

AWARD NO.

30/80-81

NAME OF VILLAGE

SAFIPUR RANHOLA

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION:

KIRARI SOLEMAN NAGAR DRAIN &
MADANPUR DRAIN.

An area measuring 30 bighas 11 biswas of village Safipur Ranhola was notified u/s 4, 6 and 17 of the Land Acquisition Act vide notification No. F.7(54)/78-L&B(i) (ii) & (iii) dated 9.5.79 respectively. The land was required to be taken by the Govt. at the public expense for a public purpose namely for the "KARARI SOLEMAN NAGAR DRAIN AND MADANPUR DRAIN". Notices under sections 9 and 10 of the Land Acquisition Act were issued to the persons interested and Claim & Evidence filed by them are discussed thereafter under the heading "Claims & Evidence". Total area measuring 30 bighas 11 biswas was notified under the above said notification but there are tube-wells on the spot (0-01) at Kh. No. 12/16 2/3 & 25/4/1/2/2/3 in area measuring 0-02 biswas of land. Therefore a separate Award will be drawn after separate notification u/s 4 in respect of the above 0-02 biswa land. Remaining area 30 bigha 9 biswas is under present acquisition.

MEASUREMENT & TRUE AREA.

Necessary measurement was carried out on the spot along with the field staff and also the relevant revenue record was consulted. The correct and true area comes to 30 bighas 09 biswas. The details of the land under acquisition is as below:

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil</u>
6/2	0-07	Chahi.
14/1/2	0-17	-do-
5/1	0-11	-do-
5/2/2	0-10	-do-

	17/1/1	0-11	Chahi.
	24/1/2	0-11	-do-
	25/1	0-11	-do-
25	4/1/2/2/2	0-04	-do-
	5/2/2/2/1	0-06	-do-
	7/1/1/1	0-03	-do-
	7/2/1/1	0-03	-do-
	6/2/2	0-10	-do-
	14/1/2	0-11	-do-
	15/1	0-11	Ro sli
	16/2	0-11	Chahi
	17/1/1	0-11	-do-
	24/1/2	0-11	-do-
	25/1	0-11	-do-
28	4/1/2	0-11	-do-
	4/3/1	0-11	-do-
	5/1	0-01	-do-
	7/1/1	0-07	Ro sli.
	7/3/2	0-11	Ro sli.
	8/1/1	0-08	Chahi.
	8/3	0-08	-do-
	13/1/2	0-13 ✓	-do-
	13/3/1	0-12	-do-
	18/1/1	0-06	Ro sli.
	18/3/2	0-10	Ro sli.
	19/2/1/1	0-06	Chahi.
	22/1/2	0-13	-do-
	22/3/1	0-12	-do-
	23/1	0-01	Ro sli.

: 3 :

40	15/1/2	0-10	Chahi.
	15/3	0-03	-do-
	16/1/1	0-13	-do-
	16/3/2	0-12	-do-
	17/1	0-01	-do-
	24/1/2	0-11	-do-
	24/3/1	0-06	-do-
	25/1/1	0-02	-do-
	25/3/1	0-07	-do-
41	11/1/2	0-08	-do-
	1/3	0-02	-do-
	2/1/2	0-04	Ro sli.
	2/3/1	0-09	-do-
	10/1/1	0-13	-do-
	10/3/2	0-13	-do-
	11/1	less than biswa	-do-
	11/3/1	0-04	-do-
43	1/2	0-04	-do-
	2/2	0-12	-do-
	3/2	0-13	-do-
	4/1/2	0-12	-do-
	4/3/1	0-13	-do-
	7/2/2/1	0-05	-do-
	8/2/1	0-12	-do-
	9/2/1	1-00	-do-
	10/2/1/1	0-11	-do-
	11/1/2	0-11	-do-
	12/1	0-11	-do-
	19/2	0-09	-do-
	20/1/1	0-11	-do-
	21/1/2	0-11	-do-
	22/1/1	0-11	-do-

: 4 :

55	1/1/1/1/2	0-09	Salab Dehri
	2/1/1/1	0-09	-do-
	70/2	0-01	G.M.Rasta.
	70/3	0-01	<u>do</u>
		<u>30-09</u>	

