

AWARD NO. 11/83-84
 NAME OF THE VILLAGE : JHARODA MAJRA BURARI
 NATURE OF ACQUISITION : TEMPORARY
 PURPOSE OF ACQUISITION: RAISING AND STRENGTHENING OF
 R.M.E. BUND.

The land measuring 65 bighas 13 biswas situated in village Jharoda Majra Burari Tehsil and District Delhi is required for temporary occupation and use for public purpose namely Raising & Strengthening of R.M.E. Bund. The Delhi Administration vide notification No.F.7(97)/20-L&B(4) dated 12.1.1981^{min u/s 35(1)} of the Land Acquisition Act, 1984 notified the said land for a period of one year. Notices as required were thereafter issued to all the interested persons in 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 65 bighas 13 biswas and found correct at the time of measurement by the field staff.

CLASSIFICATION OF LAND

The details of Khasra No.s, which are ~~not~~ under acquisition are as under:-

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of land</u>
14/25/2min	3-06	G. Apash
15/1min	0-11	-do-
10	2-03	-do-
11/2	3-10	-do-
19	0-16	-do-
20/2 min	3-00	-do-
21/1/2	1-01	-do-
15//		
21/2/2	0-12	-do-
22/1	0-16	-do-
22/2	1-02	-do-

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16	5/2	3-04	Gair Abgash
	6/2	1-11	-de-
	15/2	0-02	-de-
	1/2	0-04	-de-
24	2/2	3-03	-de-
	3min	0-11	-de-
	9/2	3-03	
	12/2	1-04	-de-
	13min	2-07	-de-
	17min	0-03	-de-
	18/2	2-11 3-11	-de-
	19/2	Less than Biswa	-de-
	23/2	1-19	-de-
	24	1-05	-de-
28	11	0-01	-de-
	20	1-18	-de-
	21/1	0-04	-de-
	21/2/2	3-02	-de-
	22	0-11	-de-
29	4/2	3-04	-de-
	5	Less than Biswa	-de-
	3/2	0-05	-de-
	6	1-12	-de-
	7/2/2	1-07	-de-
	14/2	0-03	-de-
	15/2	3-12	-de-
	16	1-18 1-14	-de-
	25/2	0-03	-de-
38	1/2	0-09 0-10	-de-
	2/2	2-19	-de-
	3/2	1-16	-de-
	9/2	2-19	-de-
Total		65-13	

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The measurement and classification of the land ^{was done} on the basis of entries in Khasra Girdawari and other relevant records. The land owners have not raised any objection regarding the measurement and classification of land. At present there is no other alternative is left with me except to agree with the measurement and classification as proposed by the field staff on the basis of khasra girdawari and other relevant records at the time of publication of notification u/s 35(1) of the L.A. Act, The classification of the land is as under:-

S.No.	Area	Kind of land
1.	65-03	G. Abpash

POSSESSION

The possession of the land has been taken on the basis of the notification issued on 21.2.1981 by the Department concerned. The interested persons will occupy their land after the expiry of time i.e. one year for temporary acquisition.

CLAIMS

The following persons have filed their claims in pursuance of notices issued to them u/s 35(1) of the Land Acquisition Act, 1894.

S.No.	Name of the claimant	Claim	Remarks
1.	Sh. Ganeshi s/o Nanda r/o Jhareda Majra Burari	Rs. 3/- per sq. yd.	No evidence
2.	Shri. Laxmi Devi W/o Sh. Chander village Malikpur	-do-	-do-
3.	Sohna Devi W/o Nathu Ram r/o 75 Malikpur.	-do-	-do-
4.	Partap Singh s/o Chhaju Ram r/o Malikpur.	-do-	-do-
5.	Tek Chand s/o Chhaju r/o Malikpur	-do-	-do-
6.	Man Singh s/o Chhaju r/o Malikpur.	-do-	-do-
7.	Partap Singh, Tek Chand Man Singh.	-do-	-do-
8.	Jangi Ram s/o Sadi Ram r/o Jhareda.	-do-	-do-
9.	Sh. Bir Singh s/o Ram Chand r/o Jhareda.	Rs. 10,000/-	No evidence.
10.	Sunder Devi W/o Ram Chand r/o Jhareda	-do-	-do-

