

AWARD NO.

31/89-90

NAME OF VILLAGE : GHAZIPUR  
NATURE OF ACQUISITION: PERMANENT  
PURPOSE OF ACQUISITION: PLANNED DEVELOPMENT OF DELHI.

# INTRODUCTION:

These are proceedings for the determination of compensation u/s 11 of the Land Acquisition Act, 1894. The land under acquisition is situated in village Gazipur. It was notified under section 4 vide notification No. F.3(18)/77-L&B(1)/28764 dated 23.8.88 with the provisions of section 17(1). The declaration u/s 6 was made vide notification No. F.3(18)/77-L&B(ii) dated 20.9.88. In pursuance of the aforesaid notification notices u/s 9 & 10 of L.A. Act were issued to all the interested persons. The claims filed by them are discussed hereafter under the heading 'Claims & Evidence'.

The land acquisition field staff carried out the necessary measurement of land at the site, and its verification was made from the revenue record of the village. The total area 16 bighas 13 biswa was found correct and true. The details of the area under present acquisition given below:-

| <u>KHASRA NO.</u> | <u>AREA</u> | <u>CLASSIFICATION OF LAND</u> |
|-------------------|-------------|-------------------------------|
| 641/266           | 18-08       | Resli                         |
| 789/758/568/2     | 6-05        | -do-                          |
| TOTAL :           | 16-13       |                               |

# CLAIMS & EVIDENCE:

The following persons had filed their claims which are discussed as under :-

| <u>SL. NO.</u> | <u>NAME OF CLAIMANT</u>                                                                                                 | <u>KHASRA NO.</u>            | <u>AREA</u>            |
|----------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------|
| 1.             | Capt. Bhika Ram s/o<br>Sh. Siri Ram, Sh.<br>Padam Singh & Prem<br>Singh s/o Tek Chand<br>all r/village Gazipur. Total : | 641/266<br>789/758/<br>568/2 | 18-08<br>6-05<br>16-13 |

The above mentioned claimants filed a claim in which they had demanded the compensation of the land @ Rs.2000/- per sq.yd. besides other statutory benefits and interest and also interests under section 34 xxwith effect from 20.8.74 till the date of actual payment. They have filed copy of perpetual lease deed of village Mandali Fazilpur, Patparganj which cannot be treated as sale deed &

contd....

fixing the market value of land in village Gazipur. The land under acquisition is not developed.

MARKET VALUE:

There is neither any sale transaction nor any award of this village of nearby dates of notification u/s 4. All sale deeds are very old which cannot be treated reasonable for fixing the market price of land under acquisition. The awards of this village are also belong to the notification u/s 4 of dated 13.11.59. An award of nearby village Gharanda Namka Bonger in which the date of notification u/s 4 is 5.8.1985. In award No. 25/87-88 the similar kind of soil and same situation of land was assessed @ Rs. 15,000/- per bigha. By making it the base for fixing the market value after adding the interest for three years the market value comes to Rs. 20,400/- per bigha. I determine the fair market value of land under acquisition at the rate of Rs. 20,400/- per bigha, which to mind takes care of all around rise of prices in agricultural land in the area and appears to be reasonable and matches well to quality and productivity of land.

OTHER COMPENSATION:

There is no structure & well in the land under acquisition.

INTEREST:

The interest of possession u/s 34 of L.A. Act w.e.f. 20.8.74 to 19.8.75 @ 9% and 20.8.75 to the date of announcement of the award.

SOLATUM:

10% solatium of the market value of land under acquisition shall be paid on account of compulsory acquisition as provided in section 23(2) of the Land Acquisition (Amendment) Act 1984.

APPORTIONMENT:

The compensation will be paid on the basis of late entries in revenue records, in case of dispute it will be sent to the court of A.D.J. for adjudication.

LAND REVENUE:

There is no land revenue on the land acquisition as the land was vested in Gaon Sabha.

VESTING:

The land will be vested in Central Government free from all encumbrances with effect from the date of announcement of award.

SUMMARY OF AWARD:

Compensation of 16 bighas  
13 biswas land @ Rs. 20,400/-  
per bigha.

Rs. 3,39,660-00

30% solatium

Rs. 1,01,898.00

Interest u/s 34 from 20.8.74  
to 19.8.75 @ 9% per annum

Rs. 39,740-22

Interest from 20.8.75 to  
15.3.90 (14 years & 208  
days) @ 15% per annum.

Rs. 9,65,015-93

TOTAL

Rs. 14,46,314-15

Less the interest w.e.f.  
1.4.89 to 15.3.90 (349 days)  
@ 15% per annum on Rs. 5,00,000/-  
paid on 31.3.89.

Rs. ₹ 71,712-32

Rs. 13,74,601-83

Already tendered on 31.3.89

Rs. 5,00,000-00

Rs. 8,74,601-83

(Rupees eight lacs seventy four thousand six hundred and one and paise eighty three only).

(M.P. MATHUR)  
LAND ACQUISITION COLLECTOR(DS)  
DELHI.

Secretary (Revenue).

Approved

31. 1. 90

None was present.  
Award announced in  
the open court on  
16.3.1990

16/3/90

assessed (or such  
the covenants and