.
6.	Sh. Paras Ram s/o Sh. Sita Ram.	Self	1764 min	0-08	-do-
7.	S/Sh. Pearey Lal, Daryao Singh ss/o Kali Ram in equal share.	self	1724min 1741min	0-08	Abpash.
8.	S/Sh. Puran, Lakhi ss/o Sh. Duli Chand.	Self	1754min	0-08	G. Abpash.
9.	Sh. Than Singh s/o Sh. Bharat Singh.	Self	2599/1563 min.	0-05	-do-
10.	S/Sh. Khazan, Matu, Ajit Singh ss/o Mst. Parbati, Gindouri ds/o Sh. Todar in equal shares.	Self	2609/1746 min.	0-16	Abpash.
11.	Sh. Jai Lal s/o Teja, Paras Ram s/o Sita Ram.	Chandgi Ram, Maha Ram ss/o Jai Kishan in equal share under Paras Ram.	1761 min.	0-02	Abpash.
12.	Sh. Khazan Singh s/o Maha Ram, Randhir Singh s/o Arjun in equal shares.	Self	1586 min.	1-02	-do-
13.	S/Sh. Deepa, Kehari, Sis Ram ss/o Roora in equal shares.	Self	1730min	0-05	G. Abpash.
14.	S/Sh. Raghubir, Daleep, Hoshiyare, Zile Singh ss/o Teja in equal share 1/3 share, Munke s/o Sh. Chheloo 1/3 share. Dharam Singh s/o Ram Nath 1/3 share.	Self	1770min	0-10	-Do-
				Contd.....3	

Contd.....3

15. S/Sh-Risal, Raghu Nath
ss/o Mehar Lal, Jaisi Self 1731min 0-06 G. Abpash.
Ram s/o Hari Singh in
equal shares.
16. Sardara, Ram Singh
ss/o Ram Kale Paras Ram
1/2 share. s/o 1762min 0-02 -do-
Meer Singh alias Sita Ram.
Meera 1/2 share
out of 1/4 shares.
Gopal, Chet Ram, Chhattar
ss/o Kishan Lal in equal
shares 1/4 share.

Nihal s/o Balak Ram
1/4 share.

Sultan, Kali Ram ss/o
Amrit 1/4 share.
17. Sh. Sukh Lal s/o Self 1757min 1-06 Abpash.
Sh. Thakur Dass.
18. Sh. Shera s/o Ganga Self 1781min 0-07 G. Abpash.
Sahai. 1771min 1-00
1-07
19. Sh. Mir Singh s/o Self 1753min 0-07 -do-
Smt. Bhartoo,
Bhagwani, Rattni
ds/o Shiv Lal in
equal share--- 1/2 share.

Sukh Lal s/o Thakur
Dass 1/2 share.
20. Sh. Ghiga s/o Chhajoo Self 1758min 0-08 Abpash.
21. Sh. Gordhan, s/o
Bhagmal
110/211 share.

Bhartoo, Risal, Chandgi
Ram Singh, Sultan Self 1779min 1-02 G. Abpash.
ss/o Ram Chand in 1780min 0-08 -do-
equal shares 101/211 shares. 1-10
22. Sh. Ghisoo s/o Self 1740min 0-08 Abpash.
Sh. Baldev.

Contd.....4

23.	S/Sh. Lichman, Dhoopan, Rikha, Sahib Singh, Lal man ss/o Sh. Bhim Singh in equal shares.	Self	1765min	0-09	Abpash.
24.	Sh. Nathu s/o Sh. Khubi 1/2 share.	Self	1585min	0-06	-do-
	Sh. Mahinder Singh s/o Sh. Mangal 1/2 share.				
25.	Sh. Nathu s/o Sh. Des Ram.	self	1729min	0-13	G. Abpash.
26.	Sh. Hoshiyare s/o Sh. Kanaha 1/3 share.	Self	1554min 1558	0-09 <u>0-05</u>	Abpash.
	Dalip s/o Ram Singh 1/3 share.			<u>0-14</u>	
	Mst. Shanti wd/o Chandgi 1/3 share.				
27.	Sh. Hardev s/o Ghiga 1/2 share.	Self	1755min	0-14	G. Abpash.
	Randhir s/o Arjun 1/2 share.				
28.	Sh. Hardev s/o Rizak Ram.	Self	1561min	0-06	-do-
29.	Sh. Paras Ram s/o Sita Ram.	Self	1759min 1760min	0-02 0-02 <u>0-04</u>	Abpash. -do- -do-
30.	Sh. Pearey Lal s/o Sh. Sheo Das.	Self	1567min	0-06	G. Abpash.
31.	S/Sh. Narain Singh, Nand Kishore, ss/o Maha Singh.	Self	1772min	0-19	G. Abpash.
Grand Total			=	16-17	
G. Abpash				9-09	
Abpash				<u>7-08</u>	
				16-17	

