

AWARD No.

93/80-81

Name of the Village

Ranholla

Nature of Acquisition

Permanent

Purpose of Acquisition

Construction of Irrigation Minors.

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894. The land measuring 30 Bighas 17 Miswas situated in village Ranholla was notified w/s 4, 6 and 17 of the Land Acquisition Act, vide Belm Administration notification Nos. F.7(4)/77-L&N(i)(ii) and (iii) dated 21.2.1978 respectively for a public purpose namely Construction of Irrigation Minors.

Notices w/s 9 & 10 of the L.A. Act were issued to the persons interested and claims filed by them are discussed hereafter after the hearing 'Compensation Claims'.

TRUE AND CORRECT AREA :-

The land was measured on the spot by the Land Acquisition field Staff and area found 23 Bighas 06 Miswas. On this area acquiring department has built the pacca Nali. At the time of handing over possession to the acquiring department, it revealed that Khasra No. 9/22min (0-04 Miswas), 13/2/1 min (15 Miswas) 13/2/2 min (03 Miswas), 13/9 min (02 Miswas), 13/10min (1 Bigha) 13/11 min (02 Miswas), 14/16/3min (05 Miswas), 30/22min (02 Miswas) and 70 min (09 Miswas) total area measuring 3 Bighas 02 Miswas is not coming in the alignment of the Scheme. These khasra Nos. may be ~~renotified~~ from the above notification and Kh. Nos. 23/1/3/2 (03 Miswas), 23/10min (0-14 Miswas), 23/11min (14 Miswas), 23/20min (14 Miswas), 23/21 min (07 Miswas) and 23/25min (17 Miswas) total area measuring 3 Bighas 14 Miswas has been deleted from the notification i.e. 30 Bighas 17 Miswas. Khasra No. 14/5/1 min (13 Miswas) and 15/2min (2 Miswas) are not entered in the Revenue Records i.e. Khatauni etc.

Moreover Kh. No. 9/21min (11 Miswas), 13/1min (11 Miswas) and 14/8min (12 Miswas) are to be notified as these khasra Nos. are coming in the alignment of the scheme.

OWNERSHIP

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

S.No.	Name of the owner	Name of the occupant	Kh.No.	Area & Kind of land
1.	3/3h. Darya, Chatter Chhotu Ram and Narain Singh 3a/o Chatter all in equal shares 2/o Ranhola, Telhi.	Self	25/1min 34/8min 6 min	0-00 (Abpash) 2-00 -40- 0-00 -40- Total 2-10
2.	Sh. Chala Sukh 3/o Tala Ram 2/o Village Ranhola, Telhi.	Self	44/19min 19 min 22 min 54/2 1/1min	0-14 (Abpash) 0-14 (-40-) 0-07 (-40-) 0-00 (-40-) Total 2-04
3.	Sh. Sur Sukh Dass 2/o Mohan Dass 2/o B-10, Kirti Nagar, Telhi. Sh. Om Parkash 3/o Ditan Chand Jumeja 2/o 2/00, Kirti Nagar, Telhi equal shares.	Self	24/10/2 min 21/1 min	1-0 (Abpash) 1-0 (-40-) Total 2-0
4.	Sh. Raju 2/o Chaudhary 2/o Ranhola, Telhi	Self	30/4min 6/2 min 7/1 min	0-10 (Abpash) 0-00 -40- 0-00 -40- Total 1-00
5.	3/3h. Bhagwan, Bhup Singh and Ram 3a/o + Mathura equal shares 2/o Ranhola, Telhi	Self	30/12min 10/2 min 20 min	1-07 (Abpash) 0-10 -40- 0-10 -40- Total 2-00
6.	3/3h. Pirthi Singh Kartar Singh, Chatter Singh and Kartar Singh equal shares 2/o Ranhola, Telhi.	Self	30/8 min	1-0 Abpash
7.	3/3h. Mukhtar Singh & Balwant Singh 3a/o Shoo Singh equal shares 2/o Ranhola, Telhi.	Self	30/1min 10 min 11 min 30/10 min 11 min	0-7 Abpash 0-7 -40- 0-7 -40- 0-14 -40- 0-14 -40- Total 2-00
8.	3/3h1 Nango Ram, Kartar Singh and Narain Singh 3a/o Chhaju equal shares 2/o Ranhola, Telhi.	Self	30/21 min 30/1 min	0-14 (Abpash) 0-14 -40- Total 1-00
9.	Sh. Ram Mohar 2/o Jaroop 1/2 share, U/o 3/o Todar 1/2 share 2/o Village	Self	34/7 min	

