

c.f.

**NAGALAND INFORMATION COMMISSION
NAGALAND COMMISSIONS' COMPLEX
BELOW NBCC CONVENTION CENTER
POST BOX NO. 148**



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No. NIC/APPEAL-29/2025-26/127

Dated Kohima, the 13th May, 2026

Appellant : Smti. Zeneinuo Vizo,
W/o Late Neikietuo Vizo,
L. Khel, Kohima Village,
Mobile No. 7005015727.

Respondents : (i) Shri. Henok Buchem, NCS,
Deputy Commissioner & First Appellate Authority,
O/o Deputy Commissioner,
Kohima, Nagaland.

(ii) Shri. Ruopfukuotuo Noudi, NCS,
ADC & PIO,
O/o Deputy Commissioner,
Kohima, Nagaland.

(iii) Shri. Kevingoto Kulnu, NCS,
Revenue Officer,
O/o Deputy Commissioner,
Kohima, Nagaland.

Public Authority : O/o Deputy Commissioner, Kohima, Nagaland.

Date of hearing : 08.05.2026 at 12:30 PM.

Date of Decision : 13.05.2026

Present:

1. Shri. B. Henok Buchem, NCS, Deputy Commissioner & FAA, Kohima, Nagaland, Mobile No. 9436062552.
2. Shri. Ruopfukuotuo Noudi, NCS, Addl. Deputy Commissioner (ADC) & PIO, Office of the Deputy Commissioner, Kohima, Nagaland, Mobile No. 8731815626.
3. Shri. Kevingoto Kulnu, NCS, Revenue Officer, Kohima, Nagaland, Mobile No. 9436096536.
4. Smti. Kereilenuo, Assistant, Office of the Deputy Commissioner, Kohima, Nagaland, Mobile No. 9436070857.
5. The applicant (now appellant), Smti. Zeneinuo Vizo, W/o Late Neikietuo Vizo, L. Khel, Kohima Village, Mobile No. 7005015727 and represented by the following:-
 - a. Shri. Peteineizo Vizo, L. Khel, Kohima, Mobile No. 8798876082.
 - b. Shri. Keviletso Vizo, L. Khel, Kohima, Mobile No. 7005015727.
 - c. Shri. Kelhounhungü Vizo, L. Khel, Kohima, Mobile No. 76292847338.

FACT OF THE CASE

An applicant, Smti. Zeneinuo Vizo had submitted an RTI application dated 06/11/2025 to the PIO, Office of the Deputy Commissioner, Kohima, Nagaland seeking the following information in matters related to compensated and non-compensated land near New Air Field,

New Secretariat, which is/are presently allotted to the Nagaland Press Club and the Nagaland Police beat post, New Secretariat Road, Kohima:-

1. *A chronological list of the land owners located at New Air Field Area, New Secretariat Road.*
2. *A detail list of the land owners being compensated along with the names and signatures.*
3. *A detail map of the government acquired land in and around Air Field Area.*
4. *A detail list of land unmeasured/uncompensated to the land owners in and around New Air Field Area.*
5. *A detail on how allotment was made to private parties by the Government without the consent of the land owners.*

On receipt of the above RTI application dated 06/11/2025 on the same day as evident on the body of the RTI application, Shri. Ruopfukuotuo Noudi, NCS, Addl. Deputy Commissioner (ADC) & PIO, Office of the Deputy Commissioner, Kohima, Nagaland had, vide letter No. DCK/ADC/RTI/2024/243 dated 09/12/2025, furnished the information sought to the applicant which was as received from Shri. Kevingoto Kulnu, NCS, Revenue Officer, Kohima vide letter No. RTI/2007/436 'C' dated 30/11/2025 as shown below:-

- Query No. 1 – Refer Annexure-I
- Query No. 2 – Refer Annexure-I
- Query No. 3 – Refer Annexure-II
- Query No. 4 – May refer query to appropriate agency
- Query No. 5 – May refer query to appropriate agency

On receipt of the above information, the applicant had submitted First Appeal dated *NIL* to the FAA, O/o the Deputy Commissioner, Kohima expressing her dissatisfaction as the information furnished *lacked clarity and need to be verified by the concerned department*. She pointed out that regarding the replies to *query Nos. 1 & 2*, there was no proper/clear record and signature of the person who received the said amount for compensation. Regarding *query No. 3*, the information (map) was not clear and without any indication of the land holding/ownership. Whereas, for *query Nos. 4 & 5*, she wished to know the details of the 'appropriate agency'.