OWNERSHIP & OCCUPANCY

S. No.	Name of owner	Name of occupancy	Khasra No.	Area	Kind of land
1.	Singh, Piare, Prem Dalpat Singh, Sukhbir Singh ss/o Udey equal share 1/5 share each.	Self	<u>28</u> 18/1/1, 18/3/2, 23/1	0-06 0-10 0-01	Chahi do- -do-
2.	Kishan Chand, Ram Narain, Krishan sons Mst. Ramkali wife Smt. Kishan Devi Smt. Basanti d/o Shib Nath equal share 1/6 share each.	Self	<u>25</u> 7/2/1/1	0-08	Chai.
3.	Zile Singh s/o Phool Singh.	Self	<u>43</u> 9/2/1 1/2 10/2/1/1	1-00 0-04 0-11	Rosli -do- -do-
3A	Deep Chand s/o Ghisa.	Self	<u>25</u> 15/1	0-11	Rosli.
4.	Nathu s/o Ghan Shyam	Self	<u>12</u> 6/2 14/1/2 15/1 16/2/2 17/1/1	0-07 0-17 0-11 0-10 0-11	Chahi -do- -do- -do- -do-
5.	Behari s/o Hardey	Self	<u>12</u> 25/1 24/1/2 41/1/3 <u>25</u> 5/2/2/1 4/1/2/2/2 6/2/2 7/1/1/1 <u>41</u> 1/1/2	0-11 0-11 0-02 0-06 0-04 0-10 0-03 0-08	Chahi. -do- <u>do</u> Chahi -do- -do- -do- Chahi

6.	Bhartu s/o Hari Singh Self	<u>41</u> 2/1/2 2/3/1	0-04 0-09	Chahi -do-
7.	Mukhtiar Singh s/o Sheo Singh, Balwant Singh s/o Sheo Singh equal share 1/2 share each.	<u>41</u> 10/1/1 10/3/2 11/1 11/3/1	0-13 0-13 less than 0-04	Ro sli -do- biswa Ro sli.
8.	Mange Ram, Kartar Singh, Narain Singh ss/o Chhajju equal share 1/3 share each.	<u>43</u> 11/1/2 12/1 19/2 20/1/1 21/1/2 22/1/1 55 1/1/1/1/2 2/1/1/1	0-11 0-11 0-09 0-11 0-11 0-11 0-11 0-09 0-09	Ro sli -do- -do- -do- -do- -do- -do- Sahab Dhari -do-
9.	Iman Kumar s/o Ram Kishan 1/2 share, Vijender Singh s/o Ram Kala 1/2 sh, Vijender Singh	<u>40</u> 15/1/2 15/3 16/1/1 16/3/2	0-10 0-03 0-13 0-12	Chahi -do- -do- -do-
10	Vijender Singh s/o Ram Kala.	<u>24</u> 25/1 25/3/1 24/3 43 2/2 3/2 4/1/2 4/3/1	0-11 0-02 0-07 0-06 0-12 0-13 0-12 0-13	Chahi -do- -do- -do- Ro sli -do- -do- -do-
	Iman Kumar s/o Ram Kishan	<u>40</u> 17/1	0-01	Chahi.
10.	Ram Kala s/o Dhani Ram.	<u>25</u> 14/1/2 16/2 17/1/1 24/1/2 25/1 28 4/1/2 4/3/1 5/1	0-11 0-11 0-11 0-11 0-11 0-11 0-11 0-11 0-01	Chahi. -do- -do- -do- -do- -do- Chahi -do- -do-
	Shib Narain s/o Mir Singh, Rajveer Singh s/o Jagjit Singh 1/4 share each	<u>28</u> 8/1/1 8/3	0-08 0-08	Chahi -do-
	Ram Chander, Hari Ram, Har Kishan ss/o Jai Narain in equal share 1/2 share.	13/1/2 13/3/1	0-13 0-12	-do- -

: 6 :

14. Shera s/o Sheo Chand	Self	<u>28</u> 19/2/1/1 22/1/2 22/3/1	0-06 0-13 0-12	Chahi -do- -do-
15. Ram Mehar s/o Sarupa Udey s/o Todar equal share.	Self	<u>43</u> 8/2/1	0-12	Ro sli
16. Hukam Chand, Chhotu, Munshi ss/o Sabha Ram in equal share.	Self	<u>28</u> 7/1/1 7/3/2	0-07 0-11	Ro sli Ro sli
17. Gaon Sabha	Self	<u>43</u> 7/2/2/1 70/2 70/3	0-05 0-1 0-01	Ro sli G.M. Rasta G.M. Rasta.

