

16/1976-77
AWARD No. ~~16/1976-77~~

Name of the Village : Jat Khor
Nature of acquisition : Permanent
Purpose of acquisition : Water Course for Providing Irrigation Facilities.

Shri Jal Lal s/o Ram Nath R/o Jat Khor(Delhi) applied to the Divisional Canal Officer, Delhi Division West Jamuna Canal, 3, Alipur Road, Delhi u/s 21 of the Northern India Canal & Drainage Act, 1873 for acquisition of small strip of land for taking link water course for providing irrigation facilities to the land situated in rectangle No. 41/8-9-12-13 in Village Jat Khor.

A sketch map was also received showing the proposed link water course marked A & B in Rectangle No. 41, Killa No. 3 in the east side width one gatha sanctioned u/s 21, 22 of the Northern India Canal & Drainage Act of 1873 from the Divisional Canal Officer vide his office letter No. 1355/HRC/dated 14.4.1976 addressed to the Deputy Commissioner, Delhi.

The investigation was carried out by the Divisional Canal Officer as required under the above mentioned Act. He recommended that the application is quite correct and the proposed water course for irrigation purpose is the only suitable site from which the water course can be provided for irrigational facilities and also recommended the land be acquired under the Northern India Canal & Drainage Act, 1873. The owners/ Bhumidar of the land in question Sh. Man Singh s/o Jhum Karna had been opposing these proceedings. The proposed land has been inspected by the field staff of the Land Acquisition Department and it was found that the water course AB is suitable for irrigation of the area of the applicant's land.

In view of the above facts acquisition proceedings for acquisition of land for link water course marked 'AB' as proposed by the acquiring department were initiated. Notices u/s 24 of the Northern India Canal & Drainage Act were issued to the interested persons by the Canal department on 24.2.1976.

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The interested persons were given opportunity to file their claim. In reply to these notices Sh. Man Singh s/o Jhum Karan appeared on 31.7.76 with an application which is on the file, in which he has stated that the khal may be suspended and cancelled in the interest of justice.

In view of the facts discussed above, the proposed land 'AB' measuring 4 Biswas have to be acquired for Canal Water Course as the proposed purpose of irrigation facilities cannot be solved without acquiring the said land.

Classification of land

<u>Rectangle No.</u>	<u>Kh. No.</u>	<u>Area</u>	<u>Kind of Land</u>
41	3/1	0-04	Abpash

The measurement and classification of the land has been done by the field staff. Neither the land owners nor the acquiring department raised any objection regarding the measurement and classification of the land in question. No other way is left but to accept and to agree with the entries of the relevant revenue record and measurement done at site, which comes out to be 4 Biswas only.

MARKET VALUE

In order to determine the market value of the land under acquisition sales preceeding 5 years from the date of issue of notices u/s 24 of Delhi Canal & Drainage Act have been examined and are tabularised as below:-

<u>Sr. No.</u>	<u>Mutation No.</u>	<u>Date of registration</u>	<u>Kh. Nos</u>	<u>Area</u>	<u>Total amount</u>	<u>Average per Bigha</u>
1.	40	27.3.71	28/20/2	0-18	Rs. 1000/-	Rs. 1111-10 Ps
2.	43	7.8.71	40/4	4-16	Rs. 4000/-	Rs. 833-33 Ps
3.	44	24.9.71	40/3	4-16	Rs. 4000/-	Rs. 833-33 Ps
4.	46	20.11.72	Plot No. 85	0-02	Rs. 400/-	Rs. 4000-00
5.	51	5.3.73	28/12/1/1 (2-13) 19(4-16)	7-09	Rs. 8000/-	Rs. 1073-80

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6.	58	31.12.73	8/3 (4-16) 1 (3-4)	8-0	Rs. 14,000/-	Rs. 1750-00
7.	59	Nil	4/21, 22/1, 8/1, 2/1, 27/3, 1, 8, 13/1, 24/8/7, 11/7, 14, 27/3/2, 4, 5, 6, 7	8-11	Rs. 45,000/-	Rs. 1284-40
8.	60	-do.	9/11/1, 21, 22/1	8-6	Rs. 16,600/-	Rs. 2000-00
9.	63	30-6.75	5/4, 6, 7, 14, 15, 18/25/1, 25/4, 25/5, of 1/12 share (out of total area 8 Bigha 3 Biswas was sold at 8-11 Rs. 12,000/-) of 1/2 share	46-18	Rs. 12,000/-	Rs. 1472-40 Ps
10.	67	3.1.1975	8/16	4-16	Rs. 96,00/-	Rs. 2000-00
11.	68	-	8/16	4-16	-do-	-do-
12.	69	-	11/17	4-16	Rs. 9,000/-	Rs. 1458-33 Ps

Except for the sale deeds mentioned at Sr.No. 2 & 3 the land involved in the other sale deeds is situated at a quite considerable distance from the land under acquisition and as such they cannot be taken as a true guiding factor for determining the market value of the land. As regards sale deed mentioned at Sr.No. 9 number of khasra numbers are involved which are scattered. Though Kh.No. 33/1 which is not too far away from the land under acquisition is involved in this sale transaction but it cannot be taken into consideration for the present purpose as part of it sold vide above sale has been included in the total sale and as such it is very difficult to ascertain the rate at which this khasra number has been sold.

