

AWARD NO. 174/86-87

NAME OF THE VILLAGE : RANHOLA
NATURE OF ACQUISITION : TEMPORARY
PURPOSE OF ACQUISITION : CONSTRUCTION OF IRRIGATION MINORS.

These are proceedings for the temporary acquisition of land measuring 65 bighas 3 biswas situated in village Ranhola Delhi for a public purpose namely for the Construction of Minors as notified vide notification No.F.7(4)/77-L&B(4)/599 5990 dated 21.2.1978 issued u/s 35(1) of the L.A. Act, 1894 for a period of one year from the commencement of such occupation. Notices as required were issued to the persons interested and the claims filed by them are discussed hereafter under the heading 'Compensation claims'.

TRUE & CORRECT AREA

The land acquisition field staff measured the land on the spot and found to be 55 bighas 8 biswas ~~aktua~~ instead of 65 bighas 3 biswas as notified u/s 35(1) of the L.A. Act. Acquisition Deptt. has desired that the following Kh.Nos. may not be acquired at present:-

<u>Kh.No.</u>	<u>Area</u>	<u>Remarks</u>
22//6min	1-13	
15/2min	1-02	
16min	1-02	
23//1/3/2min	0-12	
10min	1-02	Kh.No.7min measuring 13 biswas is not coming in alignment of this scheme
11min	1-02	
20min	1-02	
25min	1-07	
	<u>9-02</u>	

OWNERSHIP

The details of Kh.Nos., ownership and classification of land are as under:-

<u>S.No.</u>	<u>Name of the owner</u>	<u>Kh.No.</u>	<u>Area</u>
1.	Sh.Gurmukh Dass s/o Motan	24//18min	0-04
	Dass r/b B/29, Kirti Nagar,	19/2min	2-17
	New Delhi Sh.Om Parkash s/o	21/1min	2-04
	Uttam Chand, Juneja E/25,	22min	0-02
	Kirti Nagar, New Delhi		<u>5-07</u>
	equal share.		

2. S. Shri Durga, Chander Singh, Chhote Ram & Narain Singh Ss/o Chandgi equal shares r/o village Ranhola, Delhi.	24//5/2min 6min 25//1min 10/2min	0-11 2-05 1-17 <u>0-03</u> 4-16
3. Chain Sukh s/o Tula Ram r/o Ranhola, Delhi	44//12min 19min	1-02 <u>1-02</u> 2-04
4. Sh. Nathu s/o Ghansham r/o Ranhola, Delhi.	24//21/2min 29//1min 30//4min 5/2min 7/1min	0-17 Less than biswa 1-14 2-19 <u>1-01</u> 6-01
5. Sh. Nathu s/o Badlu 1/2 share Ss/h. Ram Singh, Maha Singh & Ran Singh Ss/o Soondu 1/2 share r/o Ranhola, Delhi.	44//8min 13min 18min	1-13 1-02 <u>1-02</u> 3-17
6. S/Sh. Furan, Net Ram and Kanwar Lal Ss/o Kanhiya equal shares r/o Ranhola, Delhi.	30//22/2min 39//2min	0-11 <u>1-02</u> 1-13
7. Sh. Mukhtiar Singh and Balwant Singh ss/o Sheo Singh equal shares r/o Ranhola, Delhi.	39//22/2 9min 10min 11min	0-11 1-02 1-02 <u>1-02</u> 3-17
8. S/Sh. Mange Ram, Kartar Singh & Narain Singh Ss/o Chhaju equal shares r/o Village Ranhola, Delhi.	30//21min 39/1min	1-02 <u>1-02</u> 2-04
9. S/Sh. Bhagwana, Bhup Singh and Kamle ss/o Chhaju equal share r/o Ranhola	30//12min 19/2min 20min 22/3min	2-09 1-10 1-04 <u>0-11</u> 5-14
10. S/Sh. Pirthi Singh, Kartar Singh, Chander Singh & Tarif Singh Ss/o Bhartu equal shares r/o village Ranhola, Delhi.	30//7/2min 8min 13min	0-07 2-01 <u>1-11</u> 3-19
11. Sh. Ram Mehar s/o Saroop 1/2 share Sh. Ude s/c Todar 1/2 share, r/o village Ranhola, Delhi.	24//7min 13min 14/2min	2-08 3-12 <u>0-17</u> 5-17
12. Sh. Saroop s/o Malooka r/o village Ranhola, Delhi.	39//12min	1-02
13. Sh. Hoshiare s/o Ami Lal r/o Ranhola Delhi.	39//19min 20min 21min 22/1min	1-02 1-13 0-11 <u>0-19</u> 4-05

-: 3:-

14. Sh.Surat Singh	44/1min	0-06
s/o Bakhtawal	2min	2-01
r/o Ranhola, Delhi.	9/2min	3-12
		3-12

Grand total 55-68

COMPENSATION CLAIMS

The following persons have claimed for compensation:

S.No.	Name of the claimant	Compensation claimed
1.	Sh.Om Parkash s/o Uttam chand & Sh.Gurmukh Singh s/o Motan Dass	1. Have claimed for compensation @ Rs.15/- per s a.yd. for land 2. Rs.10000/- for structure of the factory. 3. Rs.10,000/- for the loss of business. 4. Rs.30000/- for other items. 5. 15% solatium.
2.	S/Sh.Kanwar Singh, Pirthi Singh, Nathu, Hoshlar Singh, Bhup Singh and Bhagwana etc. all r/o Ranhola, Delhi.	Have claimed for compensation @ Rs.1500/- per bigha for the land

RENT

The land under acquisition had been acquired temporarily for a period of one year, therefore, rent shall have to be paid for the acquired land.

Delhi land Reforms Act. 1954 is applicable in this village and therefore subletting of land is not permitted except for certain exceptions section 36 of the said act. Local enquiries however, revealed that there are no instances of land having been subletted in this village under the said provisions. Therefore, it was not possible to ascertain the date of subletting from local enquiries.

It was found that land was acquired in this village at the rate of Rs. 2000/- bigha vide award No. 6/83-84. The date of notification U/s 4 of the Land Acquisition Act in that case was 30.5.79.

In the present scheme of acquisition the date of notification U/s 35 is 21.2.78 for the period of one year. The land covered by the present award is similar to the land acquired through award No. 6/83-84. Keeping in view the rising trend of the land prices in recent years it is obvious that the market value of land in the present case would come to Rs. 2600/- P. 2.

In absence of any other positive evidence about the rent of the land under acquisition we can get an appropriate idea of the same by calculating the rent @ 9% over the anticipated market value of the land (i.e. Rs. 2600/- per bigha). The value of yearly rent calculated @ 9% therefore comes to Rs. 234/- per bigha and I awarded the same.

Trees: Wells and Structures:

There is no tree, well or structure on the land under acquisition. No compensation is being assessed in this regard.

Period of Occupation :

The land was acquired temporarily for the period of one year from the date of taking over of possession by the acquiring department i.e. 15.7.78.

APPORTIONMENT:

Compensation will be paid according to the latest entries in the revenue record. In case of any dispute the matter will be referred to the Court of A.D.J. Delhi for adjudication U/s 30-31.

SUMMARY:

Rent for the land measuring xx 55 bighas @ Rs. 234/- P. 2. Rs. 12,963-60

(Twelve thousand nine hundred sixty three and paise sixty only)

A.D.J. (L.A.C.)

D.C.

APPROVED

SECRETARY (L.A.C.)

(R.S.Y. DIV)

L.A.C. (P.N.)

Announced in open Court
18th Nov 78
14/11/78
L.A.C. (P.N.)

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