

Award No. 1838

Name of the Village.....Ranhola.

Nature of Acquisition..... Permanent.

Purpose of Acquisition.... Construction of drain.

The Delhi Administration notified an area of 21 bighas and 13 biswas in V.Ranhola under sections 4,6 and 17 of the Land Acquisition Act 1894 for acquisition under ~~xxx~~ its Notification Nos. F.15(45)/64-LSG I, dated 6th June, 1964, F.15 (45)/64-LSG/II dated 6.6.64 and F.15(45)/64-LSG/III, dated 6.6.64 respectively. Due publicity was given to these notifications. Notices u/s 9 and 10 of the Act were issued to the persons interested in the land. Claims and evidence filled by these persons in response to the notices will be discussed at the appropriate place.

MEASUREMENT AND SOIL

Under section 8 of the said Act measurement was done at the site and also scrutiny of revenue records was given by the field Staff. As result of it there is an increase of 15 biswas details of which are as under:-

Rect No.	Killa No.	Less	Excess	
12	5/2	(-) 1 bis.	--	
12	14/2	--	(+) 15 bis.	
41	1/2	--	(+) 3 bis.	Net increase 15 bis.
55	1/1/2	(-) 2 bis.	--	

Thus the total area under acquisition comes to 22 bighas and 8 biswas.

Nature of soil of the land has not been indicated in the revenue records. The land is arable.

OWNERSHIP: OCCUPANCY AND AREA ETC.

Nature of owner	Occupant	Killa Area	Remarks
1. Hukam Chand, Lakhi Ram Sri Ram ss/o Dharam Singh in equal shares in.....1/2 Mst. Bhandi wd/o Chander Bhan..1/2 residents of Qamruddin Nagar.	Self Cultivation.	Rect. Killa 12 5/2	0-12
		12 4/1	0-02.2 0-14
2. Nathu s/o Ghansham r/o Ranhola.	Self Cultivation.	12 14/2	1-03
		12 17/2	0-14 1-17
		Contd....	2

S.No.	Name of Owner	Name of occupant	Killa Rect.Killa	Area	Remark
3.	Nathu Behari s/o Hirdey Ram s/o Ranhola.	Self cultivation.	12 41 25 25 1/2	24/2 1/2 4/2 1/2	0-14 0-09 0-14 0-04 2-01
4.	Shiv Nath Adopted son of Ghisu r/o Ranhola.	- do -	25	7/2/2	0-11
5.	Ram Kala s/o Dhatoli Ram r/o Ranhola	- do -	25 25 25 28	14/2 17/2 24/2 4/2	0-14 0-14 0-14 0-16 2-18
6.	Hukam Chand, Chootu, Munshi ss/o Sabha Ram in equal shares in...1/2 share Mohan Lal s/o Khuma...1/2 r/o Ranhola.	- do -	28	7/2	0-12
7.	Sh20 Naraina, Jagat Singh ss/o Mir Singh inequal shares1/3 share Tek Chand s/o Rizak Ram..1/3 Ram Chander, Hari Ram, Hari Kishan ss/o Jai Naraina, in equal shares in....1/3 shares.	- do -	28 28	8/2 13/2	0-05 0-17 1-02
Note:- Tek Chand and Jagat Singh are reported to be d 2. According to Khasra Gi dhawari Rabi 65 Shri S Singh has been shown o of Kh.No. 28/13/2 but fact is not confirmed other documents.					
8.	Udey s/o Mohar r/o Ranhola.	- do -	28	18/2	0-11
9.	Shera s/o Shiv Chand r/o Ranhola	- do-	28 28	19/2/2 22/2	0-05 1-01 1-06
10.	Ram Kala s/o Neki Ram r/o Ranhola.	- do -	40 40 40 40 40	15/2 16/2 24/2 25/2 4/2	0-11 1-01 0-15 0-08 0-01 3-16
11.	Bhartu s/o Hari Singh	- do -	41	2/2	0-12
12.	Mukhtiar Singh, Balwant Singh ss/o Sh20 Singh in equal shares r/o Ranhola	- do -	41 41	10/2 11/2	1-01 0-05 1-06

