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OFFICE OF THE COLLECTOR LAND ACQUISITION,  
ASSISTANT COMMISSIONER (REVENUE), JAMMU.

FINAL AWARD

The Project Director, National Highway Authority of India, Trikuta Nagar, Jammu vide his letter No.PD/JMU/13013/LA/5699 dated 24-01-2007, has placed an indent for the acquisition of land measuring 59 Kanals 15 Marlas in village Dhami, Tehsil Jammu for widening of National Highway Road under Khasra Nos. 169 Min (09 Marlas), 608 Min (04 Marlas), 609 Min (8 Kls 12 Mls), 168 Min (02 Kls 18 Marlas), 171 Min (01 Kls 09 Mls), 167 Min (2 Kls 8 Kls) 134/1 (8 Kls 01 Mls), 210 Min (32 Kls), 170 Min (4 Mls) and 298 (3 Kls 10 Mls) totaling (59 Kls 15 Mls).

The instant acquisition proceedings were started by Sh.Hemant Kumar Sharma, the then Addl. Deputy Commissioner, Jammu (Collector Land Acquisition), but by virtue of his transfer as Member J&K Service Selection Board vide Govt. order No.528-GAD of 2008 dated 18-04-2008 of General Administration Department J&K Govt. Jammu, the District Collector (Deputy Commissioner, Jammu) vide his order No.ADC/Adm/PS/08-09/101-06 dated 05-06-2008 has authorized the undersigned to deal with the land acquisition cases of National Highway Authority of India in District Jammu.

Notification under section 4(I) of the Land Acquisition Act Svt, 1990 was issued vide this office endorsement No.DCJ/LA/ADC/235/06-07/525-29 dated 23-03-2007, where under the above mentioned Khasra numbers of village Dhami, Tehsil Jammu were notified for the information of all concerned that land measuring 59 Kanals 15 Marlas is needed for the public purposes namely for widening of National Highway at village Dhami, Tehsil Jammu. Objections were invited from the interested persons with regard to the acquisition of said land within 15 days from the date of issue of the notification.

The notices were also pasted on the conspicuous places of village Dhami. The Tehsildar, Jammu after the services of notice to the concerned persons returned copy of the same to this office vide his office endorsement No.73/OQ dated 09-04-2007. But no concerned land owners/interested persons filed their objections in this office within a prescribed period of 15 days.

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Thereafter the case was submitted to the Financial Commissioner (Revenue) J&K Govt. Jammu vide this office letter No.DCJ/LA/ADC/235/2007-08/82-84 dated 01-06-2007 for issuance of declaration under section 6 & 7 of the Land Acquisition Act Svt, 1990.

The Financial Commissioner (Revenue) J&K Govt., Jammu has issued notification vide his office No.213/FC of 2007 dated 01-12-2007 under section 6 & 7 of the Land Acquisition Act Svt, 1990 for 59 Kanals 15 Marlas of land situated at village Dhama, Tehsil Jammu.

Consequent upon the issuance of said notification, notice under section 9 & 9-A of the Land Acquisition Act Svt, 1990 was issued vide this office endorsement No.LA/ACR/Notice-9/Dhama/08/460-63 dated 18-01-2008 whereby all concerned/interested persons were invited to attend the office of the undersigned personally or through their authorized agent within 15 days to state the nature of their claims to compensation and also objection if any in the measurement of land. But no land owner/interested person has filed objection within time frame.

The Tehsildar, Jammu vide his letter No.930/OQ dated 31-05-2008 has reported average/market rate of the land as under:-

01. Last three years average rate = Rs. 17,344/-
02. Prevailing market rate = Rs.1,00,000/-

The market rate of land of village Dhama as reported by the Tehsildar, Jammu appears to be on higher side. But on the other hand, even last three years average sale rates shown as Rs.17,344/- per kanal are not dependable as there, too, seem to have been place on rather lower side by the parties against the real value simply to save the court fee, etc. The undersigned has also visited the spot and found that land in question falls near village Dhama. After taking into consideration the report of Tehsildar, Jammu as well as other aspects like the location of the land near habitation of the village Dhama and Colony of Kashmiri Migrants at village Jagti which is quite adjacent to the proposed land, the present value of land to the tune of Rs.50,000/- per kanal is quite genuine. Therefore the rate of Rs.50,000/- per kanal proposed above is justified and recommended for adoption of the same rates for village Dhama, Tehsil Jammu.



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## APPORTIONMENT STATEMENT

Village:- Dhami Tehsil Jammu.