Contd.....5

CLAIMS & EVIDENCE :-

S.No.	Name of the claimant.	Kh.No.	Area Big.Bis.	Rate claimed.	Evidence.
1.	Sh.Jai Lal s/o Sh.Ch.Teja.	1761min	-	Demanded reasonable compensation . No, rate is mentioned.	N.1
2.	Mst. Mehar Kaur wd/o Bhartoo, S/Sh.Malook Chand Sarup Singh, Raghu Nath Singh ss/o Sh.Todar through Sh-Malook Chand.	1566min	-	i) Rs 1500/- per big. for land ii) Rs 500/-per big. for damages of crops.	Nil.
Note:- No crop was damaged.					
3.	Sh.Shera s/o Sh. Ganga Sahai.	1731 & 1781.		-do-	-do-
4.	Sh.Dharam Singh s/o Sh.Ram Nath Sh.Mankey s/o Sh.Chhelloo S/Sh. Raghbir, Zile Singh, Hoshiar, Dalip ss/o Teja through Sh.Dharam Singh.	1770 min	-	-do-	-do-
5.	Sh.Dalip s/o Rai Singh Sh.Hoshiare s/o Kalia, Smt. Shanti w/o Chandgi through Sh.Dalip.	1554min 1558min.	-	-do-	-do-
6.	Sh.Nathoo s/o Sh.Khubi Sh.Mahinder Singh s/o Sh.Mangal Singh.	1585	-	-do-	-do-
7.	S/Sh.Bholar Singh, Zile Singh ss/o Sh. Paras Ram.	1564	0-05	i) demanded a sum of Rs 800/- only.	Nil
8.	S/Sh.Dalip Singh, Chhotu Ram, Ram Kishan, Sardar Singh, Hukam Singh, Her Kishan ss/o Sukh Lal Krishana Devi d/o Saroop Singh, Keshar wd/o Sukhlal.	1757	1-06	Demanded a sum of Rs 5500/- as the compensation of land.	Nil.
9.	Sh.Bujan s/o Sheo Ram through Sh.Inder Singh.	2605/1738 2607/1739	0-05 0-05	Demanded a sum of Rs 1800/- as compensation of land	Nil

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10. Sh.Mir Singh s/o
Shib Lal; Dalip Singh 1753 0-07 Demanded a
Chhotu Ram, Ram Kishan sum of Rs1100/- Nil.
Sardar Singh, Hukum Singh,
Har Kishan ss/o Krishana,
Devi d/o Saroop Singh,
Smt. Kesar wd/o Sukh Lal. as compensation
of land.
11. S/Sh. Dipa, Kehri, ^Sis 1730 0-06 Demanded a
Ram ss/o Roora. sum of Rs 820/- Nil.
as compensation
of land.
12. S/Sh. Puran, Lakhi 1741 min 0-08 Demanded a sum
ss/o Duli Chand. of Rs 1090/- Nil.
as compensation
of land.
13. S/Sh. Dhipan, Rikha,
Sahib Singh ss/o 175 min 0-09 Demanded a
Bhim Singh, sum of nil.
Manbhari wd/o Lachman.
Khazani wd/o Raghbir,
Krishna Devi, Rs 820/- as
Om wati, ds/o Raghbir, compensation of
Bhagwani wd/o Balbir land and
Kitabo d/o Balbir rent for a
Diwan Singh s/o period of
Balbir. one year.
Sukhbir s/o Lachman.
Sirian wd/o Lal Man
Rohtas, Parkash,
Krishan, Ishwar
ss/o Lal Man
through
Dhoopan.

Note:- The correct Kh.No. is 1765.

14. Gaon Sabha
through - - Demanded Nil
Officer on compensation
Special Duty(LR) of Gaon Sabha
Deputy Commissioner's land.
Office. No, rate
mentioned.

Contd.....7



MARKET VALUE :-

The land under this award is being temporarily occupied for a period of one year w/s 35(1) of the L.A. Act, 1894 for the purpose of the restoration of Bijwasan Bandh.

This village falls within the purview of the Delhi Land Reforms Act, 1954 under which sub-letting is not enjoined. Section 35 of the said Act lays that apart from disabled persons, no 'Bhumidar' or 'Asami' shall let out for any period whatsoever any land comprised in his holdings. That being so it is not possible to find out suitable ^{lv}exaplars from the revenue record where lease-hold ^Lrights were executed for temporary occupation of land. Local inquiries by the field staff in this behalf also could not bear any fruits.

The claimants in the case also have not adduced any evidence, which could guide here in fixing the annual rent for the land under acquisition.

