

IN THE COURT OF SHRI BICHAN SINGH, P.C.E., LAND ACQUISITION
COLLECTOR (PART A CIRCLE), DELHI.

OFFER NO. 22/1

Name of the village: ZINDEPUR
Nature of acquisition: TEMPORARY
Purpose of acquisition: STRENGTHENING OF BANKS OF DRAIN
NO. 6 FROM R.D 0 TO 6100

O F F E R

The land measuring 33 bighas 3 biswas situated in village Zind Pur tehsil and Distt. Delhi is required for temporary occupation and use for a public purpose namely, for strengthening of Banks of Drain No. 6 R.D. 0 to 6100.

The Delhi Administration vide notification No. F.15(64)/66-LAM dated 28.10.67 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 submitted their claims which will be discussed under the head 'CLAIMS'.

MEASUREMENT

According to the notification u/s 35(1) of the said Act the area to be acquired is 33 bighas 3 biswas but it has been found as 33 bighas 1 biswas at the time of measurement / Thus there is a deficiency of 2 biswas made by the field staff, which is due to wrong calculation at the time of preparation of notification u/s 35(1). On the other hand area measuring 11 biswas of khasra No. 9/1 & 9/2 of Rect. No. 24 is within the scheme but not being acquired temporarily on account of the fact that this area was not included in the above mentioned notification. A separate offer will be drawn in due course after getting the notification u/s 35(1) issued. At present area measuring 33 bighas & 1 biswa is being acquired temporarily.

OTHERS

The detail of khasra Nos. which are now under temporary acquisition is as under:-

contd..2/-

S.No.	Rect.No.	Killa No.	Area Big.Bis.	Kind of land
1.	17	5/1 min	0 - 04	Chair Abpash
2.		6/2 min	0 - 03	-do-
3.	16	1 min	1 - 04	-do-
4.		2 min	1 - 05	-do-
5.		3 min	0 - 03	Abpash
6.		7 min	less than a biswa	Abpash
7.		8/1 min	1 - 07	Abpash
8.		9/2 min	0 - 10	-do-
9.		10/2min	1 - 06	-do-
10.		12/1 min	1 - 01	Chair Abpash
11.		13/1 min	0 - 05	-do-
12.		14/2 min	1 - 04	Abpash
13.		16/1 min	0 - 01	Barjar Jaid No.2
14.		17/1 min	1 - 02	Chair Abpash
15.		18/2 min	1 - 05	Abpash
16.		23/2 min	1 - 03	-do-
17.		25/2 min	1 - 03	G.M. Shamsan
18.	19	3 min	0 - 04	Abpash
19.		4/1 min	0 - 19	Chair Abpash
20.		5/1/2 min	0 - 14	G.M. Hadwari
21.		5/2/1 min	0 - 07	Abpash
22.		6/1 min	1 - 03	-do-
23.		7/2 min	1 - 02	-do-
24.		14/1 min	0 - 19	-do-
25.		15/2 min	0 - 13	Chair Abpash
26.		16/1/2 min	0 - 09	Abpash
27.		17 min	0 - 13	-do-
28.		25/1 min	1 - 05	-do-
29.	20	11 min	0 - 08	Chair Abpash
30.		20/2 min	1 - 05	Abpash
31.		21/2/2 min	0 - 16	-do-
32.		22 min	0 - 11	-do-
33.	25	5 min	0 - 10	Abpash
34.	24	1/1 min	0 - 12	Chair Abpash
35.		2/2 min	1 - 05	-do-
36.		8 min	0 - 02	-do-
37.		10/2 min	1 - 09	Abpash
38.		11 min	0 - 05	-do-
39.		12/1 min	1 - 07	-do-
40.		13/2 min	0 - 05	Jaid No.1
41.		19/2 min	0 - 10	Abpash
42.		22/1/1 min	1 - 02	-do-
43.	43	2 min	0 - 03	G.M. Rasta
44.	44	3 min	0 - 06	-do-
		Total:	<u>33 - 01</u>	

The land owners have not raised any objection regarding the classification and measurement of land. At present there is no other alternative left with me except to agree with the classification and measurement as proposed by the Naib Tehsildar (L.A) on the basis of entries of Khazra Girdwari and other relevant record at the time of publication of notification u/s 25(1) which is as under:-

contd---3/-

Kind of land	Area Hrs. Dis.
Abpash	20 - 06
Chair Abpash	10 - 03
Jadid No.2	0 - 05
Jadid No.1	0 - 01
Chair Mumkin	2 - 06
Total:	33 - 01

X. POSSESSION

The area is being acquired temporarily for public purpose namely for strengthening of banks of Drain No.6 RD 0 to 6100 and the possession of this area was taken by the department concerned on 19.1.53 and will remain under the occupation of the department concerned for a year i.e. upto 19.1.59 and the interested persons will occupy the area after the expiry of the time for temporary acquisition.

4. CLAIMS

1. Shri Khuri etc.

CLAIM	REMARKS
Claims compensation @ Rs.2000/- per bigha for digging out the earth & Rs.1000/- per bigha for crops.	Has failed to produce any evidence in support of his claim. Hence the compensation shall be fixed according to facts and figures collected from the revenue record.

2. Shri Chhatar Singh etc.

As at S.No.1

-do-

R E N T

As this village is governed under the Delhi Land Reforms Act, 1954, so no area is now under the cultivation of any tenant-at-will. Hence it is not possible in this village to assess the rent on this basis. The other alternative in this case is that the interested persons can be paid @ 6% on the market value of the land per bigha, which is possible in this village.

Area measuring 9 bighas owned by Gram Sabha is under path and no compensation is to be paid for it. The remaining area is either Banjar Jadid, Abpash or Chair Abpash.

contd...4/-

Benjar Jadid can easily be put on equal footing with the Ghair Abgash and whole of this area can easily be assessed at flat rate, for rental purposes.

Award No. 2069 for the acquisition of land in this village, drawn vide notification No. F.5(24)/67-12H(1) was announced on 11.3.68 and the price was fixed @ Rs. 300/- per bigha. At present a portion of almost all khasra Nos. acquired under that award are being acquired temporarily. It is a fact that notification for temporary acquisition of land in question was issued about 3 months later from the notification under which above mentioned award was drawn. The market price of the land can easily be fixed on this very basis after giving a margin of period in between the publication of both these notifications.

Keeping the above discussion in view, I think that Rs. 310/- per bigha at flat rate, is the fair and reasonable price for the land now under temporary acquisition. I assess the same. After calculating the interest @ 6% on the market value i.e. Rs. 310/- per bigha as mentioned above the rent comes to Rs. 18-60 per bigha for one year i.e. 19.1.68 to 18.1.69, for the land now under acquisition. I assess the same.

The land has been acquired for taking out earth from it for the strengthening of banks of Drain No. 6 R.D. 0 to 6100 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.

NOTE OF PAYMENT

The interested persons shall be paid compensation according to the latest entries in the revenue record of the
contd....5/-

land now under acquisition. Before making payment if any objection is received from any person then it shall be made after any amicable settlement between the parties concerned, failing which the matter shall be referred to the competent court for adjudication.

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

1. Compensation for rent of areas measuring 33 bighas 12 biswas @ Rs. 18-60 per bigha.	Rs. 596-36
2. Compensation for rent of areas measuring 9 biswas owned by Gaon Sabha.	- nil -
TOTAL:	Rs. 596-36

(Bishan Singh)
Land Acquisition Collector:(P):Delhi.

Forwarded to the Collector, Delhi, for information.

(Bishan Singh)
Land Acquisition Collector:(P):Delhi.

Pd.

16/11/68