Sarupa - 3 -

13. Sarupa Audey s/o Bhina, Self Audey s/o Todar in Cultivation. equal shares r/o Rohala.	43 8/1 0-16
14 Lakshmi Naraina, Madho Pd., - do - Tej Ram ss/o Tara Chand in equal shares r/o Ronhola.	43 9/1 0-16 43 10/2/2 0-14 1-10
15. Mangey Ram, Kartar Singh, - do - Narain Singh s/o Chaju in equal share r/o Ronhola.	43 11/2 0-14 43 20/2 0-14 43 21/2 0-14 55 1/1/2 0-12 2-14
16. Gram Sabha. Sarupa Sarupa lessee.	43 7/2/1 0-02

CLAIMS AND EVIDENCE:

In response to the notices u/s 9 and 10 to the interested persons the following claims and evidences have been filled and have been discussed below:-

1. S/Shri Ram Kala s/o Neki, Ram Chander, Hari Ram, Hari Kishan ss/o Jai Naraina, Kartar Singh s/o Chaju Ram, Manga Ram, Naraina Singh, ss/o Chaju Ram, Ram Kala s/o Dhani Ram, Shera s/o Shero Chand, Udey Ram s/o Mohar, Ram Narain Krishan Chand ss/o Shero Nath and Smt. Bhandevi w/o Chander Bhan, all residents of V. Ronhola have filled a joint claims through Shri Harbans Lal Datt Advocate. They have asked for compensation @ Rs. 10/- per sq. yd, 15% Solitude and severance charges for their lands which will be divided in two parts by the construction of drain and which will be difficult to irrigate by the well existing proportion of the land. In proof they have filled a copy of the sale deed dated 25.2.64. According to it land measuring three bighas was sold out for Rs. 7500/- in V. Qamruddin Nagar.

The claim appears to be on the higher side, and sale pertains to another village which is not relevant. The division of land into two parts does not merit payment of severance charges as the width of the drain will be much and arrangement to irrigate the other sides can be made without much difficulty.

MARKET VALUE

The land in question is situated to North-East of the village Abadi and is about 5/6 furlongs, away from the Abadi. On the 6th June 1964 the notification u/s 4 was published. The

average sale price during the preceeding five years from this date comes to Rs. 380.25 paisa per bigha Kham. During these five years only one transaction has taken place according to the revenue record. It relates to an area of 12 bighas and 12 bis, and the deed of transfer was registered on 13.3.64 i.e. a few months before the notification u/s 4. The land under this transaction is situated quite near to the land under acquisition towards North-West. This transaction appears to be genuine and is taken into consideration for the determining market price of the land. My attention has also been drawn the following previous awards:-

Award No.	Notification No & date	Area	Compensation Awarded.
1. 1029	F.15(15)/59-LSG 30.1.59 51	Chahi. 23-15 Rosli. 9-17 G.M. 0-05	Rs. 375/- per bi Rs. 250/- " " Rs. 100/- " "
2. 1082	F.15(156)/60-XXVIII 23.6.60	Chahi 19-00 Salab 0-04 G.M- 0-04	Rs. 300/-

The ~~fix~~ claimants have demanded Rs. 10/- per sq. yds but they have failed to substantiate their claim fully. The land under acquisition is agricultural land and is also fertile. After ~~going~~ giving full consideration to the documents of the claimants, the evidence produced by them, the situation and the quality of the land, the relevant awards already announced in the village and all other factors I am of the opinion that a flat rate of Rs. 500/- is most reasonable and fair ^{and} award the same accordingly.

WELLS: TREES AND STRUCTURES

Compensation may be paid according to the shares of the owners entered in the revenue record.

1. Kh.No.28/13/2 has been shown in the ownership of Sher Singh s/o Sheo Chand in the latest Khasra Girdhawari instead of Sheo Naraina and others and this entry is not confirmed by ~~the~~ other record of rights. Hence the compensation is held disputed till the parties come to an amicable settlement.

2. Khasra No. 43/7/2/1 is in the ownership of Gram

Sabha and in possession of lessee Shri Sarupa Through no right accures to the tenant under the Delhi Land Reforms Act 1954, it is not known on what terms and condition he had taken the land on lease. The compensation is kept disputed.

Religious Place, Trust Property etc.: In the land under acquisition there is no religious structure, trust property and Govt. land.

Solatum and Interest: 15% solitum will be allowed to the owners as required by the Act. Possession was taken on 24.6.65 and interest @ 6% P.A. is awarded from that date.

