

A W A R D NO. 6/83-84

NAME OF THE VILLAGE : 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 Act. The land situated in village Ranhola measuring 333 bighas 14 biswas was notified u/s 4 of the LA Act vide notification No.F.7(73)/78-L&B dt.30.5.79 for a public purpose namely for 'Increasing Capacity of Najafgarh Drain'. Provisions of sub-section (1) of section 17 were also made applicable to this area. Hence the interested persons were not given any opportunity to file their objection u/s 5-A. The Delhi Administration issued a declaration u/s 6 of the said Act vide notification No.F.7(73)/78-L&B(1) dt.30.5.79. In pursuance of the above declaration u/s 6, notices u/s 9 & 10 of the said Act were issued to all the interested persons in the land now under acquisition. The claims filed by the claimants are discussed hereafter under the heading 'Claims'.

MEASUREMENT

The area under acquisition as given in the declaration u/s 6 is 333 bighas 14 biswas and found correct at the time of measurement by the field staff. ^{as it came within the dimensions of the scheme & was not} But Khasra Number 76/1 measuring 04 biswas is not being acquired at present. In this way the area of 333 bighas 10 biswas is being acquired at present.

CLASSIFICATION OF LAND

The details of Khasra numbers in form 7-A have been prepared under para 55 of the Financial Commissioner's order No.28 which are as Under:-

<u>Rect.No.</u>	<u>Khasra No.</u>	<u>Area</u>	<u>Kind of land</u>
42	19/1	2-05	G.Abandon
	20/1	3-08	-do-
	21	4-16	-do-
	22		

43.	16/1	4-06	G. Appash
	17	4-16	-do-
	18	4-12	-do-
	19	4-16	-do-
	20	4-16	-do-
	21	4-16	-do-
	22/1	0-14	-do-
	22/2	4-02	-do-
	23	4-16	-do-
	24	4-16	-do-
	25	4-16	-do-
44	16	4-16	
	17	4-16	
	18	4-16	
	19	4-16	
	20/1	4-04	
	21	4-16	
	22	4-16	
	23	4-16	
	24	4-16	
	25	4-16	
45	16/1	3-02	
	17/1	0-17	
	21/1	2-08	
	22/1	4-00	
	23/2	2-19	
	24/3	2-16	
	25/2	2-13	
	25/2	2-03	
46	25/1	0-16	
50	14/1	0-08	
	15/2/1	2-18	
	16	4-12	
	17/1	4-10	<i>me</i>

	18/1	1-16
	21/1	Less than biswa
	22/1	2-04
	23	4-16
	24	4-16
	25	4-16
51	1/2/1	2-05
	2	4-15
	3	4-16
	4/1	4-16
	5//1/1	2-06
	7/1/1	1-17
	8/1	4-12
	9	4-15
	10	2-02
	12/1	2-09
	13/1/1	1-05
52	3/2/1	1-04
	4/1	3-12
	5	4-16
	6	4-16
	7	4-16
	8	4-16
	9/1	3-12
	10/1	1-04
	11	4-16
	12	4-16
	13	4-16
	14/1/1	4-06
	15/1/1	2-09
	17/1/2	0-04
	18/1/1	2-01
	19/1/1	2-12

hml

52	19/2/1	1-15
	20	4-16
	21/1/1	3-05
	22/1/1	0-09
53	1	4-16
	2	4-16
	3/1	2-01
	3/2	2-01
	4	4-16
	5/1	2-12
	2/2	2-03
	6/1/1/1	0-01
	6/2/1/1	0-07
	7/1/1	1-04
	8/1/1/1	0-16
	8/2/1/1/1	0-17
	9/1/1	3-06
	10/1/1	4-11
54	1/1/1	4-12
	2/1/1	4-02
	3/1/1	3-10
	4/1/1	2-18
	5/1/1	2-14
55	1/1/1	2-10
	2/1/1	0-07
	2/2/1/1	2-01
	3/1/1	2-08
	4/1/1	2-10
	5/1/1	3-06
56	1/1	5-07
	72/1/1	1-01
	73/1	0-04

The land owners have not raised any objection regarding the measurement & classification of land. There is no other alternative left with us except to agree with the classification of land as proposed by the field staff L.A. on the basis of entries in Khasra Girdawari and other relevant records.