11. Nathu Ram s/o Kalu r/o Jharoda	Rs. 10000/-	No evidence.
12. Kurey s/o Ram Sahai r/o -do-	-do-	-do-
13. Ram Saroop s/o Phool Singh r/o Jharoda	Rs. 8/- per sq. yd.	-do-
14. Chhattar s/o Ramji Lal	Rs. 10000/-	-do-
15. Ho Ram s/o Shankar r/o Jharoda	-do-	-do-
16. Mohan Lal s/o Shankar r/o -do-	-do-	-do-
17. Shankar s/o Bohal	-do-	Mohan Lal signed in place of Shankar.
18. Lajje s/o Mangtoo	-do-	Through Ram Kishan.
19. Hava Singh s/o Teja, Hava Singh, 1st son r/o Malikpur	Rs. 8/- per sq. yd.	No evidence.
20. Pirthi Singh s/o Maman r/o Jharoda	Rs. 10000/- per bigha	-do-
21. Chander Bhan s/o Maman r/o Jharoda	-do-	-do-
22. Chander Bhan, Pirthi Singh s/o Maman	-do-	-do-
23. Kala Wati w/o Nardew	-do-	-do-
24. Nathan s/o Udmi	Rs. 5000/-	-do-
25. Inderaj s/o Dani	Rs. 3000/- per bigha for land Rs. 5000/- per bigha for crops.	-do-
26. Mangat s/o Kishan Sahai r/o Jharoda	Rs. 15000/- per bigha for crops Rs. 5/- per sq. yd. for earth.	-do-
27. Neki s/o Nanda r/o Jharoda	Rs. 10000/- per bigha	-do-
28. Ram Phal s/o Kishan Sahai r/o Jharoda	Rs. 1500/- per bigha for crops Rs. 5/- per bigha for earth.	-do-
29. Mahinder, Ravinder, Vijinder s/o Dev Dutt, Jharoda.	Rs. 1500/- per bigha for crops Rs. 1500/- per bigha for damages of Rs. 2000/- per bigha for land.	Copy Will
30. Ram Niwas etc. s/o	Rs. 2000/- per bigha	No evidence.
31. Antu s/o Bhagor/o Jagatpur	Rs. 5000/- per bigha of land Rs. 3000/- for loss of crops.	-do-
32. Som Dutt s/o Jagga r/o Jharoda	Rs. 8000/- per bigha	-do-
33. Chander Prakash s/o Jagmohan Lal r/o Jharoda	Rs. 100/- per sq. yd.	-do-
34. Devi Dutt s/o Siri Ram Saroop r/o Jharoda	Rs. 8000/- per bigha	-do-

RENT

No part of the land of village is reported to have been sub-let and as such, it is not possible to ascertain the rate of annual rent payable to the land owners. The rent is, therefore, to be fixed keeping in view the market value of the land of this village. The market value of the land, in turn, is, to be determined on the basis of the situation, advantages and

potentialities attached to the land on the date of notification u/s 35(1) of the land under acquisition.

The land under acquisition is governed by the provisions of the 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 compensation @ Rs. 2000/- to Rs. 15000/- per bigha for the land besides the compensation for the crops etc. None of them has produced any documentary evidence in support of their claims. No sale transaction is reported to have taken place in the vicinity of the date of notification u/s 35(1) in this village nor any award was announced nearest to the date of notification. Therefore, the market value prevailing in adjoining village is to be taken into consideration.

The land under construction of Raising & Strengthening of R.M.E. Bund was also notified in different adjoining villages. The land of this village adjoins the land of village Burari. A similar notification dated 13.2.81 was also issued in respect of village Burari which was acquired vide offer No. 28/81-82. The date of notification u/s 35(1) in the present case is 13.1.81. There is difference of only one month's time between the period of these two notifications. The land acquired in village Burari vide offer No. 28/81-82 adjoins the land under acquisition and a sum of Rs. 2250/- per bigha was awarded in that case. In my opinion, it would be justified if the same rate of amount is fixed in this case and I accordingly award Rs. 2250/- per bigha in this case also.

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

RENT

Rental value for the land measuring
65 bighas 13 biswas @ Rs.135/- per bigha.

Rs.8862.75

GRAND TOTAL

Rs.8862.75

(Rupees Eight thousand eight hundred sixty two
and paise seventy five only)

[Signature]
(D.B. KUBBA)
LAND ACQUISITION COLLECTOR(N)
DELHI.

8/6/83

*Amount in
your account of
Rs. 8862.75*

8/6/1983

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*Notes v/s 12(2) of the L.A. Act 32
concerning to those persons who are not present.*

[Signature]

8/6/83