CLAIMS & EVIDENCE.

The following persons have filed their claims and evidence for compensation.

Name of Claimant.	Khasra No.	Area	Rate claimed	Evidence.
Virender Singh s/o Ram Kalan r/o vill. Ranhola.	as mentioned in the record.		Rs. 25/- per sq.yd. for land Rs. 10/- p. sq.yd. for damage.	Copy of mutation order.
Deep Chand s/o Ghisa Ram r/o Ranhola.	25/12/1	0-11	Rs. 20000/- p. Bigha for land.	Nil.
Mukhtiar Singh, ant Singh ss/o Singh r/o vill. ola.	<u>41</u> 10/1/1 10/3/2 11/1, 11/3/1	0-13 0-13 0-04	-do-	
Shiv Narain s/o Mir Singh, Ram Chander, Hari Ram, Hari Kishan ss/o Jai Narain, Rajbir s/o Jagdish.	<u>28</u> 8/3 13/1/2 13/3/1 8/1/1	0-08 0-13 0-12 0-08	-do-	Nil.
Ram Narain s/o Shiv Nath r/o vill. Ranhola Kishan Chand, Krishan Sharma, Basanti Devi Kishni Devi, Ram Kali.	<u>25</u> 7,	0-08 2/1/1	-do-	Nil.
Bile Singh s/o Phool Singh.	<u>43</u> 9/2/1 10/2 10/1/2	1-00 0-11 0-04	Rs. 20/- p. sq.yd. Nil.	

: 7 :

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|-----|--|---|--|---|
| 7. | Ishwar Singh, Sahib Singh, Mohinder Singh ss/o Nathu Ram. | <u>12</u>
6/2
17/1/1
16/2/2
15/1
14/1/2 | 0-07
0-11
0-11
0-11
0-17 | Rs.20/- persq.yd. Nil
Rs.8000/-for tube well. |
| 8. | Singh Ram, Piare, Sukhvir, Prem, Dilpat ss/o Udey Ram. | 28/23/1
18/1/1
18/3/2 | 0-01
0-06
0-10 | Rs.25/-per sq.yd |
| 9. | Chhotu, Munshi, Hukam Chand, ss/o Sabha Ram r/o vill. Ranhola Kanhiya s/o Sobha. | 28/7/1/1
7/3/2 | 0-07
0-11 | Rs.20/- per sq.yd. for land. |
| 10. | Kartar Singh, Narain Singh, Mange Ram ss/o Chhajju. | 43/11/1/2
12/1 | 0-11
0-11
21/1/1
20/1/1
21/1/2
55/1/1/1/2
22/1/1 | Rs.20/- per sq.yd.
Rs.6500/-of well.
0-11
0-14
0-11
0-01
0-09 |
| 11. | Ram Mehar s/o Sarupa, Udey Singh s/o Todar r/o vill. Ranhola. | 43/8/2/1 | 0-12 | Rs.20/- per sq.yd. Nil. |
| 12. | Chiranji Lal, Balbir Singh ss/o Ramkala. | 25/14/1/2
16/2
17/1/1
24/1/1
25/1
28/4/1/2
4/3/1
5/1/1 | 0-11
0-11
0-11
0-11
0-11
0-11
0-11
0-11 | -do- |
| 13. | Bhartu s/o Hari Singh | 41/2/1/2
2/3/1 | 0-04
0-09 | Rs.20/- per sq.yd. Nil |
| 14. | Benari s/o Hardey | 12/25/1
24/1/2
25/5/2/2
41/1/2
7/1/1/1
6/2/2
4/1/2/2/2 | 0-11
0-11
0-06
0-03
0-10
0-05 | -do- |
| 15. | Shera s/o Sheo Chand | 28/19/2/1/2
22/1/2
22/3/1 | 0-06
0-13
0-12 | -do- |

MARKET VALUE.

