

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

FINAL AWARD

The Project Director, National Highway Authority of India, 5/7 Trikuta Nagar, Jammu vide his letter No.PD/JMU/La-Jammu/10610 dated 21-10-2010 has placed revised indent for the acquisition of land coming under four laning National Highway in Village Kamini, Tehsil and District Jammu, after deleting the forest land from the said acquisition.

In pursuance of the revised indent, revenue documents afresh were got prepared through Tehsildar, Jammu for 21 Kanals & 06 Marlas of land situated in village Kamini, Tehsil and District, Jammu. Notification under section 4 (l) of the Land Acquisition Act Svt, 1990 was issued vide this Collectorate endorsement No.DCJ/LA/ACR/NHA/Jammu/2010-11/776-83 dated 02-11-2010 indicating the detail of land as under:-

Name of Village	Name of Tehsil	Name of District	Khasra No.	Area	
				Kanal	Marla
Kamini	Jammu	Jammu	11 Min	--	16
			10 Min	--	14
			12 Min	--	08
			13 Min	01	10
			13 Min	01	16
			13 Min	04	17
			14 Min	--	19
			17 Min	04	03 ½
			25 Min	--	15
			26 Min	04	15
			27 Min	--	05
			28 Min	--	05 ½
			29 Min	--	02
G.Total:-				21	06

Objections from the land owners/interested persons were called upon within 15 days from the issue of Notification. Service of Notices were got made through Tehsildar, Jammu. But no land owner/interested person filed any objection within prescribed period.

The case was recommended and submitted to the Deputy Commissioner, Jammu vide this Collectorate letter No.DCJ/LA/ACR/NHAI/Kamini/2010-11/1275-76 dated 23-02-2011 for the issuance of Notification under section 6 & 7 of the Land Acquisition Act Svt, 1990. In the instant acquisition an amount of Rs.30,61,875/- is involved. The Deputy Commissioner concerned has been empowered to issue such Notification for the acquisition of land where the amount of compensation is upto Rs.1.00 crore (Rupees One crore only).

The Deputy Commissioner, Jammu vide his Notification No.31/DCJ of 2010-11 dated 07-03-2011 has issued declaration under section 6 of the Land Acquisition Act Svt, 1990 that the aforesaid land is needed for public purposes i.e. for widening of National Highway and further directed the undersigned under section 7 of the Land Act to take order for acquisition of the said land.

In pursuance to the aforesaid notification, the undersigned proceeded further and issued Notification under section 9 & 9-A of the Land Acquisition Act Svt, 1990 vide this office endorsement No.LA/ACR/NHAI/Kamini/2010-11/1361-65 dated 11-03-2011 for 21 Kanals & 06 Marlas of land required for widening of National Highway in Village Kamini, Tehsil and District, Jammu. The Notice was endorsed to the Tehsildar, Jammu for information of the land owners/interested persons as well as pasting the copies of the same at the conspicuous places of Village Kamini. The Tehsildar, Jammu after services of the Notice has returned the same to this office. None of the land owner/interested person filed their objections within time frame.

The Tehsildar, Jammu vide his letter No.Nil dated 27-08-2010 has already intimated the average sale rate for the last three last years and prevailing market rates as under:-

- | | | |
|-----|---|-----------------|
| 01. | Average sale rates of land for the last three years | = Rs. 59,605/- |
| 02. | Prevailing market rate. | = Rs.6,50,000/- |

The stamp duty rates of land of the said village Kamini are as under:-

Commercial	Residential
Rs.6.00 lacs	Rs.4.00 lacs
Un-irrigated	Un-cultivable
Rs.1.00 lac	Rs.80,000/-

The undersigned has also visited the spot alongwith field staff on 27-12-2010 and found that the kind of land is un-irrigated. But keeping in view the locality and Road side it was proposed that cost of land should not be more than Rs.1.25,000/- per kanal. The case was placed before the Committee of Collectors on 28-02-2011. The Committee of Collectors after much deliberation has approved a rate of Rs.1.25 lacs (Rupees One lac & twenty five thousand

only) per kanal. Accordingly, the same rate has been adopted in the instant acquisition of land. Thus the total amount of 21 Kanals & 06 Marlas of land @ Rs.1.25 lacs comes to the tune of Rs.30,61,875/- (Compensation Rs.26,62,500/- + 15% Jabrana to the tune of Rs.3,99,375/-).

The Tehsildar, Jammu has further intimated vide his letter No.11242/OQ dated 31-01-2011 that no structure as well as tree is coming under the instant widening.