POSSESSION

THE possession of the land under acquisition has been taken over and handed over to the Acquiring Department on 19.11.1979.

CLAIMS

In compliance of the notices u/s 9 & 10, the following persons have filed their claims:-

S.No.	Name of the claimants	Claim	Remark
1.	Mani Ram s/o Tek Ram brother of deceased Chain Sukh son Tula Ram	Claimed compensation @ Rs.65000/- per bigha for land.	
2.	Mange, Nain Singh, Kartar Singh Ss/o Chhaju	Claimed compensation @ Rs.10/- per sq.yd. @Rs.10000/- per bigha and also demanded the compensation of crops. Trees & well Kh.No. 43 55 19, 20, 21, 22/1 1/1/1, 2/1/1	
3.	Ram Kishan s/o Tek Chand	-do- Kh.No. 50 14/1, 15/2/1, 16, 17/1, 8/1	
4.	Attar Singh, Azad Singh Ss/o Jug Ram	-do- Kh.No. 44 54 17, 24 4/1/1	
5.	Deep Chand s/o Ghisa	-do- Kh.No. 45 53 54 25/2 5/2, 6/1/1, 1/1/1 44/21	
6.	Udey s/o Todar Ram Mehar s/o Sarupree	-do- Rect.No. 43 55 22/2, 23, 24. 22/2/1, 3/1/1, 4/1/1	
7.	Taken s/o Matuta	-do- Kh.No. 49//17, 18.	
8.	Shri Lal, Ghasi Ram Ss/o Chahatar Singh	-do- Kh.No. 44//16, 25, 54//5/1/1	
9.	Rai Singh, Maha Singh, Ram Singh, Nithur Singh Ss/o Shandu, Nathu Singh s/o Bhola	-do- Kh.No. 44 53 18, 23 3/1/1	

1. Kartu s/o Dasondi As at S.No.2 Kh.No.53
9/1/1 10/1/1
2. Mansa s/o Jawahar As at S.No.2 Kh.No.52
10/1,11,12,14/1/1 22 1/1/1
3. Ved Parkash, Virender Singh, Vinod Bala through Ved Prakash Singh, Partap Singh, Inder Singh, Dhupo As at S.No.2
45 53
24/3, 25/1 4,5/1,6/2/1,7/1/2
4. Ram Kishan s/o Tek Chand Claim for correction of records and the compensation to him.
5. Chandgi Ram, Des Ram, Sultan Singh Ss/o Nathar Claimed for the compensation of Smt. Ratni Devi & Lacchmi and want to correct the records.
6. Chandgi Ram, Des Ram Claimed @ Rs.10000/- per sq.yd. Produced the photostat copy of sale deed dt. 23.2.79, 28.5.73, 14.3.74, 28.10.74, & 9.8.72 & copy of LAC No. 362/67.
Sultan Singh Ss/o Nathan, Ram Mehar s/o Mam Chand for Kh.No.44 45
20/1 16/1,17/1
& 50
22/1,23&24.
7. 15. Gopala s/o Jasandi Claimed compensation @ Rs.10000/- per bigha for land and Rs.10000/- for well. Kh.No.51
52 51
1/2/1,2,3,4/1 5/1/1 20 21./1/1
8. 16. Sis Ram, Mange Ss/o Todar -do- Rect.No.51
1/2/1,2,3,4/1
9. 17. Mehar Singh, Gaila Tarif Singh, Molu Ss/o Lohri -do- Kh.No.51
7/1/1,8/1,9,10,12/1,13/1/1
10. 18. Dharam Singh, Man Phool, Inder Ss/o Hargovind Inder s/o Tara Claimed compensation @ Rs.10/- per sq.yd. for land and also demanded compensation for crops for Kh.No.45
22/1
23/2, 53
1,3/2,8/2/1/1
11. 19. Ram Singh s/o Rati Ram -do- for Kh.No.45 53
22/1 2,3/1, 8/1/1/1
12. 20. Zile Singh s/o Kali Ram As at S.No.2 for Kh.No.46 52
25/1, 4/1,5,6,7, 14/1/1,15/1/1, 17/1/2
13. 21. Laik Ram s/o Mauji As at S.No.2 for Kh.No.42
19/1,20/1,21,22
43
16/1,25,5/1/1
14. 22. Mir Singh Naib Pardhan Gaon Sabha Ranhola As At S.No.2
Kh.No.72 73
1/1, 1

