Award No.....1786.....

Name of Village.....Khanjhawla.

Nature of Acquisition...Permanent.

Purpose of Acquisition..For the construction of the Sultanpur Dabas Drain.

In pursuance of Notification No.F.15(44)/64-LSG II-dated the 2nd June, 1964, issued u/s 4 of the Land Acquisition Act 1894 it was proposed to acquire 18 Big. 7 Bis. of land in village Khanjhawala for a public purpose namely, for the construction of Sultanpur Dabas Drain. Notification Nos. F.15(44)/64-LSG II dated June,2, 1964, u/s 6 and 17 of the Land Acquisition Act were also issued wherein the Collector of Delhi was further directed by the Administration to take possession of the land on the expiry of 15 days from the publication of the notices u/s 9(1) of the above said Act. Consequently, the possession of the land was taken on the 8th July, 1964.

Notices u/s 9(3) and 10(i) of the said Act were served upon the known interested persons. The claims received will be discussed under the head 'Claims for compensation etc.'.

Measurement of the land & ownership

As a result of the measurement done by the Field Land Acquisition Staff, its area was found to be correct, the classification of which is as follows:-

Kind of soil	Area Big. Bis.
Rosli	10-07
Nehri	8-00
Total:	18-07

The land under acquisition is covered by the Delhi Land Reforms Act, 1954. The following is the statement of ownership, area and classification of soil:-

S.No. 1	Name of Bhumidar 2	Khasra No. 3	Area 4 Big. Bis.	Kind of soil 5
1.	Ved Parkash s/o Mir Singh Brahmin, r/o V.Khanjhawla	46/12/1	0-11	Rosli
		46/2/2/1	0-05	Rosli
		46/9/1	0-15	Rosli
		37/21/1/1	1-03	Rosli
		46/2/1/1	0-10	Rosli
		Total:	3-04	Rosli
2.	Khazan Singh s/o Chhelu Jat r/o V. Khanjhawla.	46/23/1	0-15	Rosli
		46/19/1	0-11	Rosli
		47/3/1	0-16	Rosli
		Total:	2-02	Rosli
3.	Bhiku, Rattia ss/o Kala Jat r/o V. Khanjhawla.	47/8/1	0-15	Rosli

Contd.....2...

1	2	3	4	5
			Big.Bis.	
4.	Mauji, Kanwal Singh ss/o Sheo Chand in equal shares 1/3 share. Chandgi, Bhagwana ss/o Nand Lal in equal shares, 2/9. Sudhbir and s/o Bharto, Smt. Vidya, Chhoto, Kanto, Minto ds/o Bharto all the five in equal shares, 1/9. Smt. Lachhmi d/o Rup Chand and w/o Lachhman s/o Molar, 1/6. Smt. Sarjoo d/o Rup Chand and w/o Siri Chand s/o Molar, 1/6 share, r/o V.Khanjhawla.	47/24/1 56/4/1 Total:	0-09 2-01 2-10	Rosli. Rosli. Rosli.
5.	Chandgi s/o Chet Ram Jat, r/o V.Khanjhawla.	47/13/1 47/17/1 Total:	0-13 0-09 1-02	Rosli Rosli Rosli
6.	Paras Ram s/o Sheo Lal Jat r/o V.Khanjhawla.	56/24/1/1 57/4/1 57/8/1 Total:	1-04 1-02 0-11 2-17	Nehri Nehri Nehri Nehri
7.	Tara Chand, Daya Chand ss/o Bharto in equal shares, 1/2. Dalip s/o Jhanda, 1/2. Jat, r/o V.Khanjhawla.	57/9/2/1	0-11	Nehri
8.	Bhim Singh, Lok Ram, Rattan Singh ss/o Harnam Jat r/o V.Khanjhawla (in equal shares)	57/20/2/1 58/16/2/1 57/20/1/1 Total:	0-02 0-12 0-07 1-01	Nehri Nehri Nehri Nehri
9.	Kure s/o Nand Ram, Jat r/o V.Khanjhawla.	58/25/1 120/3/1/1 Total:	1-06 1-02 2-08	Nehri Nehri Nehri
10-	Man Singh, Hoshiar Singh ss/o Ram Nath in equal shares...1/2. Smt. Manbhari wd/o Kirpa Ram, Smt. Bhagvani d/o Kirpa Ram in equal shares 1/2. Jat, r/o V.Khanjhawla.	57/12/1/1	1-03	Nehri
11.	Maha Singh, Kanahia Lal ss/o Jai Dayal in equal shares, Jat r/o V.Khanjhawla.	120/8/1	0-14	Rosli
		G.Total:	18-07	

Rosli: 10-07, Nehri: 8-00.