10.	Sh. Surat Singh S/o Self Bakhtawar R/o Village Rambhola, Delhi.	44/2 min 9/2 min	1-00 Abpash 5-18 -40- 1-01
11.	Sh. Kishan, Rameshwar, Self Raj Singh and Krishan Kumar S/o Late. Sarje and Saravati daughters, Mst. Gouti W/o Mira Lal equal shares W/o Village Rambhola, Delhi.	14/17/2 min 24/3 min	0-7 Abpash 0-14 -40- 1-01
12.	Sh. Koshiare S/o and Lal R/o Village Rambhola, Delhi Self	Mstf 30/20 min 21 min	1-3 Abpash 0-8 -40- 1-11
13.	Granny Saba	24/12 14/17/1 min	0-6 Senior 0-11
Grand Total			22-08

COMPENSATION CLAIMS A-

The following persons have filed their claims for compensation.

<u>Sl. No.</u>	<u>Name of the Claimant</u>	<u>Compensation Claimed.</u>
1.	Shrinati Patasho W/o Sh. Kanwal Singh through Shri Bhoop Singh S/o Mathura R/o Rambhola, Delhi	Has claimed that Shri Kanwal has expired and his minor son and widow i.e. Mst. Patasho is only entitled to receive the compensa- tion of the land under acquisition.
2.	S/Sh. Jai Singh and Ramesh Chand S/o Koshiar Singh R/o Rambhola, Delhi	Have claimed compensation in equal share, as the Koshiar Singh has stated to be expired.
3.	Sh. M. Parkash S/o Uttam Chand R/o R/25, Kirti Nagar, New Delhi and Sh. Gurnukh Dass S/o Sh. Motan Dass R/o B-20, Kirti Nagar, New Delhi	Have claimed compensation @ Rs. 15/- per sq. yds. for land (i) Rs. 10,000/- for the structure of the factory. (ii) Rs. 10,000/- for the loss of business. (iv) Rs. 1,00,000/- for the other items. (v) 15% solatium.
4.	Sh. K.V. Chacko R/o (A-178 Panara Road) New Delhi B-20, Panara Rd.	Has claimed compensation @ Rs. 22/- per sq. yds. for the land under acquisition.
5. ✓	S/Shri Ram Mehar S/o Saroop Pirthi S/o Zile Singh and Balwant S/o Sher Singh etc. All R/o Vill. Rambhola, Delhi.	Have claimed compensation @ Rs. 4200/- per bigha for the land under acquisition.
6.	Sh. H.K. Gopi Nath S/o Pran Nath R/o S/20 W.E.A. Karek Bagh, New Delhi.	Has claimed compensation for the land bearing Khata Nos. 12/8, 12/9, 12/10 and 12/11 being the tenant of the land as under:- (i) Rs. 15/- per sq. yd. for the land. (ii) Rs. 3000/- for the tubewell (iii) Rs. 2000/- for the pump

8
20/12

7. Int. P.K. Thakur, W/o
Sgt. Nathan W/o W.B.A. As Sl. No. 6.
Karol Bagh, New Delhi.

DOCUMENTARY EVIDENCE :-

None of the claimants has produced any documentary evidence in support of their claims of compensation.

MARKET VALUE :-

The market value of the land under acquisition has to be determined with reference to the price prevailing at the date of preliminary notification u/s 4 of the L.A. Act, with all advantages and with all its potentialities. The best evidence available to arrive at the correct market value of the land would be the evidence of general sales effected near about the time of notification either in respect of the land under acquisition or the portion thereof or the sale of land almost parallel in all circumstances to the land under acquisition.

Efforts were however made to find out the parallel sale deeds in the village nearest to the material date so as to evaluate the market value of the land. The following statement shows the sale transaction executed near about the material date of notification u/s 4 of the L.A. Act, in village Raghala.

