

NAME OF THE VILLAGE : IBRAHIMPUR
NATURE OF ACQUISITION : TEMPORARY
PURPOSE OF ACQUISITION : RAISING & STRENGTHENING OF
RME BUND.

Land measuring 115 Bighas 17 Biswas situated in village Ibrahimpur is required for temporary acquisition for Raising & Strengthening of RME Bund. Such land was notified by the Delhi Administration vide Notification No. F.7(37)/83-I&B (4) dt. 13/1/1984 u/s 35(1) of the Land Acquisition Act for temporary acquisition for a public purpose, namely Raising & Strengthening of RME Bund for a period of one year. Notices as required were, therefore, issued to all the interested persons in land to file their claims which are discussed hereinafter under the heading claims.

MEASUREMENT:

The area under acquisition as given in the declaration u/s 35 of the Land Acquisition Act is 115 Bighas 17 Biswas. At the time of checking and measurement by the Field Staff, the area was found 80 Bighas 6 Biswas. A difference of 35 Bighas 11 Biswas is due to the fact that, ~~that~~ there is a difference of 4 Biswas in the Field Book and the measurement at site. The remaining land 29 Bighas 9 Biswas has been acquired through different awards out of khasra Nos. 601, 602, 610, 611, 622, 623, 629, 631, 633, 641, 642, 643, 653, 654, 655, 656, 657 & 658. There is a Bund in Khasra No. 632 measuring 5 Bighas 10 Biswas which is to be acquired permanently. A separate report be submitted for notifying this land u/s 4 & 6 on permanent basis. In this way the area of 80 Bighas 6 Biswas is being acquired at present.

The Khasra Nos. and the areas now under acquisition is given below:

KHASRA NO.	AREA	KIND OF LAND
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Khmin

Page

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602
2/2

1 - 10

Gehra G. Abpash

610
2/2

0 - 14

ado

611
2/2

1 - 9

ado

622
2/2

2 - 0

ado

623
2/2

0 - 10

ado

629
2/2

0 - 11

ado

631
2/2

1 - 2

ado

633
2/2

4 - 1

ado

641
2/2

4 - 5

ado

642
2/2

0 - 7

ado

643
2/2

3 - 19

ado

653
2/2

1 - 11

ado

654
2/2

1 - 14

ado

655
2/2

3 - 5

ado

656
2/2

3 - 13

ado

657
2/2

3 - 8

ado

658
2/2

2 - 7

ado

659

4 - 2

ado

670min

0 - 9

ado

671/3

2 - 8

ado

672min

3 - 19

ado

674min

0 - 9

ado

678/2min

0 - 9

ado

678min

4 - 7

ado

680/3

2 - 7

ado

792/3

2 - 3

ado

me

140

795/2min	2 - 18	G. Abpash
796 min	0 - 1	-do-
797 min	1 - 0	-do-
798/1min	0 - 14	-do-
799/1/1	1 - 12	-do-
800/1/1	0 - 3	-do-
806/3	1 - 2	-do-
807/1min	4 - 6	-do-
808 min	0 - 19	-do-
809 min	1 - 18	-do-
810/1/2	3 - 0	-do-
811/3	1 - 7	-do-
820/3/2	0 - 15	-do-
850/1/2	2 - 5	-do-
851/3	<u>1 - 1</u> <u>20 - 6</u>	-do-

The land owners have not raised any objection regarding the measurement & classification of the land. At present, there is no other alternative left with us except to agree with the measurement and classification as proposed by the field staff on the basis of entries of Khasra Girdwari and other relevant records.

POSSESSION:

The possession of the land has already been taken over and handed over to the Acquiring Deptt. on 21/2/1951.

CLAIMS:

The following persons have filed their claims in pursuance of notices issued to them u/s 35(2) of the Land Acquisition Act:

Srl. No.	Name of the claimants	Claim	Remarks if any.
1.	Balbir Singh s/o Tulsī Ram	Requested for compensation @ Rs. 2/- Per Sq. yd. & for standing crops Rs. 5000/-	

2. Shiv Kumar, Smt. Raj Kumari
& Munish Kumari

Requested for compensation @
Rs. 30000 P.B. for land,
Rs. 5000/- for severance charges
& Rs. 5000/- for crops.

3. Vidya Sagar through his G/A
Shri Brij Kishore

- do -

4. Dillu s/o Shiv Ram

Requested for compensation @
Rs. 10/- Per Sq. Yd.

- do -

5. Jaggan Singh etc. s/o
Badlu

- do -

6. Nanak Chand s/o Bhartu

- do -

7. Mahipal s/o Bailey

8. Sher Singh s/o Mangar

Requested for compensation
@ Rs. 20000/- P.B. in case of
Permanent compensation and
2000/- P.B. to the depth of
3 ft.

- do -

9. Fool Singh s/o Shambu

- do -

10. Prakash, Mange Ram, Mahbir

11. Hazari, Sanwari, Durga &
Ram Nath ss/o Sher Singh.

Requested for compensation
@ Rs. 20/- Per Sq. Yd.