S. No.	Name of Owner	Name of Tenant	Khasra No.	Area Kl-Ml	Rate per kanal	Amount of Compensation	Jabrana @ 15%	Total Amount of Compensation
01	Sarkar	Maqbooza Sarkar	134/1	08-01	50,000	04,02,500	60,375	4,62,875
02	-do-	-do-	169	00-09	50,000	22,500	3,375	25,875
03	-do-	-do-	170	00-04	50,000	10,000	1,500	11,500
04	-do-	-do-	608	00-04	50,000	10,000	1,500	11,500
05	-do-	-do-	609	08-12	50,000	04,30,000	64,500	4,94,500
06	-do-	Saval Singh S/o Beli Ram tenant at will of Sarkar. <i>M.No. 375/LB-6</i>	298	03-10	50,000	01,75,000	26,250	2,01,250
07	-do-	1. Maqbooza Sarkar 24 Kls.	210	24-00	50,000	12,00,000	1,80,000	13,80,000
		2. Rattan Singh, Bikram Singh, Madan Singh Raj Singh Ss/o Dhani Ram equal shares (towards west).	-do-	04-00	50,000	02,00,000	30,000	2,30,000
		3. Jagdish Singh, Parveen Singh, Romesh Singh Ss/o Gunjar Singh equal	-do-	04-00	50,000	02,00,000	30,000	2,30,000

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	shares (towards south).							
			32-00			16,00,000	2,40,000	18,40,000
08	Shamlat Deh	Dhani Ram Gunjar Singh Ss/o Gopi.	168 02-18	50,000	01,45,000	21,750	1,66,750	
09	-do-	-do-	171 01-09	50,000	72,500	10,875	83,375	
10	Labhu S/o Mangu (Sarkar under Agrarian Reforms Act. 1976).	Shiv Ram, Munshi, Behari, Sadhu Ss/o Rattan Chand Grand son of Labhu equal shares Half, Lakshman S/o Jagga Half.	167 02-08	50,000	01,20,000	18,000	1,38,000	
Total:-			59-15		29,87,500	4,48,125	34,35,625	

Under the standing instructions it is further certified.

01. That funds are available with the Department to meet the cost of acquisition.
02. That neither the land has been acquired earlier nor any proceedings going on with any other Collectorate.
03. That no payment has been made in respect of land under acquisition.
04. That no payment shall be made if the land escheats/esccheated to the sate under the Agrarian Reforms Act.
05. That payment of compensation shall be made keeping in view of guidelines issued by the Administrative Department under LB-10 of 1980 and Agrarian Reforms Act, 1976.

Keeping in view the exigency for widening of National Highway the Draft Award was issued vide this office No. DCJ/AC/LA/2008-09/114 dated 21-06-2008, and the original Draft Award was submitted to the District Collector (Deputy Commissioner), Jammu for approval of rates of land compensation.

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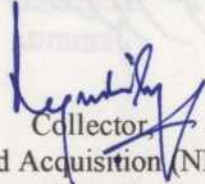
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Now the District Collector (Deputy Commissioner), Jammu vide his letter No.DCJ/LHS/PWD/AoR/JMU/PM-146/92 dated 15-09-2008, has conveyed the approval to adopt the rate of Rs.50,000/- (Rupees fifty thousands only) per kanal as proposed in the Draft Award subject to the condition that before making the payment, clearance under LB-10 of 1980 shall be recorded/obtained as required under rules.

Therefore, I, Rajinder Singh, KAS, Assistant Commissioner (Revenue), Jammu Collector Land Acquisition, National Highway Authority of India for District Jammu hereby issue final award of Rs.34,35,625/- (Rupees thirty four lacs, thirty five thousand six hundred & twenty five only) for 59 Kanals 15 Marlas of land situated at village Dhami, Tehsil Jammu.

The notices under section 12 (2) of the Land Acquisition Act Svt.1990 shall be issued to the land owners/interested persons accordingly.

Announced

  
Collector  
Land Acquisition (NHAI),  
Assistant Commissioner (Rev.)  
Jammu.

No:-DCJ/AC/LA/2008-09/343-48  
Dated:30-10-2008

Copy to the:-

01. Financial Commissioner (Revenue) J&K Govt. Srinagar for kind information.
02. Commissioner/Secretary, Revenue Department J&K Govt. Srinagar for kind information.
03. Divisional Commissioner, Jammu for kind information.
04. Deputy Commissioner, Jammu for kind information.
05. Principal Director, National Highway Authority of India, 5/7 Trikuta Nagar, Jammu for favour of information and necessary action.
06. Tehsildar, Jammu with the remarks that he may effect the Award in the Revenue record by attesting Mutations. Moreover, Acquittance Rolls be prepared in triplicate and furnish to this office duly verified under Agrarian Reforms Act 1976 at the earliest.