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AWARD NO. 172/86-87

NAME OF VILLAGE : SAPIPUR RANHOLA  
NATURE OF ACQUISITION : PERMANENT  
PURPOSE OF ACQUISITION : INCREASING CAPACITY OF  
NAJAFGARH DRAIN.

THESE ARE proceedings for determination of compensation u/s 11 of the Land Acquisition (Amendment) Act, 1984. The land measuring 4 bighas 12 biswas situated in village Safipur Ranhola was notified u/s 4 of the Land Acquisition Act vide notification No.F.7(73)/78-L&B(4) dated 30.5.79 and u/s 6 vide notification No.F.7(73)/78-L&B dated 22.7.81 for a public purpose namely Increasing Capacity of Najafgarh Drain.

In pursuance of the aforesaid notification, notices u/s 9 & 10 of the Land Acquisition Act were issued to all the interested persons in the land and the claims filed by them are discussed hereafter under the heading 'Compensation claims'.

TRUE AND CORRECT AREA

The land was got measured by the land acquisition field staff on the spot and was found four bighas 12 biswas.

OWNERSHIP

THE details of Kh.Nos. ownership tenancy and classification of land are as under:-

S.No.	Name of the owner	Kh.No.	Area
1.	Sh. Ram Kishan s/o Tek Chand r/o village Ranhola Full share.	50/15/1	0-04
2.	Deep Chand s/o Ghisa Ved Parkash, Virender Parkash Ss/o Prem Singh, Smt. Dhapi Ws/o Prem Singh and Bala d/o Prem Singh 1/32 share of each, Smt. Pritam Singh, Kishan Pal Singh and Inder Singh Ss/o Bhagwana each. all r/o Ranhola.	45/24/2	0-04
3.	Mehar Singh, Gela Ram Mohan Ram, Tarif Singh Ss/o Lehari 1/8 share of each	51/1/1	0-02

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\*x Mouji and Sis Ram Ss/o Todar  
1/4 share of each all r/o  
Ranhola, Delhi.

4. Gram Sabha	45/23/1/1	1-10
	24/1/1	2-12

4-12-

### COMPENSATION CLAIMS

The following interested persons have filed their claims for compensation in response to the notices issued u/s 9 & 10 of the L.A. Act:-

S.No.	Name of claimant	Kh.No.	Compensation claims
1.	Mehar Singh, Gela Ram Tarif Singh and Molu Ram ss/o Lahri Singh jointly claimed r/o Ranhola	51/1/1	Have claimed compensation for land @ Rs.50/- per sq.yd. and Rs.25,000/- for the well.
2.	Ram Kishan s/o Tek Chand Nil r/o Ranhola.		Has claimed compensation for land Rs.20,000/- per bigha Rs.20000/-for a well, solatium @ 300 and interest according to Amendment Act and additional amount @ 12% .
3.	Mauji and Sis Ram ss/o Todar r/o Ranhola, Delhi.		-do-
4.	Deep Chand s/o Ghisa, Virender Parkash, Ved Parkash Ss/o Prem Singh, Vinod Bala @ Bala d/o Prem Singh, Pritam Singh, Kishan Pal Singh, Inder Singh Ss/o Bhagwana r/o village Safipur Ranhola.		-do-

### DOCUMENTARY EVIDENCE

None of the claimants have produced any documentary evidence in support of their claims of compensation.

### MARKET VALUE

The market value of the land under acquisition has to be assessed after keeping in view the advantages and potentialities attached to the land. The other important factors as contemplated under section 23 of the Land Acquisition Act which guide us in assessing the amount of the compensation is the market value of the land at the date of publication of notification under section 4.

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The record of this office was consulted and it has been seen that an award No.6/83-84 has been announced in this village on 25.5.83. The purpose of aquisition in award No.6/83-84 was the same as in the instant case i.e. Increasing Capacity of Najafgarh Drain. The date of notification is also the same in both the cases i.e. 30.5.79. The compensation awarded in Award No.6/83-84 was Rs.2600/- per bigha. Since the date of notification u/s 4 is the same in both the cases, the purpose of acquisition and quality of land is also the same, I assess the market value in the instant case at Rs.2600/- per bigha.

#### OTHER COMPENSATION

There are wells & tubewell on the land now under acquisition. I assess Rs.2500/- per well and Rs.1500/- per tubewell. Details are as under:-

<u>Kh.No.</u>	<u>Description</u>	
50/15/1	Well	1
	Tubwell	1
51/1/1	Well	1

#### STRUCTURES

There are no structures on the land now under aquisition.

#### SOLATIUM

As provided under section 23(2), the interested persons are entitled to get solatium @ 30% on account of compulsory nature of acquisition on the market value of the land.