In the present case no awards have been made in this village. Therefore efforts were made to find out sale transactions nearabout the date of preliminary notification in this case. The field staff consulted the revenue record and the following sale transactions relating to the year 1969-70 came to notice:-

S.No.	Mutation No.	Dt. of Regn.	Kh. NO.	Area	Amount	Average.
1	2	3	4	5	6	7
					Rs	Rs Ps
1.	237/524/70	6.1.70	1197	2-01	6000/-	2926-80
2.	233/525/70	20.1.70	330	15-13	15000/-	932-80
3.	239/490/70	7.2.70	1727	3-05	8000/-	2461-54
						Contd.....8
4.	233	10.1.70	121/2/1	2-16	1,32,000/-	

4.	243	19.6.70	181/2/1	8-16	1,83,000/-	3527-20
			181/1/1	12-00		
			181/1/2	1-00		
			182/2/1	8-07		
			182/2/3	2-06		
			182/2/2	3-06		
			2643/183/3	20-11		
				53-06		
5.	251/77/70	6.4.70	442	19-03	22,000/-	1143-80
6.	263/183/70	24.7.70	288	11-07	23,000/-	2033-40

The sale transactions at S.No. 1, 2, 4, 5 & 6 relate to land in Kh.No.^s which are located at a considerable distance from the land under acquisition and as such cannot offer us guidance in arriving at a fair market value in the present case. The sale transaction at S.No.3 relates to the sale of land in Kh.No.1727 measuring 3 big. 5 bis. for a sum of Rs 8000/- which is the most suitable exemplar in the present case as this land is in close proximity to the land under acquisition. The average per big. price in this sale works out to Rs 2461-54 Ps. the kind of land in this transaction is G. Abpash and is similar in nature to the land under acquisition which is recorded as Abpash & G. Abpash in different Kh.No.^s. The date of registration in this transaction is 7.2.70 and as such it is anterior by 8 months to the date of notification u/s 35(1) in the present case. Keeping in view the time lag it would be fair to assume that the price prevailing in the area ^{was} @ Rs 2500/- per big. during the relevant period.

As mentioned earlier there is no evidence that the land had been sub-let and as such it is not possible to ascertain the fair annual rental



~~It is not possible to ascertain the fair annual rental~~
payable to the owners for the temporary occupation.
In the absence of any such positive evidence, there
is no other method except to pay 6% on the market
value of the land so fixed as above as yearly
rental of the land under temporary occupation.
Calculated at this rate the annual rental of
this land is fixed at Rs 150/- per big. which
I award accordingly.

APPORTIONMENT :-

Compensation will be paid on the basis of the
latest entries in the revenue record.

SUMMARY :-

1. Annual rent @ Rs 150/- per big. for 16 big. 17 bis. of land. Rs 2527-50 Ps.

(Rupees Two thousand five hundred twenty seven and paise fifty only).

V. K. Bhalla

(V.K. BHALLA)
LAND ACQUISITION COLLECTOR (MSW): DELHI.

*Amount forwarded
today on 11.11.71.
File: *V. K. Bhalla**

11/11/71

DELHI ADMINISTRATION, DELHI.

O R D E R.

October, 1970.

No. F.7(24)/70-L&B:- Whereas it appears to the Lt. Governor, Delhi, that the temporary occupation and use of the waste or arable land described in the specification below are required for a public purpose, namely, for the Restoration of Bijwasan Band.

Now therefore, in exercise of the powers conferred by sub-section (1) of section 35 of the Land Acquisition Act, 1894, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector, Delhi, to procure the occupation and use of the said land for a period of one year from the commencement of such occupation.

SPECIFICATION.

<u>Village or Locality</u>	<u>Total area Big. Bis.</u>	<u>Field Nos or Boundaries.</u>
Bijwasan	16 -17	1554min, 1553min, 1561min, 1564min, 1563min, 1566min, 1567min, 1585min, 1586min, 1729min, 1730min, 1731min, 1738min, 1739min, 1741min, 1740min, 2603min, 1732min 2603/1746min, 2609/1746min, 1753min, 1754min, 1755min, 1757min, 1753min, 1759min, 1760min, 1761min, 1762min, 1764min, 1765min, 1770min, 1771min, 1772min, 1773min, 1779min, 1780min, 1731min.

By order,
Sd/-

(K.N.KASHYAP)
DEPUT SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION: DELHI.

No. F.7(24)/70-L&B

October, 19, 1970,

Copy forwarded to :-

1. The Public Relation Department (in duplicate) for favour of publication in part IV of the Delhi Gazette.
2. The Land Acquisition Collector (MSW), New Courts Building, Tis Hazari, Delhi, with reference to his letter No. Teh (LA)/B-5/LAB/7335 dated 7.9.70.
3. The executive Engineer, Minor Irrigation Division, Delhi Administration, 17 Banarsi Das Estate, Lucknow Road, Delhi with reference to his letter No. EE/MI/Bunds-3(L)/3671 dated 13.9.70.

Sd/-

DEPUTY SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION.

Compared
Sd/-
H.T. (RA)
7.12.70

Attchd-2
A.C. (MSO)
7.12.70
7/12/70