

IN THE COURT OF SHRI BISHAN SINGH, P.C.S., LAND ACQUISITION
COLLECTOR (NARELA CIRCLE) : DELHI.

OFFER NO.

1997

Name of the Village : ZINDPUR

Nature of Acquisition: TEMPORARY

O F F E R

The land measuring 7 bighas 18 biswas situated in village Zind Pur Tehsil and District Delhi is required for temporary occupation and use for a public purpose of namely for the construction of Mukhmel Pur Bund. The Delhi Administration vide Notification No. F.15(7)/67-L&H dated 18.5.67 directed the Land Acquisition Collector to procure the occupation and use of the said land under the provisions of section 35(1) of the Land Acquisition Act, 1894.

In pursuance of notices required to be issued under the Act the interested persons have filed their claims which will be discussed under the head "CLAIMS".

1. MEASUREMENT :

According to notification U/s 35(1) of the said Act the area to be acquired is 7 bighas 18 biswas and the same is found correct at the time of measurement made by the field staff.

2. OWNERSHIP :-

The ownership and occupation of this area has been mentioned in Naqsha 'B' which is part of this file. The details of khasra Nos. is as under:-

<u>Khasra No.</u>	<u>Area</u> <u>Big.Bis.</u>	<u>Kind of well</u>
<u>Rect. 20</u>		
23/2	0 - 18	Ghair Ab Pash
24/2	2 - 13	Ab Pash
25/2	0 - 14	"
<u>Rect. 24</u>		
2/2/	0 - 07	Ghair Ab Pash
3/2	1 - 19	"
8/1	0 - 06	"
9/1/1	1 - 01	"
Total:	<u>7 - 18</u>	

The land owners have not raised any objection regarding the classification and measurement of land. At present there is no alternative left with me except to

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agree with the classification and measurement as proposed by the Naib Tehsildar, Land Acquisition, on the basis of the Khasra Girdawri and other relevant record at the time of publication of notification U/s 35(1) which is as under.

<u>Kind of land</u>	<u>Area</u> <u>Big. Bis.</u>
Ghair Ab Pash	4 - 11
Ab Pash	3 - 07
Total:	<u>7 - 18</u>

3. POSSESSION :-

The area is being required temporarily at public expense for the construction of Mikhmel Pur Bund and the possession of this was taken by the department concerned on 3.6.67 and will remain under occupation ~~and~~ of the department concerned for a year i.e. up to 2.6.1968 and the interested persons will occupy the area after the expiry of the time for temporary acquisition.

4. CLAIMS :-

1. Shri Bhartu :

<u>CLAIM</u>	<u>REMARKS</u>
Demands compensation @ Rs. 6000/- per bigha for khasra No. Rect.20, 24/2, 25/2.	Produced a copy of unregistered agreement for sale @ Rs. 4000/- per bigha regarding the land abutting to the Grand Trunk Road. As no copy of sale deed has been produced by the claimant in support of his claim so no action is called for. Moreover the location of this area is most attractive and the area now under acquisition is far away from the pucca road. The compensation shall be fixed according to facts and figures collected from the rev. record
2. <u>Shri Chatar Singh etc-</u>	
Demands compensation @ Rs. 5000/6000 per bigha of the land of Rect.24, 2/2 etc.	Has given no proof in support of his claim but has stated to rely upon the evidence produced by Bhartu which has already been discussed. The compensation shall be fixed according to facts and figures collected from the Rev. Record.

3. Shri Surat Singh:

Demands compensation @ Rs. 5000/6000 per bigha of khasra No. Rect.20, 23/2.	Did not turn up inspite of personal service effected on him. Hence no notice can be
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taken. The compensation shall be fixed according to facts and figures collected from the revenue record.

5. RENT :-

As the land is acquired temporarily for a year the compensation can be given either according to the rent paid by tenant-at-will in this village or the amount which may be according to the interest @ 6% on the market value of the land per bigha.

The land of this village is governed by Delhi Land Reforms Act, 1954, and there is no land under tenancy of any tenant-at-will. Hence it is not possible to fix up the compensation of the land under temporary acquisition according to rate of rent paid in this village. The other alternative is that the compensation can be given equal to the amount of interest @ 6% on the market value of the land under temporary acquisition which is possible.