On receipt of the above first appeal dated *NIL*, Shri. B. Henok Buchem, NCS, Deputy Commissioner, Kohima, Nagaland, had, vide letter No. LEGAL/RTI-DC/APPEAL/2016(Pt) dated 24/02/2026, notified for hearing on 06/03/2026 and after the hearing of the first appeal on 06/03/2026 the FAA had, vide Order No. LEGAL/RTI-DC/APPEAL/2016(PT)/646 dated 06/03/2026 decided *that after due deliberation on the matter, the Appellant party also expressed satisfaction and accordingly the matter was closed*.

On receipt of the above FAA's Order No. LEGAL/RTI-DC/APPEAL/2016(PT)/646 dated 06/03/2026, the applicant (now appellant) had preferred a Second Appeal dated 27/03/2026 to the Nagaland Information Commission stating that the discussion held during the first appeal hearing on 06/03/2026 were not highlighted in the Order and the RTI matter was closed. In the mean time, Shri. Kevingoto Kulnu, NCS, Revenue Officer, Kohima, Nagaland had, vide Circular No. DCK/REV/KLS/16/83-84(PT-I)/195 'C' dated 11/03/2026 informed the District Land Records & Survey Office, Kohima; Head GB, the applicant for a joint verification on 19/03/2026 at 11:00 AM in connection with the land issue at New Secretariat Area, Kohima. However, on the date of the joint verification i.e. 19/03/2026, the applicant (now appellant) stated that *'instead of verifying and examining the records, a copy of a map was produced without having any evidence of dates/ specification and clear identification of land labeled to prove or show that the property was Government acquired land. She added that the Government had, without any notice or consent from the landowners, allotted the land to the Nagaland Press Club at New Airfield, New Secretariat Road. The same property had been clearly mentioned in Government record dated 1969 as unmeasured/uncompensated which was left for gardening as there was the also a cow shed under the above mentioned land by the Assistant Engineer*

(Survey) Town Planning Office, Kohima, Nagaland despite the representation by the land owner the same unmeasured plot of land had been allotted by the Government without any negotiation/ consent with the land owners.'

Since the applicant (now appellant) is still not satisfied with the information so furnished, the Commission had decided to hear the above mentioned appeal by giving opportunity of being heard to all the parties on **08th May, 2026 (Friday)** at **12:30 PM** in the **Hearing Room of Nagaland Information Commission, Nagaland Commissions' Complex, Below NBCC Convention Centre, New Capital Complex, Nagaland, Kohima** and had directed the following parties to appear before this Commission and **also to bring the files and relevant documents** in question for scrutiny on the above date and time for hearing.

1. Shri. B. Henok Buchem, NCS, Deputy Commissioner & FAA, Kohima, Nagaland.
2. Shri. Ruopfukuotuo Noudi, NCS, Addl. Deputy Commissioner (ADC) & PIO, Office of the Deputy Commissioner, Kohima, Nagaland.
3. Shri. Kevingoto Kulnu, NCS, Revenue Officer, Kohima, Nagaland.
4. The applicant (now appellant), Smti. Zeneinuo Vizo, W/o Late. Neikietuo Vizo, L. Khel, Kohima Village, Mobile No. 7005015727.

OBSERVATIONS AND FINDINGS:

The applicant (now appellant), Smti. Zeneinuo Vizo, W/o Late Neikietuo Vizo, L. Khel, Kohima Village, who is about **90 year old** appeared for the hearing alongwith her representatives namely, Shri. Peteineizo Vizo, Shri. Keviletso and Shri. Kelhounhungü Vizo.