Claims for compensation & evidence:

In response to the notices served upon the known interested persons, almost all the claimants have come forward with this objection that as their land is generally Nehri, it would greatly effect the food production campaign if the major portion of Khasra Nos. is acquired and small pieces of land is left in their cultivatory possession. They have further requested that if this is not possible,

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the course of the drain should be changed. Some of them also objected to the measurement of the land. The land was, however, remeasured and the correct area found at the spot has been taken for acquisition. As regards compensation, they have either claimed compensation @ Rs.5000/- per bigha or @ Rs.3000/- per bigha but have failed to substantiate their claim with documentary evidence.

The claims filed are discussed as under:-

S. No.	Name of the claimant	K.No. or Area for which claimed	Rate claimed per bigha
1.	Ved Prakash s/o Mir Singh r/o V.Kanjhawla.	2-13	Rs.3000/-
2.	Khazan Singh s/o Chhelu	2-06	No specific amount has been mentioned. He has only requested that compensation be paid at higher rates as the land has great productive value. He has also stated that he has taken Taqavi loan for construction of a well in this land.
3.	Rati Ram s/o Kalley	--	Rs.3000/-
4.	Mauji Ram s/o Sheo Chand and others.	2-17	Rs.3000/-
5.	Chandgi Ram s/o Chet Ram	1-10	Rs.3000/-
6.	Paras Ram s/o Sheo Lal	2-12	Rs.5000/- and Rs.5000/- for garden which was planted 4 years ago and Rs.1000/- for a well.
7.	Dalip Singh s/o Jhandu	--	Rs.3000/-
8.	Bhim Singh, Lok Ram, Rattan Singh s/o Harnam.	57/20/2/1 57/2/1/1 58/16/2/1 measuring 1-04 instead of 18Bis. measured previously.	Rs.3000/-
9.	Kurey s/o Nand Ram.	58/25 & 25/1	Rs.3000/-
10.	Man Singh s/o Ram Nath	--	Rs.3000/-
11.	Kanahya Lal s/o Jai Dayal	120/8/1	Rs.3000/-

Despite sufficient opportunity given to the claimants, only S/Shri Paras Ram and Khazan Singh have filed a copy of registered saledeed which goes to show that one Johri Singh sold 12¼ biswas of land out of Kila No.4, Rectangle No.121 for Rs.1375/- on the 12th March, 1962. Even this solitary saledeed cannot be made a basis for arriving at the market value of the land in as much as

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it is a small piece of land situated near the abadi of the village and was perhaps purchased for residential purposes.

Market Value:

I have inspected the land under acquisition. It is situated on the boundary of V. Karala and Madanpur Dabas and happens to fall on the south of Delhi Khanjhawla Road. It is at a distance of about one mile from villages Khanjhawla, Karala & Madanpur Dhabas each.

In order to find out the market value of the land as it prevailed on the 2nd June, 1964, the N.T.(LA) has tried to find out the sale transactions which took place in this village but it was found that no transaction took place during the years 1962-63 and 1963-64. Only following transactions took place during the last 5 years.

Year	Area Big.Bis.	Consideration money	Average per bigha
1959-60	1-00	Rs.1500/-	Rs.1500/-
1961-62	8-01	Rs.3500/-	Rs.434.78 nP
Total:	9-01	Rs.5000/-	Rs.552.49 nP

In this village the following three awards have been announced so far.

S.No.	Award No. with date.	Notification No. u/s 4. with date	Rates awarded per bigha
1.	739 dt. 12.5.54	F.7(191)/49 M.T.C.E dt. 18.2.53.	--
2.	780 dt. 10.11.55	F.15(136)/54-LSG dated 18.4.55.	G.Mumkin Rs.20/- per bigha.
3.	1483 dated 21.2.63.	F.15(42)/62-LSG (i) dt. 25.7.62.	Block A Rs.600/- . Block B Rs.400/- Block C Rs.200/-.