Ar Singh Claimed compensation @ Rs.25000/-
 under Singh per bigha for land with solatium
 Singh & interest @ Rs.5000/- per bigha
 Singh for crops Rs.15000/- for damage and
 labour for Kh.no.50/2/1/1,44/19,44/22

ya s/o Surta Claimed compensation @ Rs.15000/-per bigha
 ya Ram s/o Surta for land, Rs.10000/- severance Rs.10000/-
 for damage.

VALUE

The market value of the land is to be assessed after taking in view the situation, advantages and potentialities attached to the land on the date of notification under section 4 of the Land Acquisition Act. The land use is also to play an important role in deciding the market value of the land. It has been seen that the provisions of the Delhi Land Reforms Act, 1954 are applicable and thus restrictions contemplated under section 22 & 23 of the Delhi Land Reforms Act are applicable and land can be used for agriculture, horticulture or animal husbandry etc.

The land owners have claimed compensation ranging from Rs.10/- to Rs.65/- per sq.yd. The following sale deeds etc. were executed by the land-owners which are discussed below:-

Name of the village	Date of Regn.	Area	Amount
Ranholi	21.4.75	0-17½	Rs.12000/-.
-do-	14.3.74	52-03	Rs.1,50,000/-.
Kamaruddin wagar	23.10.74	10-07	Rs.43000/-
Ranholi	9.3.72	34-02	Rs.1,42,000/-
Hastal	Judgement dt.3.4.70 of A.D.J.	Block A B D	Rs. 6000/- Rs.4300/- Rs.19200/-
Kamaruddin wagar	23.5.73	0-19	Rs.6000/-
Tilangpur	23.2.79	1-00	Rs.12000/-

The date of notification u/s 4 is 30.5.74 in the present case whereas the above registered deeds were executed about 7 years ago except at S.no.7. The sale deed mentioned at S.no.1 relates to Phirni 'New Lal Dora' and is of small area. Similarly the registered deeds mentioned at S.no.6 and 7 relate to smaller areas and of different villages. It is noted that

... knowledge that the smaller plots fetch more price than
 at of big chunks. The land covered by sale deed at S.no.2
 situated on the other side of the village and is far away
 from the land under acquisition. The sale deed mentioned at
 S.no.4 relates to the land which abuts on the main road and
 is in a better situation. As such, the above sale deeds
 cannot be considered in the present case. Similarly, the
 land of village Kamaruddin Nagar at S.no.3 above is also
 situated away from this land. The judgement of A.D.J.
 quoted at S.no.4 5 also relates to another village Hastal
 which is not applicable in the present case. The Land
 Acquisition record of this village was consulted and it was
 keeping in view the material date of 9.5.80.
 found that an award no.30/80-81 was announced on 28.5.80. The
 date of notification u/s 4 in the present case, as stated
 above, is 30.5.79. There is hardly difference of 21 days
 between these two dates. Moreover, some of the Killa out of
 Rectangle no.55 were acquired in the above award and some
 of these are being acquired in the present case. In my
 opinion it would be justified if the price given in the
 above award is also assessed in the present case. A sum of
 Rs.2600/- per bigha was awarded in award no.30/80-81. I,
 therefore, determine Rs.2600/- per bigha for this land and
 award the same accordingly.