During the hearing, the representative of the applicant (now appellant) stated that earlier a representation dated NIL was submitted regarding the land, however since there was no response, a rejoinder (read as reminder) dated NIL was submitted on 26.08.2023. On not getting any response, a second rejoinder (read as reminder) dated 02.07.2025 was again submitted. Further still, since there was no response to her (the applicant) representations, she had resorted to the instant RTI. The representative of the applicant (now appellant) stated that the information was furnished but was not satisfied since the lists of beneficiaries do not tally with the map and there was no mention of the landowners in the map for which he could not verify.

Speaking on behalf of the ADC & PIO and the Revenue Officer (now deemed PIO and hereafter the RO), Shri. B. Henok Buchem, NCS, Deputy Commissioner & FAA, Kohima, Nagaland stated that the land acquisition started in the late 1960's and there is no such land as *unmeasured* or *uncompensated*. He further clarified that the Government allots land that is only acquired by the Government.

Regarding the RTI matter, the FAA stated that whatever information available relating to query Nos. 1, 2 and 3 were furnished, though the records are old and tedious in retrieving the old documents. He also informed that during the hearing of the first appeal, clarification and explanation was given to the applicant and the applicant had expressed satisfaction. However, their intention regarding the RTI came to light since there was no response or action to their third representation submitted in July, 2025. He also stated that the three representations, though not mentioned in his RTI application is being looked into separately outside the RTI and informed that inorder to address her grievances relating to the representations, a Joint Verification was carried out on **19.03.2026** which was not connected to or as a consequence of the RTI matter. During the site verification, available relevant maps were examined and compared with the plot of land in question, which indicates that the said plot falls under Government acquired land. The above facts and maps were duly informed to the applicant (claimant), however, the applicant

contested the plot on the basis of the Certificate issued by N. Chuba Aier, Assistant Engineer (Survey), Town Planning Office, Kohima, Nagaland.

He further pointed out that the Certificate issued by N. Chuba Aier, Assistant Engineer (Survey), Town Planning Office, Kohima, Nagaland (probably signed **on 11.01.1992**) had no official letter head or any reference file number. The Certificate is reproduced here below and a copy was also produced before the Commission.

"TO WHOM IT MAY CONCERN

A land near Air Field measured by me of Mr. Neikietuo Vizo owner of the land for compensation in the year of 1969. Some of the land approximately half of acre left for his personal requirement. It was used the land for his cow shade. For his personal request he told me that not to measure the area which he used for his cow-shade. So I left the measurement for its personal requirement.

(N. Chuba Aier)
Assistant Engineer (Survey),
Town Planning Office,
Kohima, Nagaland."

After the Joint Verification, the Revenue Officer, Kohima had, vide letter No. DCK/REV/KLS/16/83-84 (PT-1)/270 'C' dated 14.04.2026 written to the Directors of Urban Development and Municipal Affairs for *authenticity and competency* of the Certificate issued by N. Chuba Aier, Assistant Engineer (Survey), Town Planning Office, Kohima, Nagaland and the response is awaited.

The applicant (now appellant) clarified that the Certificate issued by N. Chuba Aier, Assistant Engineer (Survey), Town Planning Office, Kohima, Nagaland was dated **11.01.1982** and not **11.01.1992**.

The Commission observed that the applicant (now appellant) had relied on the Certificate issued by N. Chuba Aier, Assistant Engineer (Survey), Town Planning Office, Kohima, Nagaland (signed **on 11.01.1982**) and claims a portion of the land which was left unmeasured and uncompensated. However, on scrutiny of the Certificate, it was pointed out that the land where there was a cow shed was left unmeasured on the request of the land owner as the landowner was gardening and rearing cow at that point of time. The Commission also questioned when the land was measured **in 1969**, it is not known why the above Certificate was issued only **on 11.01.1982**, after a lapse of 13 years.