#### ADDITIONAL AMOUNT

In addition to market value of the land, the persons interested are also entitled to get additional amount @ 12% p.a. on the market value of the land from the date of notification u/s 4 i.e. 30.5.79 till the date of announcement of the award.

#### INTEREST

The possession of the land now under aquisition has not so far been taken over. So the persons interested are not entitled to get interest.

APPORTIONMENT

The interested persons shall be paid compensation according to the latest entries in the revenue record of the land under acquisition. In case of any dispute, the payment shall be made after an amicable settlement between the parties concerned failing which the matter shall be referred to the court of Additional District Judge, Delhi u/s 30-31 of the L.A. Act for adjudication.

LAND REVENUE

The land revenue works out to Rs. 13.59P shall be deducted from the Khalsa roll of the village Khatauni w.e.f. taking possession of the land.

SUMMARY

Compensation for the land measuring 4 bighas 12 biswas @ Rs. 2600/- per bigha.	Rs. 11,960.00
Compensation for 2 wells @ Rs. 2500/- per well	Rs. 5,000.00
Compensation for 1 tubwell @ Rs. 1500/-	Rs. 1,500.00
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	Rs. 18,460.00
Solatium 30%	Rs. 5,538.00
Additional amount @ 12% p.a. w.e.f. 30.5.79 to 2.8.86 (7 years 65 days)	<del>Rs. 5,538.00</del> Rs. 10,301.98
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Grand total	Rs. 34,299.98

(Rupees Thirty Four Thousand Two hundred Ninety Nine and paise Ninety Eight only)

(R.S. YADAV)  
LAND ACQUISITION COLLECTOR(PN):DELHI.

APPROVED  
SECRETARY (REVENUE)

None present.  
Announced in open Court.  
Issue notice u/s 12/2  
10/7/86

(TO BE PUBLISHED IN PART IV OF DELHI GOVERNMENT GAZETTE)  
DELHI ADMINISTRATION, DELHI  
NOTIFICATION

Dated the 22nd July, 1981.

No. F.7(73)/78-122 :- Whereas the Govt. of Delhi is satisfied that the land is required to be taken by Government of the Public Works for a public purpose, namely, for increasing the capacity of Najafgarh Drain from Chawla Bridge to Basai-Sarapur Bridge, it is hereby declared that the land described in the Schedule below is required for the above purpose.

This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894 to all whom it may concern and under the provisions of Section 7 of the said Act, the Collector of Delhi is hereby directed to make order for the acquisition of the said land.

This declaration is made with reference to this Administration Notification No. F.7(73)/78-122(4) dated 30.5.1979 issued under sub-section (1) of Section 4 of the aforesaid Act and published in Part IV of Delhi Extraordinary Gazette dated 30.5.1979.

A plan of the land may be inspected at the office of the Collector of Delhi.

\* SCHEDULE \*  
SECTION

No.	Name of village	Total Area		Field Nos. or Boundaries		Area	
		Big.	Bis.	No.	Killa No.	Big.	Bis.
1	Tilangpur Kotla	4-10		9	15 min ✓		
				11	17/1 ✓	0-04	
				12	X 20/1 min	0-02	
2	Baprola	1-10				0-04	
				34	6 1/2		
				38	8 min ✓	0-03	
					X 13/3	0-01	
					14 1/4 min ✓	0-04	
					17 min ✓	0-01	
						0-04	
				41	3 min ✓		
					X 2/3	0-04	
						0-04	
3	Belli Karamati	0-08		42	13/2 ✓	0-05	
				66	11 1/2 ✓	0-04	
				19	28 ✓	0-04	
					X 29 ✓	0-04	

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1	2	3	4	5	6
4.	Safipur Ranhola	4-12	45	23/1/1 24/1/1 24/2	1-10 2-12 0-04
			50	15/1	0-04
			51	1/1	0-02
5.	Kakrola	6-08	10	11 min 12 min 19 1/1 min 20 min	1-11 0-07 0-07 1-12
			21	23 min	0-04
			37	13 min	0-02
			69	5 min 16/2 20/2 23/2	0-04 0-07 0-05 0-05
			89	19 min	0-04
			102	11 min	0-04
			105	12 min 13 min	0-04 0-04
			107	11 3/2 min	0-04
			108	3 min	0-04
6.	Nilothi	2-14	36	12/2 23/2	0-04 0-04
			39		0-04
			41	16 1/1 min ✓	0-04
			42	9/2 min ✓	0-04
			46	25/2 min ✓	0-04
			47	17/2 min ✓	0-04
			48	3 min ✓ 8 min ✓ 23 min ✓	0-04 0-04 0-04

*Quend*

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