Crop Compensation: At the time of taking over possession crop detailed below was found in the following Nos. and compensation shown against each is awarded.

Kh.No.	Area	Crop	Rate	Amount	Remarks.
55/1/1/2	0-12	Sugar cane	Rs. 45/-	Rs. 166.50	
43/21/2	0-14	Chahi	per bigha		
12/14/2	1-03				
12/17/2	0-14	(3-4)			
40/15/2	0-11				
43/20/2	0-14	Ghia and Tinday	Rs. 40/- per bigha.	Rs. 28.00	The crop is very poor.
12/24/2	0-16	Kharbuja.	--	---	The crop has been harvested.
25/4/2	<u>0-14</u> <u>5-18</u>				

Land Revenue:

The land in question is assessed to Rs. 7.61 nP. land revenue and the same will be deducted from the Khalsa Rent Roll of the Village from Kharif 1965.

Subject to the above the award is as under:-

Summary of the Award:

Compensation of land @ Rs. 500/- per bighas for 22 big. and 8 bis.	= Rs. 11,200-00
15% Solitum	= Rs. 1,680-00
Crop compensation.	= Rs. 194-50
	<u>Rs. 13,074-50</u>

(Rs. Thirteen thousand ~~xxx~~ hundred Seventy four and paise fifty only)

(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

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

Sham Karan
 (Sham Karan)
 Land Acquisition Collector (P)
 Delhi.

Seen -
reminder Singh
A.D.M. L.A.
with Powers of Collector, Delhi.
12.7.1965.
COLLECTOR, DELHI

Prepare and Submit Notice -
Antagonism and Statement A.

Naksha Mantzamm and Statement A' is
prepared and Submitted please

doel P)

Announced today in the
presence of interested persons.

(to be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI

Notification.

Dated the June, 1964.

No.F.15(45)/64-LSGI- Whereas it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose namely for the Construction of Kirari Suleman Nagar Link drain, it is hereby notified that the land in the locality described below is likely to be required for the above purpose.

This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all when it may concern.

In exercise of the powers conferred by the aforesaid section, the Chief Commissioner is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey any land in the locality and do all other data required or permitted by that section.

The Chief Commissioner being of the opinion that provisions of Sub-section(1) of section 17 of the said Act are applicable to this land is further pleased under sub-section (4) of the said section, to direct that the provisions of section 5-A shall not apply.

SPECIFICATION.

<u>Village</u>	<u>Total Area</u> Big. Bis.	<u>Field Nos. or Boundaries.</u>
Ranola	21 - 13	12/5/2, 12/4/1, 12/14/2, 12/17/2, 12/24/2, 25/4/2, 25/7/1/2, 25/7/2/2, 25/14/2, 25/17/2, 25/24/2, 28/4/2, 28/7/2, 28/8/2, 28/13/2, 28/18/2, 28/19/2/2, 28/22/2, 28/23/2 , 41/2/2, 41/8/2, 41/10/2, 41/11/2, 40/15/2, 43/7/2, 43/8/1, 43/9/1, 43/10/2/2, 43/11/2, 43/20/2, 40/16/2, 40/24/2, 40/25/2, 43/4/2, 43/21/2, 55/1/2.
Nangloi Jait	8 - 9	36/10/1, 37/15/1, 37/16/2/1, 37/16/1/1, 36/20/1, 36/20/2, 36/21/1, 39/1/1, 39/10/1, 39/11/1, 39/20/1, 39/19/1, 39/22/1, 39/23/1/1, 39/22/2/1, 58/3/1.
Qamruddin Nagar	21 - 10	4/8/1, 4/14/1, 4/14/2, 41/17/1, 4/16/1, 4/16/2, 4/25/1, 8/5/1, 8/9/1, 8/9/1/1, 8/15/1, 8/16/1, 8/6/2/1, 8/25/1, 14/15/1, 13/1/1, 13/10/1, 13/11/1, 13/20/1,

.....P.T.O.

1.

2.

3.

13/19/1, 13/21/1, 19/5/1,
19/6/1, 19/14/1, 19/18/1/1,
19/23/1, 48/1, 27/2/1, 27/9/1
3, 27/11/1/1, 27/20/1,
44/1, 28/25/1.

By order,

Sd/-

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER:
DELHI ADMINISTRATION: DELHI.

No.F.15(45)/64-LSG.

Dated the 6 June, 1964.