Since the crux of the issue is *the plot of her land which was left unmeasured and uncompensated*, the applicant (now appellant) should have focussed only on her plot which she claimed to be uncompensated and instead of seeking information of all the other government compensated land. The Commission explained that the land acquisition and allotment is decided and done at the highest level by the State Land Acquisition Authority (hereafter the SLAA) and as submitted and as per Government official records produced by the respondents, the said plot falls under Government acquired land. The Commission, further observed that the Public Authority i.e. the Office of the Deputy Commissioner, Kohima, Nagaland had also taken cognizance of her representations and is trying to address her grievances by writing to the Urban Development and Municipal Affairs Departments for *authenticity and competency* of the Certificate issued by N. Chuba Aier, Assistant Engineer (Survey), Town Planning Office, Kohima, Nagaland, hence the applicant (now appellant) is advised to wait for the reply.

The DC & FAA, Kohima also informed that the SLAA (State Land Acquisition Authority) had, in its meeting held on 08.11.2023 allotted the plot to the Kohima Press Club for the construction of its office building, however presently, the construction on the plot has been put on hold.

The Commission observed that whatever information sought had been furnished to the applicant (now appellant) and on being asked during the hearing, the applicant (now appellant) **expressed satisfaction** as far as the RTI replies were concerned.

On receipt of the RTI application dated 06.11.2025 on the same date i.e. 06.11.2025, the ADC & PIO had transferred the RTI application to the RO vide letter No. DCK/ADC/RTI/2024/63 dated 06.11.2025, which the RO received on 10.11.2025. The RO had submitted the information to the ADC & PIO vide letter No. RTI/2007/436 'C' dated 30.11.2025 for onward furnishing to the applicant. On receipt of the information from the RO, the ADC & PIO had, vide letter No. DCK/ADC/RTI/2024/243 dated 09.12.2025 furnished the information to the applicant. Hence, the Commission observed that there is **no delay** on the part of both the ADC & PIO and the RO.

While Shri. B. Henok Buchem, NCS, Deputy Commissioner & FAA, Kohima, Nagaland submitted that the applicant's grievance is being taken care of separately outside the RTI, the Commission also made its stand clear that since its jurisdiction is limited to ensure furnishing of information sought to the applicant, with the information so furnished, the applicant (now appellant) has the liberty to approach appropriate forum to redress her grievances.

DECISION

On the above observations and findings, as far as RTI matter is concerned, since whatever information sought had been furnished to the applicant (now appellant) and that the applicant (now appellant) had also **expressed satisfaction** before the Commission and the public authority/respondents) during the hearing, the Commission decided that no further action or direction is required and hence disposed of the appeal.

Decision pronounced in the presence of both the parties on 08.05.2026 at 12:00 noon.

Copies be given to:

1. Shri. B. Henok Buchem, NCS, Deputy Commissioner & FAA, Kohima, Nagaland, Mobile No. 9436062552.
2. Shri. Ruopfukuotuo Noudi, NCS, Addl. Deputy Commissioner (ADC) & PIO, Office of the Deputy Commissioner, Kohima, Nagaland, Mobile No. 8731815626.
3. Shri. Kevingoto Kulnu, NCS, Revenue Officer, Kohima, Nagaland, Mobile No. 9436096536.
- ✓ 4. The Computer Programmer, Nagaland Information Commission for uploading on the website.
5. The applicant (now appellant), Smti. Zeneinuo Vizo, W/o Late Neikietuo Vizo, L. Khel, Kohima Village, Mobile No. 7005015727.
6. Office Copy.

Sd/-

KEVISA KENSE (IAS Retd.)
Chief Information Commissioner

Sd/-

Y. P. CHILLIO KHIAM
State Information Commissioner

Sd/-

JOSEPH HESSO, IPS (Retd.)
State Information Commissioner

Authenticated true copy:


(Worhonthung Ezang)
Deputy Secretary