

Award No. 1483

Name of the village: Kanjhawla.
 Nature of acquisition: Permanent.
 Purpose of acquisition: Remodelling of Bawana Drain.
A W A R D:

Land measuring 30 bighas 2 biswas situated in village Kanjhawla and more clearly defined by field numbers as given below under a separate heading was notified for acquisition under-section 4,6 and 17 of the Land Acquisition Act, 1894 vide Notification Nos. F.15(42)/62-L.S.G.(1), F.15(42)/62-LSG(11) and F.15(42)/62-LSG(111) dated the 25th July, 1962 respectively, issued under the authority of the Chief Commissioner, Delhi for a public purpose namely for the construction of Bawana Drain in village Kanjhawla, Delhi. Due publicity was given to these Notifications and notices under-sections 9 and 10 of the Land Acquisition Act, (I) of 1894 were issued to all the persons interested in the land under acquisition inviting claims for compensation. All such claims are discussed separately in this award.

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisition Field Staff in conjunction with the representative of the requiring department. On measurement the true and correct area was found as follows:-

FIELD NOS.	AREA	KIND OF SOIL.
	<u>BIG. BIS.</u>	
14/1/1/1.	0 - 7.	Nehari.
14/1/2/2.	0 - 7.	-do-
14/10/1/1.	0 - 7.	-do-
14/10/2/2.	0 - 7.	-do-
14/11/1/1.	0 - 7.	-do-
14/11/2/2.	0 - 7.	-do-
14/19/1	0 - 7.	-do-
14/20/2.	0 - 7.	-do-
14/21/2.	0 - 2.	-do-
14/22/1/1.	0 - 7.	-do-

contd.....2.

14/22/2/2.	0 - 4.	Nehari.
15/10/1.	0 - 1.	Rosli.
15/11/1/1.	0 - 3.	Rosli.
15/11/2/1.	0 - 4.	Nehari.
15/11/3/2.	0 - 3.	Nehari.
15/20/1/1.	0 - 7.	Nehari.
15/20/2/2.	0 - 7.	Nehari.
15/21/1/1.	0 - 8.	Nehari.
15/21/2/2.	0 - 7.	Nehari.
17/16/1.	0 - 11.	Rosli.
17/25/1/1.	0 - 4.	Rosli.
18/5/1.	Less than 1 bisawa.	Rosli.
18/6/1/1.	0 - 7.	Rosli.
18/6/2/2.	0 - 7.	Nehari.
18/16/1.	Less than 1 biswa.	Nehari.
22/1/2.	0 - 9.	Nehari.
22/2/1.	0 - 9.	Nehari.
22/8/1.	0 - 8.	Nehari.
22/9/2.	0 - 8.	Nehari.
22/13/2.	0 - 8.	Nehari.
22/14/1.	0 - 8.	Nehari.
22/17/1.	0 - 8.	Nehari.
22/18/2.	0 - 8.	Nehari.
22/24/2.	0 - 8.	Nehari.
22/25/1.	0 - 8.	Nehari.
29/4/2.	0 - 4.	Nehari.
29/5/1.	0 - 13.	Banjar Qadim.
29/6/1.	0 - 7.	Banjar Qadim.
29/7/2.	0 - 8.	Nehari.
29/14/2.	0 - 16.	Nehari.
29/17/1/2.	0 - 7.	Nehari.
29/17/2/1.	0 - 6.	Banjar Qadim.
29/18/2/1.	0 - 12.	Nehari.
29/19/2/1	0 - 12.	Nehari.
29/20/2/1	0 - 12.	Nehari.

contd....3.

30/13/2.	0 - 16.	Ghairmumkin Pond.
30/22/2.	0 - 14.	-do-
30/23/2.	1 - 1.	-do-
30/24/1/2.	0 - 14.	-do-
30/24/2/2.	0 - 8.	Ghairmumkin.
30/25/1.	0 - 5.	-do-
32/1/1/2.	0 - 7.	Banjar Qadim.
32/1/2/1.	0 - 7.	-do-
32/2/2.	0 - 3.	-do-
32/2/3.	0 - 3.	-do-
67/5/2.	0 - 2.	Ghairmumkin.
67/6/1.	0 - 2.	-do-
129.	0 - 16.	Ghairmumkin Badaro.
130.	1 - 8.	-do-
131.	6 - 3.	-do-
132.	0 - 16.	-do-
	<u>30 - 2.</u>	

CLASSIFICATION OF AREA:

NEHARI:	13 - 5.
ROSLI:	1 - 6. ✓
BANJAR QADIM.	2 - 6.
GHAIRMUMKIN.	<u>13 - 5.</u>
<u>GRAND TOTAL:</u>	<u>30 - 2.</u>

COMPENSATION CLAIMS:

1. Anoop Singh, Udhe, Ram Kala etc. have filed a claim for compensation demanding Rs.4,000/- per bigha kham. The claim is exorbitant and is not based on any satisfactory evidence.