The break up of the land compensation is as under:-


01.	Land under acquisition	= 21 Kanals 06 Marlas
02.	Rate per kanal	= Rs. 1,25,000/-
03.	Compensation assessed	= Rs.26,62,500/-
04.	Jabrana @ 15%	= Rs. 3,99,375/-
05.	Total Compensation	= Rs.30,61,875/-

Rupees Thirty lacs, sixty one thousand, eight hundred & seventy five only).

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/escheated to the state 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.

The Draft Award was submitted to the Deputy Commissioner, Jammu vide this office endorsement no. LA/ACR/Kamini/Draft Award/2011-12/09 dated 6-4-2011 for approval of rate of land as the amount of land compensation worked out to the tune of Rs.30,61,875/- fall in the pecuniary jurisdiction of Deputy Commissioner, Jammu as provided under SRO's No. 235 and 236 of 209 dated 11-8-2009.

 The Deputy Commissioner, Jammu vide his office letter No.DCJ/LHS/AOR/NHAI/JMU/Kamini-146/92 dated 20-5-2011 has conveyed the approval of rate of land compensation. The rate of Rs.1,25,000/- (Rupees one lac and twenty five thousand only). Per kanal proposed in the Draft Award being genuine has been approved by the Deputy Commissioner, Jammu.


While conveying the approval of rates, it has further been directed for taking further action in the matter subject to the following conditions:-

- 1/ That payment of compensation will be made after obtaining clearance under LB-10 of 1980 from the Collector Agrarian Reforms;
- 2/ That payment of land compensation will be made to the land owners/interested persons keeping in view the instructions issued by the Govt. from time to time.

Now, therefore, I, Inder Jeet, KAS, Collector Land Acquisition, Assistant Commissioner (Revenue) Jammu, hereby issue final award of Rs.3061875/- (Rupees thirty lacs sixty one thousand eight hundred and seventy five only) for 21 Kanals and 6 Marlas of land situated at Village Kamini, Tehsil and District 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

30-05-2011


Collector Land Acquisition,
Assistant Commissioner (Rev),
Jammu

No:-LA/ACR/Kamini/Final Award/2011-12/218-23

Dated:-30-05-2011


Copy to the:-

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

ANNEXURE-"A"

APPORTIONMENT STATEMENT OF VILLAGE KAMINI, TEHSIL AND DISTRICT, JAMMU.

S. No.	Name of Owner	Name of Tenant	Khasra No.	Area		Rate per kanal (in Rs.)	Amount of Compensation (in Rs.)	Jabrana @ 15% (in Rs.)	Total Compensation (in Rs.)
				Kls	Mls				
1	S/Sh. Sohan Singh & others.	Rattan Singh share holder	11	--	16	1,25,000/-	1,00,000/-	15,000/-	1,15,000/-
2	-do-	Shambu share holder	10 Min	--	14	-do-	87,500/-	13,125/-	1,00,625/-
3	-do-	Smt. Sheela Devi share holder (Marussi)	12 Min	--	08	-do-	50,000/-	7,500/-	57,500/-
4	Paras Ram S/o Kirpu Chamar	Self Cultivation	13 Min	01	10	-do-	1,87,500/-	28,125/-	2,15,625/-
5	Sohan Singh & others owners.	Neeraj Sharma S/o Ram Rattan Sharma.	13 Min	01	16	-do-	2,25,000/-	33,750/-	2,58,750/-
6	-do-	Baldev Singh share holder.	13 Min	04	17	-do-	6,06,250/-	90,937/-	6,97,187/-
7	Paras Ram S/o Kirpu Chamar.	Self Cultivation	14 Min	--	19	-do-	1,18,750/-	17,813/-	1,36,563/-
8	-do-	Man Singh share holder 1/2 Baldev Singh share 1/2.	17 Min	04	3 1/2	-do-	5,21,875/-	78,281/-	6,00,156/-
9	Sohan Singh & others.		25	--	15	-do-	93,750/-	14,063/-	1,07,813/-
10	Paras Ram S/o Kirpu Chamar.	Karan Khajuria S/o Ram Paul, Sudha Khajuria W/o Ram Pal, Ram Paul Khajuria S/o Des Raj Khajuria Vendors.	26 Min	04	15	-do-	5,93,750/-	89,063/-	6,82,813/-
11	State	JDA, Jammu.	27 Min	--	05	-do-	31,250/-	4,687/-	35,937/-
12	Sohan Singh & others owners.	Baldev Singh share holder.	28 Min	--	5 1/2	-do-	34,375/-	5,156/-	39,531/-
13	-do-	-do-	29 Min	--	02	-do-	12,500/-	1,875/-	14,375/-
			G.Total:-		21	06	26,62,500/-	3,99,375/-	30,61,875/-


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