TREES, WELLS AND STRUCTURES

There is no, tree, well or structure on the land
 now under acquisition.

CROPS

(i) There are wheat crops in Rect. no.42 Kh.no.19/1,20/1
 21,22, Rect.no.43 Kh.no.16/1,17,18,19,20,21, 24,25 Rect.no.44
 Kh.no.16,17,18,19,20/1,21,22,24min,25 Rect.no.45 Kh.no.16/1,
 25/1,25/2,21/1,22/2,23/2 Rect.no.50 Kh.no.14/1,24,25,15/2/1
 Rect.no.52 Kh .no.11,12,14 Rect.no.53 Kh.no.1/2,3/1,3/2,3/3/1
 3/2/1,9/1/1,10/1/1,5/2 Rect.no.54 Kh.no.1/1/1,2/1/1,3/1/1
 1/1, 4/1/1, 5/1/1 Rect.no.55 1/1 Total area
 04 biswas. Keeping in view the above facts and circumstances

assess the compensation @ Rs.450/- per bigha including fodders.

(ii) There is Sarson in Rect.no.43 Killa no.22/1 Rect. no.44 Killa no.23min Rect.no.52 Killa no.13/1/1, 19/1/1, 19/2/1, 22/1/1, Rect.no.54 Killa no.3min Rect.no.55 Killa no.2/2/1 total measuring 11 bighas 14 biswas for which I assess Rs.400/- per bigha.

(iii) There are Beans in Khasra no.50/16 measuring 4 bighas 12 biswas. I assess Rs.200/- per bigha for Beans (Metha)

(iv) There are crops of Barsam in Kh.no.44/24min measuring 16 biswas and metha in Kh.no.50/23 and 52/20 total measuring 9 bighas 12 biswas. I assess Rs.200/- per bigha for Barsam and Metha each.

(v) There are crops of Carrot in Kh.no.44/23min, 50/17/1 total measuring 3 bighas 10 biswas. I assess Rs.200/- for the same. There are crops of Radish in Kh.no.52/2/1/1 and 54/3min total measuring 1 bigha. I assess Rs.100/- per bigha for the same.

SOLATIUM

As provided under sub-section 2 of section 23 of the L.A. Act the persons interested are entitled to receive 15% solatium on the market value of the land etc.

INTEREST

The possession of the land has been taken over and handed over on 19.11.79. So the interested persons are entitled to receive interest @ 6% per annum from the date of taking over the possession till the date of announcement of the award.

APPORTIONMENT

The interested persons shall be paid compensation according to the latest entries in the revenue records 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 for adjudication.

SUMMARY

- GRAND TOTAL Rs. 12,94,062.33

(D.B. KUBBA)
LAND ACQUISITION COLLECTOR(W)
DELHI.

570782

141) 7 16
the road to
my father's
house
15/11/16

कारवाई कब्जा ग्राम सफीरपुर और खैरोला दिनांक 19/7/79

आज कारा कार्यवाही कब्जा बंदमराही श्री भलखान
 L.A अजीत सिंह पटवारी L.A ओम प्रकाश चपरासी L.A
 पहुँचा। सोने पर समुजीत प्रोग्राम मदकमा
 टिपार्टमेंट की ओर से श्री वी. के. कुमार (एस.
 व श्री एस. एस. गुप्ताली मैक्शन ऑफीसर व श्री मदन
 अश्विनी मोंगे राम और कान्ती प्रसाद बेलदार मैन्
 जिर मिले इनके अलावा बस्तेदारन भी हाजिर
 थे। उनकी मौजूदगी में कारवाई कब्जा बंदरीया

जम्माही नमूनाखरनरा

42	43
19/11 20 21 22	16 17 18
2-05 3-08 4-16 3-0	4-6 4-6 4-12

44

21 22 23 24 25	16 17 18 19
4-16 4-16 4-2 4-16 4-16 4-16	4-16 4-16 4-16 4-16

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22 23 24 25	16 17 18 19 20 21 22 23 24 25
4-16 4-16 4-16 4-16	4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16