The market value of land under acquisition is to be assessed with reference to the date of notification u/s 4 i.e. 9.5.79. Sale transaction of land with similar advantages and potentialities in this village alongwith awards if any on or about the material date have to be taken into consideration for determining the market value. If these are not available, sale transactions of similar land in the neighbouring villages entered into on or near about the material date are taken into consideration. The following sale transactions of land of this village ^{which} took place during the proceeding five years of the date of notification u/s 4 of the Act.

S. No.	Mutation No.	Reg. No. & date.	Khasra No.	Area	Amount	Average P.B.
1	36	15754 30.7.74	9/18min	0-12	3000/-	
2	32	15756 30.7.74	9/18min	0-18	2000/-	
3	51	17643 31.8.74	12/13min	0-6	6000/-	
4	54	17644 31.8.74	12/13min	0-6	6000/-	
5	49	1774 6.5.76	13/6min	0-04	4000/-	

In the above table all the sale deeds which have been executed in this village are prior to the date of preliminary notification u/s 4 i.e. 9.5.79 and also relate to the small plots of land only and these sales transactions therefore cannot be taken into consideration while assessing the market value of the land under acquisition. These sale deeds are presumably made for residential purposes. It may not be out of place to mention here that Delhi Land Reforms Act is applicable to the land of village Shafipur Ranhola. In view of the

restrictions of section 22 & 23 of Delhi Land Reforms Act, the land in question could be used only for the purpose of agriculture, horticulture or animal husbandary etc. It is therefore, not possible to consider such sale deeds for assessing the true market value of the land under acquisition.

In village Shafipur Ranhola only one Award No.36/75-76 has been drawn during the recent past. In this award, the date of preliminary notification u/s 4 of the L.A.Act is 16.4.75. The Land Acquisition Collector allowed Rs.1025/- per bigha kham for Abpash & G.Abpash land.

The market value in this award had been assessed on the basis of the previous award No.105/72-73 whose date of preliminary notification u/s was 19.1.73, which is about 6 years prior to the date of notification u/s 4 of the present acquisition proceedings. Therefore award No.36/75-76 of this village cannot give proper guidance in assessing the market value of the land under present acquisition. Now sale transactions of land with similar advantages and potentialities of neighbouring villages alongwith awards if any have to be looked into ^{Consideration} for determination of the market value. In award No.2/80-81 of village Qamarudin Nagar, I have assessed Rs. 2600/- per bigha. The land vide this award was acquired for the same drainage scheme and date of preliminary notification is also same for both these acquisitions. Besides that the land under acquisition is adjacent to the land acquired vide Award No.2/80-81.

In view of the above, I award Rs.2600/- per bigha for the entire land under acquisition.

TREES WELLS & STRUCTURES

There are no trees, wells and structures on the land under acquisition. Hence no compensation is assessed.

SOLATIUM.

15% solatium will be paid on the market value of the land in consideration of the compulsory nature of acquisition.

INTEREST.

The possession of the land under acquisition was taken over on 6.7.79 prior to finalisation of acquisition proceedings by invoking provisions of Section 17 of the Land Acquisition Act, 1894, interest would therefore be payable @ 6% per annum on the compensation assessed for the land of which possession was taken over, from 6.7.79 to the date of announcement of the award which is fixed as 30.4.80.

LAND REVENUE

The land under acquisition is assessed Rs. 9.85 as land revenue, which will be deducted from the Khalsa Rent Roll of the village from the date of possession i.e. 6.7.79.

APPORTIONMENT.

Payment will be made according to the latest entries in the revenue record. If there is dispute, the matter will be referred to the A.D.J. Delhi u/s 30-31 of the L.A. Act if the parties do not reach an amicable settlement within a reasonable period.

SUMMARY OF THE AWARD.

Market value of the land measuring 30 bighas 9 biswas @ Rs. 2600/- per b-igha.	Rs. 79,170.00
Add 15% solatium	Rs. 11,875.50
Total	Rs. 91,045.50
Interest @ 6% per annum on the amount Rs. 91,045.50 w.e.f. 6.7.79 to 30.4.80 (300 days).	Rs. 4,477.65
Grand Total	Rs. 95,523.15

(Rs. Nintyfive thousand five hundred twentythree & fifteen paise only).

(J.S. BURJIA)
LAND ACQUISITION COLLECTOR (NSW)

marked and file today.
L. A. C. (NSW)