With the above discussions the only possible sale deed which can be taken as a guideline for determining the market value of the land under acquisition is one mentioned at Sr.No. 2 & 3. The land involved in both these sale deeds is adjacent and the rate awarded in two cases is same. It may, however be mentioned that the date of registration of sale mentioned at Sr.No. 2 is 7.8.71 whereas notices u/s 24 of the Northern India Canal & Drainage Act were issued on 24.2.1976. Therefore, in order to determine the market value of the land under acquisition I rely on the sale deed mentioned at Sr.No. 2 and keeping in view the difference between the date of registration and the date

of issue of notification, I deem it fair and reasonable to fix the market value of the land as Rs. 1100/- per Bigha and award the same accordingly. There is however, no restriction on the land.

The price of 4 Biswas thus comes to Rs. 220/- which is to be paid to the recorded owners. The Divisional Canal Officer may be requested to get this amount deposited from the applicant for payment to the interested persons. The departmental charges of the Irrigation Department will be in addition to the price of the land.


(R. D. SRIVASTAVA)
LAND ACQUISITION COLLECTOR (NARELA)
DELHI

Today i.e. 16/10/76 Award
announced

Announced in the Court
R.D. Srivastava
16/10/76

कारवाडी काबजा रवार्ड जे. 16/76-77 जीजा नटराड

कारवाडी दिनांक 13/10/77 व कुमारा लोकोव सस. जल-हारीत ग्रीष्म ऋतु 3/10/77 3/10/77
जीजा नटराड वंजुलोटे दिवस

बेदागाड श्री हरीशचंद्र परमाजी C.A. जिणे सिंह चवरासात 6/11 पुतावाला सादेरा
जीजा पर वंदे जीजा पर गदमा गदरेली तरफ से निकोवर श्री हरीशचंद्र
सिंह ने परमाजी श्री सप्तचंद ने गदमा पुलित नी तरफ से अब डुवली नटर
श्री राजकुमार पादम गदरेला सस हरीशचंद्र पुलित मोरने ने परमाजी जीजा श्री
गजगाड सिंह हाजिर निके व पुचान गांव लोका श्री दलीप सिंह व चौकीदार
देह श्री जयराज ने श्री लोका सिंह श्री शिखर जी जीजा पर हाजिर निके
श्री शिखर श्री गाड सिंह पुता पुता जरा लो बजिरा चौकीदार देह इतला
दी गई श्री गाड सिंह देहला जीजा पर हाजिर गरी सामो लकडा व्यालाडी
शुभो लो गई. बजिरा जरीव निगागाड रवाक लजगा दिने गमे अब
रवारा 14/3/1 रवारा तादादी 0-4 लो लकडा व्यालाडी हा सल लो लकडा
श्री हरीशचंद्र सिंह निकेदार गदमा गदरे लो दिना गरा करवमत
लकडा दरवत जीजा पर लोडी गजगाड देह गरी पाडी. बजिरा
चौकीदार देह श्री जयराज से पुतावाली न पुतावाली कासावडा कुलन्द
जीजा पर व देहला से लोडी गई बंजमत दरवत लकडा जीजा
पर अब रवारा 14/3 से लोडी लकडा गरी व लकडा दरवत श्री
हरीशचंद्र सिंह निकेदार गदमा गदरे से उले लोका श्री जयराज पुता
गागाड ने हलाको कर दिना गरा श्री जीजा पर रवाक पुतावाली दिना
गरा लकडा लारवाडी लो लकडा परमाजी जीजा ने राजगागाड से डुवे
रवा गे. 93 दर्ज करा ही गई. लकडा दरवत लारवाडी लो रवा लकडा
श्री हरीशचंद्र सिंह निकेदार गदमा गदरे लो दी गई रवा रवा जीजा
गदमा पुलित ने अब डुवली नटर श्री राजकुमार पादम गदरेला लो दी
गई लकडा लारवाडी पुतावाली से पुतावाली व

दिनांक 13-10-77

जीजा नटराड

Hanabtaam:

12/10/77

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Hanabtaam:

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