

OFFER NO. 1160/8687

NAME OF THE VILLAGE  
NATURE OF ACQUISITION  
PURPOSE OF ACQUISITION

JHARODA MAJRA BURARI  
TEMPORARY  
FILLING UP CUTS OF EMBANKMENT  
ON THE RIGHT SIDE OF RIVER YAMUNA

These are the proceedings for the temporary acquisition of land measuring 12 Bighas 11 Biswas situated in the Revenue Estate of village Jharoda Majra Bhrari for a public purposes namely for the filling up cuts of Embankment on the right side of the River Yamuna as notified vide Delhi Administration Land & Building department, notification No. F.7(77)/78-L&B dated 9.3.79 issued u/s 35(1) of the Land Acquisition Act, 1894 for a period of one year from 20.3.1979 to 19.2.1980. Notices as required, were issued to all the interested persons to file their claims which are discussed hereafter under the heading "COMPENSATION CLAIMS".

TRUE AND CORRECT AREA :- The land was measured on the spot by the Land Acquisition field staff and area found available for temporary acquisition is as under :-

<u>Field No.</u>	<u>Area</u>	<u>Classification of land</u>
4/25/2	4-09	Parti
5/21min	2-09	Abpash
15/1min	2-09	Abpash
16/5/2	3-04	Parti
	<u>12-11</u>	
		Abpash 4-18
		Parti 7-13
		<u>12-11</u>

But at the time of possession, there was wheat crop in khasra No. 4/25/2 measuring 2Bighas out of 4 Bighas 09Bis.

COMPENSATION CLAIM :-

S/Shri Mohan Lal & Ho Ram have filed joint claims for their land. They have stated that a sum of Rs.30/-per sq. yd. may be given for the land and Rs.600/- per bigha for crops.

DOCUMENTARY EVIDENCE :-

They have not filed any documentary evidence in support of their claims.

MARKET VALUE :-

The market value of the land under acquisition is to be determined keeping in view the situation, advantages, potentialities attached to the land on the date of notification u/s 4 of the Land Acquisition Act. The land use is also to play an important role in deciding the market value. The provisions of Delhi Land Reforms Act are also applicable to this

land and land can only be used for agriculture, horticulture or animal husbandry etc. The sale transactions which took place in the village and the market value in the vicinity of the land under acquisition, the purpose for which the land is being acquired, rates of compensation awarded by the Land Acquisition Collector in the previous awards of villages and as well as the enhancement made the various courts are the factors which are to be considered in determining the fair and reasonable market value of the land under acquisition.

The land owner has claimed compensation @ Rs.30/- per sq. yds. for the land but has not produced any documentary evidence in support of his claim. Hence no reliance can be placed on his claim. In order to arrive at the market value of the land under acquisition, the awards announced in this villages are to be considered. The following awards are reported to have been announced in this village.

S.No.	Award No.	No. & date of Notification u/s 4	Compensation per bigha.
1.	3/79-80	F.11(70)/79-L&B/LA(P)CI dt.1.11.78	Rs.7000/-
2	38/79-80	F.7(80)/78-L&B dt.15.2.79	Rs.7000/-
3	40/79-80	F -do-	Rs.7000/-

It would appear from the above statement that a sum of Rs.7000/- per bigha was awarded keeping in view the date of notification u/s 4 as 15.2.79 in the latest award No. 40/79-80. The land acquired in award No. 40/79-80 adjoins the land under acquisition and as such, this award will help us in assessing the market value of the land. The date of notification u/s 4 in the present case is 9.3.79 whereas in award No. 40/79-80 it is 15.2.79 thus there is a difference of short less than one month. Hence no reliance can be placed on this difference between the two notification. After considering all these facts, I am of the opinion that the market value be fixed in this case @ Rs.7000/- which is fair and reasonable. I awarded the same accordingly.

Calculating @ 9% p.annum on the market value so assessed comes to Rs.630/- per bigha as annual rental value for the land under temporary acquisition of land and I accordingly fix the rent of the land.

**CROPS :-** At the time of taking possession, there are crops of Wheat and Jai on the following khasra Nos. :-

Khasra No.	Area	Kind of Crops
4/25/2min	2-00	Wheat
15/1min	0-09	-do-
15/1min	2-00	Jai
5/21min	0-09	Jai

The wheat crops were ripe for harvesting. Keeping in view the condition of the present crops, I assess the compensation

65  
ation @ Rs.250/- per bigha for what and Rs.150/- per bigha for  
ai.

POSSESSION :-

The possession of the land was taken over on 20.3.79  
and handed over ~~the~~ to the Flood Department.

APPORTIONMENT :-

The interested persons shall be paid compensation accord-  
ing 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 any amicable settlement between the parties  
concerned failing which the matter shall be referred to the  
Court of ADM, Delhi under section 30, 31 of the L.A.Act.

SUMMARY

The Offer is summarised as under :-

1. Rent for oneyear of land measuring Rs.7906.50  
12 Bighas 11 Biswas @ Rs.630/- P.B.
2. Compensation of Jai Crops measuring Rs. 667.50  
4 Bighas 09 Biswas @ Rs.150/- P.B.
3. Compensation of wheat crops measur- Rs. 612-50  
ing 2Bighas 09 Biswas @Rs.250/-P.B.

Grand Total

Rs.9186.50

(Rupees Nine ~~thousands~~ thousands one hundred eighty five  
and paise fifty only).

*10/7*  
APPROVED

( SATISH CHANDRA )  
SECRETARY (REVENUE) : DELHI.

*S. A. Gehani*  
( S. A. GEHANI )  
LAND ACQUISITION COLLECTOR(N):DELHI.

*Announced in the open court today*

*S. A. Gehani*  
19.9.80