

OFFER NO.

Name of village

Singhu 12/78-79.

Nature of acquisition

Temporary u/s 35(1)

Purpose

Construction of embankment
at Drain No.6.

In pursuance of notification No.F.7946)/71-L&B dated the 28th February, 1976 issued u/s 35(1) of the L.A.Act the Delhi Admn., Delhi, proposed to acquire temporarily a piece of land in village Singhu for a period of two years for a public purpose, namely, the construction of Embankment to Drain No.6. The notices as required under the Land Acquisition Act 1894 were served to the interested persons to file their claims which are discussed under the heading 'Claims'.

MEASUREMENT

According to the notification u/s 35(1) of the Land Acquisition Act, the area to be required is 11 bigha. The demarcation of the land was given by the authorities of the Flood Control & Drainage Deptt., Delhi Admn., Delhi. At the time of measurement by the field staff on the spot the area comes to 11 big. and 6 bis. The difference in the area is due to the facts that the measurement at the time of notification was incorrectly done. Out of 11 big. 6 bis. Kh.No.36/1/2 min. which is a cremation ground (Gair Mumkin Marghat) having an area of 6 biswas is to be left out as the same cannot be acquired without the permission of the Lt.Governor. This land is required for removing earth for embankment of Drain No.6 and so there is no need to approach the higher authorities for obtaining special permission to acquire 6 biswas of marghat land.

Hence the present proceedings are made only for 11 bighas

of land. The details of its Khasra Nos. with classification of land is given as under:-

<u>S.No.</u>	<u>Khasra No.</u>	<u>Area</u>
1.	23/22 min	0-15
2.	23 min	2-01
3.	24 min	1-10
4.	34/4 min	0-18
5.	5 min	2-15
6.	36/10 min	1-14
7.	11 min	1-07
		11-00

CLAIMS

In pursuance of notices issued u/s 35(1) of the Land Acquisition Act, the following persons have submitted their claims as under:-

<u>S.No.</u>	<u>Name of the claimants</u>	<u>Claim</u>
1.	Sh.Tara Chand s/o Sh.Lal Singh r/o vill. Singhu	Claimed compensation for land @ Rs.1000/-per annum .
2.	Sh.Man Singh s/o Sh.Mehar Singh r/o vill. Singhu	Claimed compensation for land @ Rs.1000/-per annum, per bigha.
3.	Sh.Bisala s/o Inderraj r/o Vill. Singhu.	Claimed compensation for land @ Rs.1000/-per annum.

POSSESSION

As intimated vide letter No.RE/II/T-4(2)/76/2852 dated 1.7.76 from Sh.Kishan Chand, Executive Engineer:II, Flood Department, the possession of the land was restored to the owners on 20.5.76.

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RENT

This village is governed under the Delhi Land Reforms Act, 1954 and no area can be sublet by a Bhoodidar unless one is a widow or disable person. The local enquiries made by the field staff reveal that there is no instance in which such a class of persons has sublet the land. It is, therefore, not possible to ascertain fair annual rental of the land in question. The only alternative is to pay 6% interest on the market value assessed of the land in question. That being so, the sales transaction nearest to the material date in the instant case will be considered in arriving at fair annual rental value of the land. No sale transaction appears to have been executed during years of 73, 74 & 75 in village Singhu. Only two sale transactions are found conducted during the year of 1971 & 1972 affected vide mutation No.04/14 & 04/23 through which total area of 20 bigha 18 biswas was sold for a consideration of Rs.16,000/-. The average price per bigha for the said sale comes to Rs.705.60Paisa. Keeping in consideration the rising trend of price of land during the year of 1973 & 1974 the land could fetch average increase in price at the rate of 6% per annum. Hence taking in mind the above factors as exemplars, the fair market value of the land be Rs.800/-per bigha. It is proper to fix annual rental value at the rate of 6% on Rs.800/- Hence the fair rental value will be calculated accordingly; which comes to Rs.48/- per bigha. I assess the same for the period of one year. However, the land in dispute was taken in temporary occupation for the period 30th May 1974 to 29.5.76. Therefore, the rental value for the period of two yrs is assessed at Rs.96/- per bigha.

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MODE OF PAYMENT

The payment of compensation of the land under acquisition shall be paid according to the latest entries in the revenue record. Before making any payment, if any objection is received from any person, the payment will be made after any amicable settlement between the parties concerned, failing which the matter shall be referred to the competent court of ADJ u/s 30/31.

Subject to the above remarks, the offer is summarised as under:-

1. Compensation for rent of area measuring 11 bighas @ 96/- per bigha. for two years.
(30.5.74 to 29.5.76)

Rs. 1056.00

(RUPEES ONE THOUSAND FIFTY SIX ONLY)

(P.C. MISRA)

LAND ACQUISITION COLLECTOR(N)
DELHI.

Announced & filed today
2/6/78