AWARD NO. 172 | 86-87

NAME OF VILLAGE

SAFIPUR RANHOLA

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION :

INCREASING CAPACITY OF NAPAFGARH 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 Rankola 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)/7g-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.

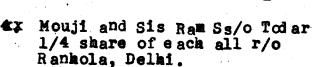
OWNERSHIP

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

S.No. Name of the owner Kh.No.

- Sh. Ram Kishan s/o Tek 50/15/1 Chand r/o village Ranhola 1. Full share.
- Deep Chand s/o Ghisa 1/2 share 45/24/2
 Ved Parkash, Virender Parkash
 Ss/o Prem Singh, Smt. Dhapi Ws/o
 Prem Singh and Bala d/o Prem Singh
 1/32 share of dach, Smri Pritam
 Singh, Kishan Pal Singh and Inder
 Singh Ss/o Bhagwana 1/2 share of
 each. all r/o Ranhola. 2.
 - Mehar Singh, Gela Ram Mohan Ram, Tarif Singh Ss/o Lehri 1/8 share of each 51/1/1

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4. Gram Sabha

45/23/1/1 24/1/1

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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 51/1/1 Tarif Singh and Molu Ram ss/o Lahri Singh jointly claimed r/o Ranhola

Have claimed compensation for land @ Rs.50/- per sq.yd. and Rs.25,000/- for the well.

 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.

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4. Deep Chand s/o Ghisa, Virender -do-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 Rankola.

DOCUMENT ARY 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 a equisition 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 R.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 R.2600/- per bigha.

OTHER COMPENSATION

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

Kh.No.	Description			
50/15/1	Well Tubwell	1		
51/1/1	Well	1		

STRUCTURES

There are no structures on the land now under a cquisition.

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 a cquisition has not so far been taken over. So the persons interested are not entitled to get interest.

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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 ettlement 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 @ R. 2600/- per bigha.	Rs. 11,960.00	
Compensation for 2 wells @ Rs. 2500/-	Rs. 5,000,00	
Compensation for 1 tubwell @ Rs. 1500/-	Rs. 1,500.00	
	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)	Rs. 10, 301.98	
Grand total	Rs. 34, 299.98	

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

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

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SECRETARY (NEVENUE)

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