2. Phool Singh, Bhim Singh ss/o Daya Ram, Inder Singh, Delel Singh, Ram Chander, Kidar Singh ss/o Jit Ram have claimed compensation for field No.29/20/1 and 20/2 as Bhoomidars to the exclusion of Gaon Sabha.

MARKET VALUE:

We have to find out the market value of the land under acquisition as prevailing on the date of Notification under-section 4 namely the 25th July, 1962. contd....4.

During the five years preceding the date of Notification under-section 4 of the land Acquisition Act, 1894; ~~many~~ many sales are available in this village. These are quoted below:-

No.	Mutation No.	Name of party.	Date of Regn.	Area sold.	Consideration money.	Average.
1	2	3	4	5	6	7
1363.		Chandgi Etc. Vendors. Maha Singh etc. vendee.	21-9-57.	4-16.	Rs.1400/-	Rs.292.00
1375.		Sarup Lal, vendor, Udhey Singh vendee.	30-10-58.	7-16.	Rs.3000/-	Rs.385.00
1381.		Chandgi etc.vendor Chand Ram etc. vendee.	11-6-58.	9-12.	Rs.2400/-	Rs.250.00
1384.		Prabhu etc.vendor Rukam Singh etc. vendees.	6-7-59.	1-0	Rs.1500/-	Rs.1500.00

The land under acquisition is partly old drain and its extension on both sides is canal irrigated and rosli land and small strip of banjar qadim.

The transaction quoted at serial No.4 and registered as mutation No.1384 is a plot purchased for building a house and is just adjoining the village abadi. Hence this sale cannot be compared with the land under acquisition i.e. purely meant for agricultural purposes. I have inspected the land. Its classification is as given in this award before. No award in this village was given during the five years preceding the date of Notification under-section 4 of the Land Acquisition Act, 1894. However, on the basis of sales quoted above and taking into account the appreciation that has taken place since the dates of registration quoted against each transaction, I assess the market value of the land under acquisition on the date of Notification under-section 4 namely, 25th July, 1962 as under:-

1. Nahari Land, measuring 13 bighas 5 biswas: @ Rs.600/- per bigha.
2. Rosli land comprising of field Nos. 15/10/1, 15/11/1/1, 17/16/1, 17/25/1/1,

contd.....5.

18/5/1, 18/6/1/1, measuring
1 bigha 6 biswas:-

@ Rs.400/- per bigha kham.

3. Ghairmumkin, Banjar Qadim
and old drain and Johar
comprising of field Nos:-

29/5/1, 29/6/1, 29/17/2/1, 30/16/2, 30/22/2, 30/23/2,
30/24/1/2, 30/24/2/1, 30/25/1, 32/1/1/2, 32/12/1, 32/2/2,
32/2/3, 67/5/2, 67/6/1, 129, 130, 131, 132, measuring
15 bighas 11 biswas:-

@ Rs.200/- per bigha Kham.

TREES, WELLS AND OTHER STRUCTURES:

There are 21 Kikar trees within the old drain and
its price is assessed at Rs.300/-.

APPORTIONMENT:

Compensation will be paid on the basis of latest entries
in the revenue record.

15% FOR COMPULSORY ACQUISITION:

As provided by section 23(2) of the Land Acquisition
Act, 1894, 15% shall be paid on account of compulsory acqui-
sition.

THE AWARD IS SUMMARISED AS UNDER:

L. NO.	Kind of soil.	Area	Big. Bis.	Rate per bigha.	Amount of compensation.
	Nehari.		13 - 5.	Rs. 600/-	Rs. 7,950.00.np.
	Rosli.		1 - 6.	Rs. 400/-	Rs. 520.00.np.
	Banjar Qadim, Ghairmumkin, Old drain and Johar.		15 - 11.	Rs. 200/-	Rs. 3,110.00.np.
			Total:-		Rs. 11,580.00.np.
	15% for compulsory acquisition:-				Rs. 1,737.00.np.
			Total:-		Rs. 13,317.00.np.
	Add price of trees.				Rs. 300.00.np.
			G.Total:-		Rs. 13,617.00.np.

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs. 6.95.np.
as revenue which will be deducted from the Khalsa Rent
Roll of the village from the ^{Kharif} ~~rain~~ harvest 1963.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector(II), Delhi.
Dt. 21-2-1963.

M. M. ADMLA
29/2/63
COLLECTOR, DELHI

Submitted to the Collector, Delhi for information.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector, (II), Del