12. Solu Ram Pradhan of Gaon
Sabha.

Requested for compensation @
Rs. 5000/- in case of removing
the earth 1 ft deep, 10000/-
in case of 2 ft deep & Rs. 1000/-
P.B. for improvement of land.

RENT:

Since the land under acquisition is acquired temporarily, the rent will have to be paid for the acquired land. The land of this village is governed by the provisions of Delhi Land Reforms Act, 1954. According to the provisions of this Act, sub-letting of the land is not permitted. The local enquiries made revealed that there is no sub-letting in this village. As such, it is not possible to ascertain the fair annual rent payable to the owners.

In the absence of such possible evidence, there is no other method except to pay the rent @ 6% on the market value could..5/-

of the land. First of all, we will have to determine the market value of the land under acquisition and then will fix the rent @ 6% on this market value.

The claimants claimed compensation at the rates ranging from 5000/- to Rs. 30,000/- P.B. for the land besides compensation for the crops etc. None of them has produced any documentary evidence in support of their claim. No sale transaction is reported to have taken place in the vicinity of the land under acquisition. The following sale transactions are reported to have taken place in this village as reported by the Field Staff:

Srl. No.	Case No.	Regd. deed No.	Kh. No.	Area	Total Share amount P.B. of consideration
1.	561/76	<u>263</u> 24/1/76	549 550 1/28 share	451g. 06Bis. 9900/- 451g. 6Bis. 25Bis. 12Bis.	2003/-17
2.	34 M	<u>2530</u> 22/9/80	11	4Bis. 14 Bis. 6000/-	1276-60/-

The land in both the cases is situated away from the land under acquisition. Moreover, it does not show the clear picture as the rates generally increase by the passage of time but in this case, the rate Per Bigha in the year 1980 is much lesser than in the year 1976. Thus, these two sale deeds cannot be taken into consideration.

A number of awards were announced in this village but the awards, which have been announced during the last 5 years, are detailed below:

Srl.No. Award No. No. & date of notification u/s 35(1) or u/s 4 Rate P.B.

1.	25/79-20	F. 7(82)/78-L&P (Ten)dt. 16/3/79	Rs. 51/- P.B.
2.	6/79-79	F. 7(4)/75-L&P (Per)dt. 9/2/77	Rs. 75/- P.B.
3.	24/79-30	F. 7(82)/78-L&P (Per)dt. 16/3/79	Rs. 250/- P.B.

It would appear from the above that the market value Award No. 24/79-30 and annual rent of Rs. 51/- P. Bigha vide of the land was fixed @ Rs. 250/- P. Bigha vide award No. 25/79-20, keeping in view the dates of notification u/s 4 & 35(1).

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35(1) of the Land Acquisition Act, which is 13/3/79 in both the cases. In the present case, the land was notified on 13/1/81 and there has been increase in the prices of land since 1979. As such, these awards can also not be taken into consideration. It may be pointed out that the land of this village along-with other villages was notified for a public purpose namely for Raising & Strengthening of RMB Bund. An Award No. 54/83-84 in respect of village Seelampur, Majra Burari, the land of which adjoins the land under acquisition, was announced on 7/12/82. The date of notification u/s 35(1) in the above award is 13/1/81 which is the same in the present case. This award will thus help us in assessing the market value of the land under acquisition. A sum of Rs. 2250/- Per Bigha was assessed in this case and on the basis of this market value, a sum of Rs. 1350/- Per Bigha was fixed as rental value for the land under temporary acquisition. As stated above, the land in this case adjoins the land acquired in the above award and date of notification u/s 35(1) is the same in both the cases. Having relied upon the above award, it would be fair & justified if a sum of Rs. 2250/- Per Bigha is assessed in this case.

Calculating @ 6% per Annum on the market value so assessed, it comes to Rs. 135/- P.B. as annual rental value per bigha for the land under acquisition and accordingly I fix the rent of the land.

CROPS:

There are crops of wheat, Barley, vegetables & Masoor according to entries of Khasra Girdawries. The details of Khasra Nos. are given below:

KHASRA NO.	AREA	KIND OF CROP
611/2/2, 622/2/2, 623/2/2	35 Sig. 10 Bis.	Wheat
623/2/2, 635/2/2, 656/2/2		
657/2/2, 672/2/2, 674min,		
678/2, 689/3, 796, 807/1min,		
803min, 803min, 810/1/2,		
871/3, 822/3/2, 850/1/2, 854/3		

contd...6/-

KHACRE NO.	AREA	KIND OF CROP
602/2/2, 610/2/2, 635/2/2/ 641/2/2, 679 min, 797min, 799/1/1, 807/1	10 Bgs. 12 Bgs. (19 Bgs.)	Subzi Matter
643/2/2/, 671/2, 658/2/2	6 Bgs. 11 Bgs.	Masoor
671/2, 792/1min	2 Bgs. 12 Bgs.	Barley
Jay 671/3	9 Bgs. 5 Bgs.	Jay

The wheat crops were ripe for harvesting. Keeping in view the condition of the present crops, I assess the compensation @ Rs. 450/- Per Bigha for wheat crops including fodder. I assess Rs. 200/- P.B. Subzi Matter, Rs. 300/- for Masoor, Rs. 300/- for Barley, Rs. 150/- Per Bigha for Jay.