Copy forwarded to the:-

1. Recruitment & Services Deptt. (in duplicate) for favour of publication in Part IV of Delhi Gazette.
2. Land Acquisition Collector IV, Delhi, with reference to his letter No.7866-67/Lab/Rev, dated the 21st May, 64.
3. Executive Engineer, Delhi Drainage Investigation Division, Block 'B' Barrack No.1-R/6, Curzon Road, New Delhi.

Sd/-

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER.
DELHI ADMINISTRATION: DELHI.

(To be published in Part IV of Delhi Gazette).

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the June, 1964.

No. 7.15(45)/64-LAG-IV. Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely for the construction of Kirari Suleman Nagar link drain, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1994, 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 take order for the acquisition of the said land.

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

SPECIFICATION.

Village or Locality...	Total Area Big. Bis.	Field Nos. or Boundaries.
Ranola	21 13	12/5/2, 12/4/1, 12/14/2, 12/17/2, 12/24/2, 25/4/2, 25/7/1/2, 25/7/2/2, 25/14/2, 25/17/2, 25/24/2, 25/4/2, 25/7/2, 25/2/2, 28/13/2, 28/13/2, 28/19/2/2, 28/22/2, 41/2/2, 41/1/2, 41/10/2, 41/11/2, 40/15/2, 45/7/2, 45/2/1, 45/9/1, 45/10/2/2, 45/11/2, 45/20/2, 40/16/2, 40/24/2, 40/25/2, 45/4/2, 45/21/2, 55/1/2.
Mangloi Jat	8 - 9	36/10/1, 37/15/1, 37/16/2/1, 37/16/1/1, 36/20/1, 36/20/2, 36/21/1, 39/1/1, 39/10/1, 39/11/1, 39/20/1, 39/19/1, 39/22/1, 39/23/1/1, 39/23/2/1, 38/3/1.
Qamruddin Nagar	21 - 10	4/8/1, 4/14/1, 4/14/2, 4/17/1, 4/18/1, 4/13/2, 4/25/1, 8/5/1, 8/9/1, 8/9/1/1, 8/15/1, 8/16/1, 8/6/2/1, 8/25/1, 14/15/1, 15/1/1, 15/10/1, 13/11/1, 15/20/1, 15/19/1, 13/21/1, 19/5/1, 19/6/1, 19/24/1, 19/12/1/1, 19/23/1, 48/1, 27/2/1, 27/9/1, 27/11/1/1, 27/20/1, 44/1, 26/25/1.

By order,

33/- (Jagmohan)
Deputy Housing Commissioner,
Delhi Administration: Delhi.

No.F.15(46)/64-II

Dated the ~~5th~~ 6th June, 1964.

Copy forwarded to the:-

1. Recruitment & Services Deptt. (in duplicate) for favour of publication in Part IV of Delhi Gazette.
2. Land Acquisition Collector IV, Delhi with reference to his letter No.7866-67/LAD/2-v, dated the 21st May, 1964.
3. Executive Engineer, Delhi Drainage Investigation Division Block 'B' Barrack No.1-7/6, Curzon Road, New Delhi.

Sd/- (Jagmohan)
Deputy Housing Commissioner,
Delhi Administration: Delhi.

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

O R D E R:

No.F.15(45)/64-LSG III:- Dated the June, 1964.

In exercise of the powers conferred by sub-section (I) of section 17 of the Land Acquisition Act, 1894, the Chief Commissioner, Delhi, is pleased to direct the Land Acquisition Collector, Delhi to take possession of the land the specification of which is given in his notification No.F.15(45)/64-LSG I, of even dated on the expiration of 15 days from the publication of the notice under sub-section (I) of section 9 of the said act.

By order,

Sd/-(Jagmohan)
DEPUTY HOUSING COMMISSIONER:
DELHI ADMINISTRATION: DELHI.

No.F.15(45)/64-LSG. Dated the 6 June, 1964.

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2. Land Acquisition Collector IV, Delhi, with reference to his letter No.7866-67/LAB/Rev, dated the 21st May, 1964.
3. Executive Engineer, Delhi Drainage Investigation Division, Block 'B' Barrack No.1-E/C, Curzon Road, New Delhi.

Sd/-(Jagmohan)
DEPUTY HOUSING COMMISSIONER:
DELHI ADMINISTRATION: DELHI.