The land under temporary acquisition is Ab Pash as well as Ghair Ab Pash and can easily be put in signal block because the quality of both of the land is the same.

The perusal of the record reveals that neither any land has so far been acquired in this village nor any sale transaction as taken place during 5 years preceding to the date of publication of notification U/s 35(1) issued on 18.5.67. Hence it can safely be said that the record can not give any sort of help as far as the fixation of the market value of the land is concerned.

It is a fact that this area is being acquired for construction of Mukhamel Pur Bund and quite adjacent area in village Mukhamel Pur has been acquired for the same purpose under the same notification. The market value of the land has been proposed @ Rs. 300/- per bigha because most of the land in that case is not under plough while whole of the area which is now under acquisition is either Ab Pash or Ghair Ab Pash. The rent in case of temporary

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acquisition in respect of land of village Mukhmel Pur was based on the price of the land proposed for the Permanent acquisition of same area. In that case the land under acquisition has been divided into two blocks i.e. BLOCK No. I & BLOCK NO. II and the price proposed is Rs. 350/- & Rs. 300/- per bigha respectively. The present area is equal to the area of village Mukhmel Pur placed in Block No. I. Keeping all these facts in view I think that Rs. 350/- per bigha is the fair and reasonable price of the land now under acquisition. After calculating the interest @ 6% on the market value i.e. Rs. 350/- per bigha as mentioned above the rent comes to Rs. 21/- per bigha for one year i.e. 3.6.67 to 2.6.68 and I also assess the same.

The land has been acquired for taking out earth from it for the construction of bundh and the land will be rendered useless for cultivation just after its excavation and will also require levelling up before sowing any crop but at present the area and the khasra Nos. from which earth has been taken has not so far been intimated so a supplementary offer will be drawn after the expiry of the period of temporary occupation on an application, if any, received from any interested person.

6. MODE OF PAYMENT:-

The interested persons shall be paid compensation according to the latest entries in the revenue record of the land now under acquisition. Some of the interested persons have filed the claim regarding the land which is not owned by them according to the latest entries of the revenue record. The compensation of such khasra Nos. will remain under dispute and shall be paid to the claimant only if they come to any amicable settlement and in case of their failure the matter shall be referred to the competent court for adjudication.

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


1. Compensation for ~~area~~ of area
measuring 7 bighas 18 biswas @
Rs. 21/- per bigha.


Rs. 165-90 ✓

TOTAL: Rs. 165-90


(Bishan Singh) 27/6/67
Land Acquisition Collector (N): Delhi.

Forwarded to the Collector, Delhi, for information.


(Bishan Singh) 27/6/67
Land Acquisition Collector (N): Delhi.


LAC
31/5/67

کار در این قبضه معمول در این موضع زرد بود و به سبب پوششیدن نمبر 44H-67/67 (د) P.15

موقع 56-18 زیر دقه 35 آبی

شیرینی بی سبب و صاب مله با در کمال نزدیک به سبب این شیرین آنند کرب

در دقه 4A شیرین و شیرین 4A موقع اینجا مطابق ببرد کرم محله

در این وقت شیرین فلاد و کرب سبب شیرین بول شیرین (5.0)

88

شیرین (50) ل. L. Duggan موقع ببرد کرم شیرین

$\frac{25}{12} - \frac{25}{13} - \frac{25}{14}$

24

کمال در این کد در این موقع و آبی ببرد کرم شیرین

$\frac{25}{12} - \frac{25}{13} - \frac{25}{14}$

موقع کرب در اینجا شیرین و شیرین 4A موقع اینجا مطابق ببرد کرم محله

کد در شیرین کد شیرین (50) کد در اینجا مطابق ببرد کرم شیرین 35

در کد در اینجا کد شیرین و شیرین 4A موقع اینجا مطابق ببرد کرم محله

شیرین در این کد شیرین و شیرین 4A موقع اینجا مطابق ببرد کرم محله

و شیرین در این کد شیرین و شیرین 4A موقع اینجا مطابق ببرد کرم محله

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