Taking into consideration the sale transactions which took place in this village, the previous awards announced in this village, the situation and quality of land and also allowing some appreciation of prices, I consider a flat rate of Rs. 600/- per bigha would be most fair and reasonable and, therefore, award the same.

Compensation for Well & Trees:

There is a very small drinking water well in Killa No.24/1/1 of Rectangle No.56. In case the drainage authorities would like to acquire it, the owner shall be paid Rs.100/- as its compensation

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But this compensation will be paid only when the Executive Engineer, Drainage Deptt., would confirm the acquisition of this well.

There are 9, 5 and 9 plants of Gauva, Lemon & Bananas in Khasra Nos. 57/4/1, 57/8/1 and 56/24/1/1 respectively of about 2½ ft. in height. I assess Rs.23/- as its compensation.

Interest & compensation towards damage of crops, if any.

It is reported that possession was taken on the 8th July, 1964, and the Canal has also been dug in all most all Khasra Nos. except Khasra No. 57/4/1, 57/8/1, 57/12/1/1 and 120/8/1 where there was sugar cane and Jwar crop. In fact, the work of digging of the drain was started in the first week of January, 1965, and as such no harm was caused to the Jwar cropas it was harvested by the end of October 1964. Similarly, in Khasra No. 57/4/1 the digging of drain was suspended by the acquiring department to enable the persons interested to reap the harvest. It will thus appear that only symbolic possession of Khasra Nos. 57/4/1, 57/8/1, 57/12/1/1 and 120/8/1 was taken and hence the persons interested in these Khasra Nos. are neither entitled to get any interest nor compensation for damage to crops. As regards other Khasra Nos., the persons interested shall get 6% interest w.e.f. 8th July, 1964, as provided under the Act.

Apportionment:

Since there is no Asami or any other person in adverse possession of the land under acquisition, the Bhumidhars shall be paid compensation according to their shares as entered in the latest Jamanbandi of the village on record of the file.

Abatement of land revenue:

The land is assessed to a land revenue of Rs.8.45 nP. It shall be deducted from the Revenue Roll of the village from Kharif 1964.

Subject to the above, the award is summarized as under:-

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Compensation of 18 Big. 7 Bis. of land @ Rs. six hundred per bigha	=Rs.11010-00
Add 15% for solatium on account of compulsory acquisition charges	=Rs. 1651-50
Compensation for well in case acquisition department takes over possession of well	=Rs. 100-00
Compensation for trees	=Rs. 23-00
Interest @ 6% on an area of 14 Big. 17 Bis. w.e.f. 8th July, 1964 to 20th March, 1965.	=Rs. 374-95
Total:	Rs.13159-45

(M. Mustafa)
Land Acquisition Collector(Palam)
Delhi.
10-3-65.

Forwarded to the Deputy Commissioner (Collector of the District) for information and for filing the award.

(M. Mustafa)
Land Acquisition Collector(Palam)
Delhi.
10-3-65.

Seen:
A.D.M. (L.A)
with powers of Collector Delhi
10.3.65

Pl. prepare Nagara Nirizamin & take it to Raj Th. and be announced

13159.45
679.49
13839.94

2571

[illegible]

20 F 15(44)/64-LSG

2 6/64

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[illegible]

[illegible] 12 6/64 [illegible]

[illegible]

37/۲۱/۱ - 46/۲/۱/۱ - 46/۲/۲/۱ - 46/۹/۱ - 46/۱۱/۱ - 46/۱۹/۱ - 46/۲۲/۱ - 47/۳/۱ - 47/۸/۱ - 47/۱۳/۱ - 47/۱۲/۱ - 47/۱۱/۱ - 56/۲/۱

56/۱۲/۱ - 57/۲/۱ - 57/۹/۱ - 57/۹/۲/۱ - 57/۱۱/۱/۱ - 57/۲۰/۱/۱ - 57/۱۰/۲/۱ - 58/۱۴/۲/۱ - 58/۱۵/۱ - 120/۳/۱/۱ - 120/۸/۱

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120/۸/۱ [illegible] 57 ۳/۱ - ۳/۲ - ۸/۱ - ۱۳/۱

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[illegible] 2/64

Allah [illegible] N.T.(LA)

Ram Singh Patwari A
8/7/64

Patwari Singh Manav
Surveyor
8/7/64.

[illegible]

Zail Singh
Kgo. (L-A)
8/7/64

8/7