46

24/2 24/3 25/1 25/2	16 17 18 19 20 21 22 23 24 25
4-16 4-16 4-16 4-16	4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16

47

21 22 23 24 25	16 17 18 19 20 21 22 23 24 25
4-16 4-16 4-16 4-16 4-16	4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16

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21 22 23 24 25	16 17 18 19 20 21 22 23 24 25
4-16 4-16 4-16 4-16 4-16	4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16

52

8/11 9 10 12/11 13/11	14/11 15/11 16/11 17/11 18/11 19/11 20/11
4-12 4-15 2-2 2-9 1-5	4-16 4-16 4-16 4-16 4-16 4-16 4-16

52

9/11 10/11 11 12 13	14/11 15/11 16/11 17/11 18/11 19/11 20/11
4-12 4-15 2-2 2-9 1-5	4-16 4-16 4-16 4-16 4-16 4-16 4-16

52

21/11 22/11	23/11 24/11
4-16 4-16	4-16 4-16

1-2-3/1-3/2-4-5/1-5/2-6/1/1-6/1
4-16 4-16 2-1 2-1 4-16 2-13 2-3 1-1 1-7

(345)

53
8/2/1 9/1/1-10/1/1-11/1/1-
1-17 3-6 4-11 2-17

54
1/1/1-2/1/1-3/1/1
4-12 4-2 3-1

55

1/1/1-2/1/1-2/2/1-3/1/1-4/1/1-5/1/1 1/1
2-12 1-7 2-1 2-8 2-10 3-6 5-7

कुल रकम 338-6 में से नवपन खसरा 33/1/1
1-10

56-57 कुल 4-12 कोड कर बाका रकबा 333-1

कोई हासिल करके वजन भी खाना भी महेनमा हाकवा
डिपार्टमेंट नुमाहिन्दा भी इस-उस गुलाबी सेक्शन आ
खोल किया गया। सोने पर वजन फाँटा जा रहा
करके धुमा फिर कर खुरज्यात खाम लगवाई गई।
कुछ रकबा नमूना खसरा में काशत है किन्ती फें
तैयार की गई है। इस पर कि बाहरी दारान कब्जा देने
है किसी किसी का कोई कतराज वरक कब्जा
लेखी बाद में 4-6-17 धारा के आधार पर कब्जा
है और कीमत फायल के बिना फेहरिस्ट काशता
तैयार की गई है जो कि कारवाई कब्जा के साथ
कारवाई कब्जा किसी किसी की कोई मुहमत है
आदि। और ना ही किसी बास्तदार ने किसी
का कतराज किया। कारवाई कब्जा मुकामी
शुकी है। इस अमर कि मनाही व मुशतह
नजराम करार का आवाज बलुद में के पर
हिजा में कराई गई। पटवारी हल का बाल

र हाउर नही है - रजक
गर महरौली की मार्फत भिजवाई जावेगी 19/11

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मिहिर सिंह का हीमचन्द
गान्धारी
जयवासी

Recd copy
19/11/79

SUPPLEMENTARY AWA RD NO. 64/83-84

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

These are the supplementary proceedings of Award No. 6/83-84, which was announced on 25.5.1983. The land in this case was notified u/s 4 vide notification No.F,7(73)/78-L&B dated 30.5.1979 and the possession was taken over on 19.11.1979. The total area acquired in this award was 333 bigha 10 biswa.

After the announcement of the above award, the Land Acquisition Act, 1894 has been amended and the Amendment Act came into force w.e.f. 24.9.84. However, as per provisions of section 30 of the Land Acquisition (Amendment) Act, 1984, certain provisions of the Act are to take effect from 30.4.82. Hence, the need for the supplementary award has arisen.

