

Office No. 138/86-87

NAME OF THE VILLAGE BURARI
 NATURE OF ACQUISITION TEMPORARY
 PURPOSE OF ACQUISITION CONSTRUCTION OF SUB MINORS.

These are the proceedings for temporary acquisition of land measuring 81 Bighas 06 Biswas situated in village Burari is required for use of the Waste or erable land for public purposes namely for the Constructions of Sub Minors. The Delhi Administration notification No. F.7(68)/78-L&B/4008 dated 9.2.1979 u/s 35(1) of the L.A. Act for a period of one year. Notices as required u/s 35(1) were issued to all the interested persons in the land to file their claims which are discussed under the heading "CLAIMS"

MEASUREMENT :-

The area under acquisition as given in the declaration u/s 35(1) is 81 Bighas 06 Biswas and found correct at the time of measurement by the field staff. The details of Khasha Nos. and area is as under :-

<u>Khasra No.</u>	<u>Area</u>
9/21min	1-04
22min	1-04
23min	1-04
24min	1-02
10/21min	1-04
22min	1-04
23min	1-04
24min	1-04
25min	1-04
11/21/1min	1-04
21/2min	0-02
22min	0-05
23min	1-04
24min	1-04
25min	1-04
12/17min	1-04
18min	0-05
19min	1-04
20min	1-04
21min	1-04
22min	1-04
23min	1-04
24min	1-04
25min	0-11
13/16min	0-13
17	1-04
18	1-04
19min	1-04
20min	1-04
21min	1-04
22min	1-04
23min	1-04
24min	1-04
25min	1-04
14/16min	1-04
17min	1-04
18min	1-04
19min	1-04
20min	1-04
21min	1-04
22min	1-04
23min	1-04
24min	1-04

15/16min	0-14
18/5min	0-12
19/1min	0-06
2min	1-04
3min	1-04
4min	1-04
5min	1-04
20/1min	1-04
2min	1-04
3min	1-04
4min	1-04
5min	1-00
21/1/2min	1-00
2min	1-04
3min	1-04
4min	1-04
5min	1-04
74/22min	0-12
23min	1-04
24min	1-04
25min	1-04
75/21min	1-04
22min	1-04
23min	1-02
98/1min	1-04
2min	1-04
3min	1-04
99/2min	0-11
3min	1-04
4min	1-04
5min	1-04
Total	81-06

CLAIMS :-

The following persons have filed their claims in response of the notices u/s 9 & 10 of the L.A. Act :-

S.No.	Name of the claimant	Claimed
1.	Dev Dutt S/o Prabhu Dayal	Rs. 50/- per temporary acquisition and Rs. 5000/- for leveling the land.
2.	Ram Kishan S/o Sh. H-r Gopal	-do-
3.	Deep Chand S/o Mam Raj	-do-
4.	Chandu @ Chander	-do-
5.	Munshi S/o Kishan Sahai	-do-
6.	Kecharu S/o Sh. Ghisa	-do-

MARKET VALUE/RENT :-

The land under acquisition is governed by the provisions of the Delhi Land Reforms Act, 1954 and as such, it cannot be used for the purposes other than agriculture, horticulture etc. without the prior sanction of the prescribed authority.

The claimants have claimed the compensation @ Rs. 50/- and Rs. 5000/- per bigha for levelling the land. Efforts were made by the revenue field staff to ascertain the details of the sale deeds awards which was executed or drawn in this village in the vicinity of date of notification u/s 4 i.e. 9.2.79. The following awards were announced in this village :-

S.No.	Award No.	Date of notification U/s 4	Awarded per bigha
1.	1749	18.4.79	

4.	16/81-82	13.1.81	Rs.2250/-
5.	128/80-81	16.5.79	Rs.2000/-
6.	12/83-84	3.2.1977	Rs.1800/-

The date of notification u/s 4 in the present case is 9.2.79. The awards mentioned at S.No. 1 to 2 will not help us in this case as the awards was announced about 7 years ago. The awards mentioned at S.No. 3 to 5 are also after the date of notification u/s 4 i.e.9.2.79 in the present case. Hence these three awards could not give us any guidance in determining the market value of the land. Hence no reliance can be placed on all the these above mentioned five awards. Award No. 13/83-84 mentioned at Sl.No. 6 can also help us in determining the value of the land under adquisition. There is a difference of about 2 years between the two notification i.e present case and Award No. 13/83-84. It would be justified if the market value of the land in the present case is assessed after adding an appreciation @ 9% p.a. over and above the rate of Rs.1800/- per bigha for a period of 2 years(i.e. difference between the two notification). I think it would be fair and reasonable if I assess the market value of the land under acquisition at the rate of Rs.2100/- per bigha and accordingly awarded the same.

Calculating @ 9% p.a. on the market value so assessed comes to Rs.189/- per bigha as annual rental value for the land under temporary acquisition and I accordingly fix the rent of the land in the present proceedings.

TREES WELLS AND STRUCTURES :-

There is no trees,wells and structures on the land under acquisition.

APPORTIONMENT :- The persons interested shall be paid rental compensation according to the latest entries in the revenue record. In case any dispute the payment will be made after amicable settlement between the parties concerned failing which the matter be referred to the Court of A.D.J., Delhi u/s 30-31 of the L.A.Act.

SUMMARY :-

The Offer is summarised as under :-
1. Rental value for the land measuring Rs.15,365.70Paise.
81 Bighas 06 Biswas @ Rs.189/- per bigha
Total Rs.15,365.70Paise

(Rupees Fifteen thousand three hundred sixty five and paise seventy only).

In case, Secretary (Revenue) agree with the above mentioned rental compensation, he may kindly approve the offer.

[Signature]
9.9
APPROVED

[Signature]
(S. A. GEHANI)
LAND ACQUISITION COLLECTOR(N): DELHI.

SECRETARY (REVENUE) : DELHI.

Announced in the open court today
19.9.88