

(199)

OFFER NO. 38/84-88

NAME OF VILLAGE : JAGAT PUR
PURPOSE OF ACQUISITION : CONSTRUCTION OF AN EMBARKMENT.
NATURE OF ACQUISITION : TEMPORARY ✓

The land measuring 117 Bigha 01 Biswa situated in village Jagatpur Tehsil and District Delhi is required for Temporary occupation and use of Public Purpose namely Construction of an Embankment. The Delhi Administration v. ^{15/3/84} Notification No. F.7(8)/83 L&B dt. 12/1/84 of the Land Acquisition Act for a period of one year. Notices as required were, therefore, issued to all the interested in land to file their ^{claims} objections which are discussed under the heading "Claims".

MEASUREMENT:

The area under acquisition as given in the declaration 35(1) is 117 Bigha 01 Biswa and found correct at the time of measurement by the field staff. In this way the area of 117 Bigha 01 Biswa is being acquired at present.

CLASSIFICATION OF LAND

The details of Khasra nos. ~~which~~ are now under acquisition ~~is~~ as under :

<u>Kh. No.</u>	<u>Area</u>	<u>Kh. No.</u>	<u>Area</u>
171 min	0 - 04	172 min	01 - 01
173 min	0 - 12	174 min	0 - 10
175 min	4 - 02	241 min	01 - 02
182 min	0 - 17	186 min	0 - 13
189 min	0 - 18	190 "	0 - 04
236 "	Less than 218.	236 "	0 - 11
237 "	2 - 12	238 "	0 - 04
239 "	1 - 09	240 "	1 - 07
241 "	1 - 03	242 "	1 - 10
243 "	2 - 16	244 "	1 - 15
245 "	1 - 11	247 "	0 - 15
248 "	1 - 04	253 "	1 - 03
255 "	0 - 12	256 "	0 - 08

contd...2/-

POSSESSION

CLAIMS

1. Name Clair

Neurologic: Narcolepsy 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853,

and claimed @ Rs.10/- per sq.yd. with evidence for land Rs.3000/- per bigha for crops with 12% interest & 15% solatium.

2. Badley etc.

Claimed compensation for the land @ Rs.10/- per sq.yd., Rs.3000/- per bigha for crops 12% interest & 15% solatium.

3. Shri Bhuley s/o Chhajju etc.

-do-

4. Bhuley s/o Kaley etc.

-do-

5. Tera etc.

-do-

6. Chet Ram etc.

-do-

7. Soman s/o Kurey etc.

-do-

8. Prem Singh s/o Sodhi etc.

-do-

9. Shadi Ram s/o Simkhu etc.

-do-

10. Jag Ram s/o Manwa etc.

-do-

11. Sobha Ram s/o Rimal etc.

-do-

12. Roopa s/o Lasri

-do-

13. Udai s/o Bhadur etc.

-do-

14. Kisha Lal s/o Raji Lal etc.

-do-

15. Bishambar s/o Mada etc.

-do-

16. Roop Chand s/o Rai Ram etc.

-do-

17. Vijay Singh s/o Rishal etc.

-do-

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 possible to ascertain the fair annual rent payable to the owners. In the absence of such possible evidence, there is no other

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method except to pay the rent @ 6% on the market value 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 interested persons claimed compensation @ Rs. 80/- per sq. yd. but did not produce any documentary evidence in support of their claims. According to the field staff, no sale transaction has taken place during the last three years in this village. Similarly, no award is reported to have been announced in this village since no transaction or award is available relating to this village. It would be worthwhile to consult the sale deeds/awards of the adjoining villages. The land of this village along with other two villages of Wazirabad and Burari was notified under section 1A vide notification No. F.7(35)/MAD(1) dated 13.2.21 for a public purpose namely Construction of an Embankment. The date of notification u/s 35(1) is the same as that of the adjoining village Wazirabad. This land adjoins the land acquired in village Wazirabad for which a sum of Rs. 1,00,000/- per bigha has been assessed. Keeping in view the situation & kind of land, it would be fair and justified if a sum of Rs. 10,000/- per bigha is determined in this case and I award the same accordingly.

Calculating @ 6% per annum on the market value so assessed, it comes to Rs. 600/- per bigha as annual rental value per bigha for the land under acquisition and accordingly I fix the rent of the land.

OTHER COMPENSATION-

There is no well tree & structure on the land now

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ORDER

There are crops of wheat at the time of taking over of possession of the land as per report of the Field Staff. The wheat crop is on the entire land of 117 Bighas of Biana. These were ripe for harvesting. Keeping in view the condition of the present crops, a sum of Rs. 450/- per Bigha is assessed as compensation for wheat crops including fodder.

The possession of the land has since been handed over to the Flood Department with crops on 20/3/31. 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.

POSSESSION:

The possession of the land was taken on 20/3/31 and handed over to the Flood Department.

APPROPRIATION: The interested persons shall be paid compensation according to the latest entries in the revenue record of the land under acquisition. In case there is any dispute and the parties do not reach to an amicable settlement, matter shall be referred to the Adm. Distt. Judge, Delhi for adjudication.

The offer is summarised as under:-
SUMMARY OF THE AWARD:-

1. Rent for one year of area measuring 50,70,280-00
117 Bighas of Biana @ Rs. 200/- P.B.
2. Compensation for wheat crops Rs. 52,272-50
measuring 117 Bighas of Biana @ Rs. 450 P.B.

Rs. 1,02,952-50
(Rupees one lakh twenty two thousand nine hundred two and paise fifty only).