Sale deed No.	Date of Regn.	Area	Consideration amount	Average price of per sq. ft.
13293	22-10-73	0.02	Rs. 1000/-	Rs. 10,000/-
13294	-70-	-70-	-70-	-70-
13295	-70-	-70-	-70-	-70-
17641	21.8.74	0.04	Rs. 4000/-	Rs. 20,000/-
18077	22-11-74	-70-	Rs. 1000/-	Rs. 5,000/-
18512	-70-	-70-	Rs. 4000/-	Rs. 20,000/-
1876	24.4.75	-70-	Rs. 4500/-	Rs. 22,500/-
1877	-70-	-70-	Rs. 4500/-	Rs. 22,500/-
1879	25.4.75	-70-	Rs. 5000/-	Rs. 25,000/-
1280	30.4.75	-70-	-70-	-70-
1281	-70-	-70-	Rs. 4500/-	Rs. 22,500/-
1495	3.8.76	0.15	Rs. 4000/-	Rs. 5333.33

The above sale deeds which have been executed in this village during the period of five year prior to the date of preliminary notification u/s 4 i.e. 31.2.78, relate to the small plots of land measuring 100-200 sq. ft. only, and these sale deeds cannot be taken into consideration while assessing the true market value of the land under acquisition.

- 5 -

These sale deeds are presumably for residential purposes. It may not be out of place to mention here that Valm Land Reforms Act, is applicable to the land of village Ranthola.

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

In village Ranthola some awards have been made.

In award No. 76/80-81, which is drawn recently on 27-10-80 the Land Acquisition Collector has given flat rate of Rs. 1250/- per bigha.

The date of preliminary notification u/s 4 of this award is 18.2.78 where as the date of preliminary notification u/s 4 of the L.A. Act of the present award is 21.2.78.

There is a gap of about 6 months only between the preliminary notification u/s 4 of the L.A. Act, in award No. 76/80-81 and the present award. Since there is no material difference in the land under acquisition and that of the land acquired vide award No. 76/80-81. I determine the value of the abpash land at Rs. 1250/- per bigha and that of Banjar Qatim @ Rs. 800/- per bigha.

TREES, WALLS AND STRUCTURES :-

There are no trees, walls and structures.

RELATION :-

15% relation is admissible on the amount of compensation as per L.A. Act.

INTEREST :-

The possession of the land under acquisition has been taken over and handed over to the acquiring department on 15-7-78. The interest is payable to the persons interested as per L.A. Act to the date of announcement of the award.

COMPENSATION :-

The payment of compensation will be made according to the best entries in the revenue records.

REVENUE :-

The land under acquisition is assessed

SUMMARY :-

1.	Compensation for the land measuring 23 Bighas @ Rs.1250/- per bigha	Rs. 28,750=00
2.	Compensation for the land measur- ing 6 Biswas @ Rs.300/- per bigha	Rs. 240=00
3.	15 % solatium	Rs. 4,342=50
4.	Interest w/s 34 of the L.A. Act w.e.f. 15.7.78 to 19.1.1981 (2 years 180 days)	Rs. 4,379=48

h.37,717-98

Singh
(S. C. GUPTA)
LAND ACQUISITION COLLECTOR (P): DELHI.

A narrowness in ~~breast~~ face
inherited from Hyena

20. 1-8

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION, DELHI

* NOTIFICATION *

21st February 1973.

No. F.7 (4)/77 L&B (1) Whereas it appears to the Lt. Governor, Delhi, that land is likely to be required to be taken by Government at the public expense for a public purpose, namely Construction of Irrigation Minors, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions 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 Lt. Governor 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.

The Lt. Governor 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 **

Name of the Village.	Total Area Bigs. Bigs.	Recte	No. Killa Nos	Area Bigs. Bigs.
1.	2.	3.	4.	5.
Ranahola	50-17	9	28 min	0-4
		13	2/1 min	0-15
			2/2 min	0-3
			9 min	0-2
			10 min	1-0
			11 min	0-2
		14	12/1 min	0-12
			13/2 min	0-2
			14/3 min	0-3
			15/1 min	0-6
			16/2 min	0-7
			17/2 min	0-14
		23	1/2 min	0-3
			10 min	0-14
			11 min	0-14
			20 min	0-14
			21 min	0-7
			22 min	0-17
		24	5/2 min	2-3
			6 min	0-3
			7 min	1-13
			13 min	1-0
			19/2 min	1-0
			21/1 min	1-0

25	1 1/2 min	0-6
30	1 min	0-7
	4 min	0-13
	5 1/2 min	0-3
	7 1/2 min	0-2
	8 min	1-0
	10 min	0-7
	11 min	0-7
	12 min	2-7
	13 min	
	19 1/2 min	less than Miswas.
	20 min	0-19
	21 min	0-14
39	1 min	0-14
	10 min	0-14
	11 min	0-14
	20 min	1-3
	21 min	0-3
	22 min	0-2
44	2 min	1-3
	9 1/2 min	0-13
	12 min	0-14
	19 min	0-14
	22 min	0-7
	23 min	0-2
54	2 min	0-9
	70 min	0-9

Totals- 30-17

By Order

SA/-

(DHARAM DUTT)

Deputy Secretary (IAS)
Delhi Administration Delhi.