Under the Amended Act, the provisions of section 23(1) have been amended by providing a new sub-section 1(A) of section 23 of the Principal Act as inserted by clause A of section 15 of the Amended Act. By this amendment, the interested persons will get an amount calculated @ 12 % p.a. on the market value for the period commencing on and from the date of publication of the notification u/s 4 till the date of the award of the Collector or date of taking over possession of the land whichever is earlier. Similarly, section 23(2) of the Principal Act has been amended by clause A of section 15(b) of the Amendment Act by which the interested persons will be entitled solatium @ 30 % instead of 15 %. Section 34 of the Principal Act has also been amended by section 20(b) of the Amendment Act by which the interested persons will be entitled interest @ 9 % for the first year and 15 % for subsequent years
Contd..2...

instead of 6 % from the date of possession till the award is announced. All these amendments are to take effect from 30.4.82 as per provision, of section 30 of the Amendment Act, 1984.

Keeping in view the provisions of the Amended Act, the interested persons/Bhumidars of Award No. 6/83-84 which was announced on 25.5.1983, are entitled for payment of solatium @ 30 % on the market value, 12 % as Additional amount w.e.f. 30.5.79 to 18.11.79 & interest @ 9 % from 19.11.79 to 24.5.83.

As per above discussion, the following amount is allowed to the interested persons of the above award. This amount shall be apportioned as per the original award No. 6/83-84.

SUMMARY

Compensation for the land measuring 333 bighas 10 biswas @ 26,000/- per bigha	Rs. 8, 67, 100-00
30 % solatium	Rs. 2, 60, 130-00
Instt. @ 9 % from 19.11.79 to 24.5.83 (3 yrs 187 days)	Rs. 11, 27, 230-00
12 % Addl. amount from 30.5.79 to 18.11.79 on Rs. 867100/- (173 days)	Rs. 3, 56, 328-20
12 % Addl. amount from 30.5.79 to 18.11.79 on Rs. 867100/- (173 days)	Rs. 49, 317-80
Compensation for wheat crop	Rs. 83, 340-00
Compensation for Sirson	Rs. 4, 680-00
Compensation for Carrot	Rs. 1, 700-00
Compensation for Barseem	Rs. 160-00
Compensation for Metha	Rs. 1, 920-00
Compensation for Beans	Rs. 920-00
Compensation for Radish	Rs. 100-00
Total:-	Rs. 16, 25, 696-00
Less amount already tendered	Rs. 12, 94, 062-33
GRAND TOTAL BALANCE:	Rs. 3, 31, 633-67

(Rupees Three Lac Thirty One Thousand Six Hundred Thirty Three and Paise Sixty Seven only)

APPROVED

[Signature]
SECRETARY (Revenue)
Delhi Admn., Delhi.

(D.B. KUBBA)
LAND ACQUISITION COLLECTOR(N)
DELHI.

[Handwritten notes and signatures]
6/7/84
mm of 14/7/84
mm to those persons who are not paid. 1-6/84

DRAFT NOTIFICATION UNDER SECTION (4) ACT, 1 OF 1894.

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, INCREASING CAPACITY OF DRAIN FROM CHHAALLA TO BASTI DADA PUR. it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

The notification is made, under the provision of section 4 of the Land Acquisition Act, 1894, to all whom 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 acts required or permitted by that section.

This Chief Commissioner is satisfied also that provisions of sub-section (1) of section 17 of the said Act are applicable to this land and is further pleased under sub-section (4) of the said section to direct that the provisions of section 5(A) shall not apply.

SPECIFICATION

Village	Total Area		Field Nos. or Boundaries			
			Rect. No.	Area	Rect. No.	Area
Chhabri Pur Ranahala	Big	Big	42	2-5	43	4-16
	337	11	19/1	23	44	4-16
	333	14	20/1	3-8	24	4-16
			21	4-16	25	4-16
			22	3-0	44	16/1
			43	16	4-16	21/1
			16/1	4-8	17	4-16
			17	4-16	18	4-16
			18	4-12	19	4-16
			19	4-16	20/1	4-4
			20	4-16	21	4-16
			21	4-16	22	4-16
			22/1	0-14	23	4-16
			22/2	4-2	24	4-16

Land Acquisition Collector
DELHI.