The possession of the land has since been handed over to the Flood Department with crops. In case, the Flood Department has allowed the owners to harvest their crops, they will not be allowed any compensation on this account. The compensation regarding crops be given only after confirmation from the Flood Department.

TREES, WELLS & OTHER STRUCTURES:

There is not well, tree or structure on the land now under acquisition.

POSSESSION

The possession of the land was taken on 21/2/81 and handed over to the Flood Department.

APPORTIONMENT:

The interested persons shall be paid compensation according to the latest entries in the revenue record of the land now under acquisition. In case there is any dispute and the parties do not reach to any amicable settlement between the parties concerned failing which the matter shall be referred to the A.D.J. for adjudication.

The award is summarised as under:

contd., 7/-

SUMMARY OF THE AWARD

Rent for one year of area measuring 8012.6 Biswa @ Rs. 135/- Per Bigha	Rs. 10840.50
Compensation of wheat crop measuring 35 Bighas 10 Biswa @ Rs. 450/- Per Bigha	Rs. 15975.00
Compensation of Water crops measuring 18 Bighas 12 Biswa @ Rs. 200/- Per Bigha	Rs. 3920.00
Compensation of Masoor crops measuring 6 Bighas 11 Biswa @ Rs. 300/- Per Bigha	Rs. 1965.00
Compensation of Jalk crops measuring 2-25 Biswa @ Rs. 150/- Per Bigha	Rs. 37.50
Compensation of Barley crops measuring 2 Bighas 2 Biswa @ Rs. 300/- Per Bigha	Rs. 720.00

GRAND TOTAL Rs. 33518.00

(Rupees thirty three thousand & five hundred eighteen only)

(D. B. KUBRA)
LAND ACQUISITION COLLECTOR (B)
DELHI.

3/1/24

*Amount in rupees
and paise*
375/84

*Amount in Rs. 375/84
sent to the bank on 3/1/24*

3/1/24

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कामवाही कवमा अरुमाई गाँव ड. 1124 पर

आज पौनाथ के अग्रहार को हमरा श्री अमरकाश मन्तारी ए. A.
मोके पर पट्टा मोके पर श्री S. R. श्री Assistant engineer Flood
control वामम श्री अग्रहार अगली देवा हाँवर मोके मोके पर
पैमाई कर के नरवरा खाला $\frac{600}{2}$ (1-10)

$\frac{610}{2}$ (0-15) $\frac{611}{2}$ (1-9) $\frac{623}{2}$ (0-10) $\frac{624}{2}$ (0-11) $\frac{631}{2}$ (1-2)

$\frac{633}{2}$ (3-19) $\frac{641}{2}$ (4-5) $\frac{642}{2}$ (0-7) $\frac{643}{2}$ (1-11) $\frac{655}{2}$ (1-14)

$\frac{655}{2}$ (3-6) $\frac{656}{2}$ (3-13) $\frac{657}{2}$ (3-8) $\frac{658}{2}$ (2-7) $\frac{659}{2}$ (4-2)

$\frac{671}{3}$ (2-8) $\frac{670}{3}$ (0-9) $\frac{672}{3}$ (3-19) $\frac{674}{3}$ (0-9) $\frac{678}{2}$ (0-9)

$\frac{680}{3}$ (2-7) $\frac{792}{3}$ (2-3) $\frac{793}{2}$ (2-18) $\frac{796}{3}$ (0-13) $\frac{797}{3}$ (1-0)

$\frac{798}{1}$ (0-14) $\frac{799}{1}$ (1-12) $\frac{800}{1}$ (0-3) $\frac{806}{3}$ (1-8) $\frac{807}{1}$ (4-6)

$\frac{808}{3}$ (0-19) $\frac{809}{3}$ (1-18) $\frac{810}{2}$ (3-0) $\frac{811}{3}$ (1-7) कुल

(78-9) का कवमा श्री S. R. Sharma Assistant engineer

Flood control के लिए गाँव कवमा अरुमाई रक्त वर के काम

लेख गाँव नरवरा खाला $\frac{806}{3}$, $\frac{792}{3}$, $\frac{793}{3}$, 654, 653 मोके पर

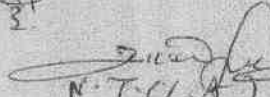
1-9) $\frac{643}{2}$ आगवाली पाप वाली लोफ नरवरा में फलल काकात है कवमा रक्त

10-15) $\frac{800}{1}$ आगवाली के वक्त फलल लोफ काका वरवकात कामवाही कवमा कोई

1-11) कुल मन्तारी पैमा नही आई मोके पर श्री अग्रहार नरवरा

का 800 रक्त

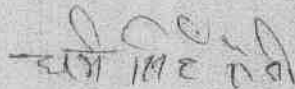
29
बेलवार Flood Control द्वारा माओ के घर मुआयनहल में जाई जाय
करी जाई जायत करी जाई जाई


N. T. CLAS

श्री 2. A.
21/2/87

S.
21/2/87
JBE
Flood Control


21/2/87


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