Dated the 21 February, 1973

P 7(4)/77 IAS (1) 8903

Copy forwarded to:-

The Public Relation Department, Delhi Administration Delhi
(in duplicate) for publication in Part IV of Delhi Gazette.

The Additional District Magistrate (L.A.). Delhi.
The Land Acquisition Collector (M.B.). Delhi.

Executive Engineer, Minor Irrigation Division, Delhi Administration,
Delhi, 17 Banarsi Dass Estate, Dushnow Road, Delhi.

The Chief Engineer, (Irrigation & Flood), Delhi Admin. Old Secretariat,
Delhi.

All Sub-Registrars, Delhi/New Delhi/Shahdara.

The Tahsildar, Land & Building, Department, Delhi Admin. Delhi.

P.A. to Deputy Secretary (IAS), Delhi Administration, Delhi.

True copy attested

Assistant Engineer,
Irrigation Sub Division
Delhi Administration
Delhi.

SA/-

(Dharam Dutt)
Deputy Secretary (IAS)
Delhi Administration, Delhi

•NOTIFICATION•

21st February 1973

2. F 7(4)/77 LAB (2):- Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by Government at the public expense for a public purpose, namely, for construction of Irrigation Minors, it is hereby declared that the land described in the specification below is acquired for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1954 to all whom it may ~~concern~~ 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*

Name of the Village.	Total Area		Rect. No.	Killa No.	Area	
	Btg.	Bis.			Btg.	Bis.
Phola.	30-	17	9 13	22 min	0-	4
				2/1 min	0-	15
				2/2 min	0-	3
				9 min	0-	2
				10 min	0-	0
				11 min	0-	2
			14	15/1 min	0-	13
				15/3 min	0-	2
				16/3 min	0-	5
				17/1 min	0-	6
				17/2 min	0-	7
				24/3/2	0-	14
			23	1/3/2 min	0-	3
				10 min	0-	14
				11 min	0-	14
				20 min	0-	14
				21 min	0-	7
				25 min	0-	17
			24	5/2 min	0-	3
				6 min	0-	5
				7 min	1-	13
				13 min	1-	0
				19/min	1-	0
			22	21/1 min	1-	0
			25	1/3/2 min	0-	6
			30	1 min	0-	7
				4 min	0-	13
				5/2 min	0-	3
				7/1 min	0-	2
				3 min	1-	0
				10 min	0-	7
				11 min	0-	7
				12 min	1-	7
				13 min		
				19/2 min	Less than Biswas	

	20 min	0-19
	21 min	0-14
39	1 min	0-14
	10 min	0-14
	11 min	0-14
	20 min	0-3
	21 min	0-3
	22 min	0-2
44	2 min	1-3
	9/2 min	0-13
	12 min	0-14
	19 min	0-14
	22 min	0-7
	2 min	0-9
54	70 min	0-9
	30 min	
	Total	30-17

By Order

Sd/-
(DHARAM DUTT)
DEPUTY SECRETARY (L & B)
DELHI ADMINISTRATION, DELHI.

o.F7(4)/77 L&B (2)/5999 Dated the 21 Grb. 1973

Copy forwarded to:-

The Public Relation Department, Delhi Administration
Delhi (in duplicate) for publication in Part IV of
Delhi Gazette.

The Additional District Magistrate (L.A.), Delhi.
The Land Acquisition Collector (M.E.), Delhi.
Executive Engineer, Minor Irrigation Divn., Delhi Administration
17 Banarsi Dass Estate, Lucknow Road, Delhi.
The Chief Engineer (Irrigation & Flood), Delhi Adma.,
Old Secretariat, Delhi.
All Sub-Registers, Delhi/New Delhi/Shahdara,
The Tahsildar, Land Building Department, Delhi Adma., Delhi.
P.A. to Deputy Secretary (L&B), Delhi Administration, Delhi.

True copy attested

[Signature]
Assistant Engineer,
Executive Sub Division
Delhi Administration,
Delhi

Sd/-
(DHARAM DUTT)
DEPUTY SECRETARY (L&B)
DELHI ADMINISTRATION, DELHI.