

A_W_A_R_D_N_O 26/87-88.

Name of Village: BIJWASAN

Nature of Acquisition: Permanent

Purpose of Acquisition: For construction of 66 KV.D/C
from Bijwasan I.O.Delhi Territory
to Maruti Udyog Ltd.

These are proceedings for the determination of compensation U/S-11 of the L.A.Act land measuring 13 Biswas situated in village Bijwasan was notified U/S-4 of the L.A.Act for the public purpose namely for construction of 66 KV D/C from Bijwasan I.O.C. Delhi territory to Maruti Udyog Ltd. read with Sec.6 & 17 of the L.A.Act. vide notification No.F.7(12)/84-L&B(1)(2)(3) dated 16.10.85 respectively. Notices U/S 9 & 10 of the L.A.Act were issued to all interested persons and claims filed by them are discussed hereinafter under the heading "Compensation Claims".

TRUE & CORRECT AREA:-

The land under acquisition was measured on the spot by the land acquisition field staff and are found available at the spot is as under:-

<u>Khasra No.</u>	<u>Area</u>
33/20 min	0-01
48/3 min	0-02
9 min	0-02
13 min	0-01
16 min	0-01
17 min	Less than biswa.
74/5 min	Less than biswa.
15 min	Less than biswa.
16 min	0-01
87/5 min	Less than biswa.
15 min	Less than biswa.
17 min	Less than biswa.
106/4 min	0-01
14 min	Less than biswa.
24 min	Less than biswa.
115/7 min	Less than biswa.
14 min	0-01
24 min	0-01
127/14 min	0-01
134/9/1 min	0-01
	0-13

Contd...2/...

Compensation Claims:

S.No.	Name of claimant	Kh.No.	Area	Compensation claimed
1.	Sh.Sardar Singh s/o Balak Ram, r/o village Bijwasan, Delhi	106/4	0-01	Have claimed compensation Rs.300/- per Sq.Yd.Solatum 30% Interest 18% p.a.
2.	Krishan Dewan, Ramjas, Smt.Murti w/o Maroo Share 1/3, Pirthi, Sante s/o Risal 2/3 share	106/14	Less than bisw. Less than biswa.	Claimed compensation @ Rs.300/-per sq.yd. for the land. Solatum 30% Interest 18% p.a.
3.	Sh.Jage s/o Hari Singh, r/o village Bijwasan, Delhi	74/16	0-04	Claimed compensation @ Rs.100/-per sq.yd for the land
4.	Sh.Balbir s/o Chhajoo Ram r/o Village Bijwasan, Delhi	134/9/1min	0-01	Claimed compensation @ Rs.100/-persq.yd. for the land
5.	Sh Surat Singh, Rati Ram Ram Kishan s/o Dharma r/o Village Bijwasan, Delhi	48/9	0-01	Claimed compensation @ Rs.100/-per sq.yd. for the land.
6.	Sh.Karan Singh s/o Pyare, t/o Village Bijwasan, Delhi	74/16	0-01	Claimed compensation as above.
7.	Sh.Ram Kishan, Narain Singh, Raghubir Singh, Baljit Singh, Ajit Singh.	74/5	Less than Biswa.	Claimed compensation as above.
8.	Smt.Poura w/o Sh.Mange Ram r/o Village Bijwasan, Delhi	115/7min 14min	Nil Nil	Claimed compensation as one lac per bigha for the land Solatum 30% Interest 18% p.a Loss in profession Rs.50,000/-
9.	Sh.Mange Ram, Ram Singh s/o Sh.Ram Mehar r/o Village Bijwasan, Delhi	115/7 min	Nil	Claimed compensation as above
10.	Raghu Nath s/o Har Lal r/o Village Bijwasan, Delhi	127/14 min	0-1	Claimed compensation @ Rs.100/-per sq.yd.

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Documentary Evidence

No documentary evidence has been filed by any interested person in support of his claims.

Market Value

The market value of the land under acquisition is to be determined with reference to the price of land prevailing at the time of notification u/s -4 i.e. 16.10.85.

The claimants in this case have claimed exorbitant compensation, but no evidence has been furnished in support of the same.

In assessing the market value of the land under acquisition, bonafied sale transactions of land parallel in all circumstances to the land under acquisition in the same village and also awards for similar land made with reference to the date of notification u/s -4 are taken into account. In this village, the following awards are reported to have been made in near past.

<u>Award No.</u>	<u>Date of notification u/s -4</u>	<u>Rate awarded by L.A.C.</u>
50/86-87	18.6.84	Rs. 17,000/- per bigha
52/86-87	7.7.76	Rs. 3000/- per bigha for Block A
		Rs. 800/- per bigha for Block B

Award No. 50/86-87 is the latest in which the date of notification u/s -4 is 18.6.1984 whereas at present it is 16.10.85. There is a time gap of approximately one year and 4 months between the date of notification u/s -4 for the land acquired through Award No. 50/86-87 and the date of notification u/s -4 under present acquisition. The date of notification of the land acquired through Award No. 52/86-87 is of old date i.e. 7.7.76. Hence this award can not be taken into consideration for assessing the compensation of the land under acquisition. The potential market value and situation of the land acquired vide Award No. 50/86-87 is the same as of the land under acquisition. Keeping in view the rising trend of prices and the time gap of the notification U/S -4 of Award No. 50/86-87 and the present proceedings, I am of the opinion that Rs. 18000/- per bigha is fair and reasonable market value of the land under acquisition and award the same accordingly.

Other Compensation

There is no well, tree or structures on the land under acquisition.

Solatium.

30% solatium will be payable on the market value of the land on account of compulsory nature of acquisition.

Additional Amount u/s 23(1-A)

An additional amount @ 12% on the market value of the land U/S 23(1 A) is payable from 16.10.85 to the date of taking over possession.

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Interest

The possession of the land under acquisition ^{has been} taken over and handed over to the acquiring department on 31.12.85, therefore, interest U/S-34 of the L.A. Act will be payable to the interested persons w.e.f. 31.12.85 to the date of announcement of the Award.

Land Revenue: -

The land under acquisition is assessed to paise 40 as a land revenue which will be deducted from the rent roll of the village from the date of taking over possession of the land.

Apportionment

The compensation will be paid according to the latest entries in the revenue record.

SUMMARY OF THE AWARD

1. Compensation of land measuring 13 biswas @ Rs.18000/-per bigha	= Rs.11,700-00
2. Solatium 30%	= Rs. 3,510-00
Total	Rs.15,210-00
3. Additional amount u/s-23(1-A) from 16.10.85 to 30.12.85(75 days) @ 12% P.A.	Rs. 288-50
4. Interest u/s 34 from 31.12.85 to 30.12.86 @ 9% and from 31.12.86 to 15.10.87 i.e.289 days @ 15% P.A.	Rs. 3175-35
Grand Total	Rs.18,673-85

(Eighteen thousand six hundred seventy three and paise eighty five only)

N. Sharma
(N.K.SHARMA)
LAND ACQUISITION COLLECTOR(P.S.)

15 x 37
APPROVED
Sharma
SECRETARY (REVENUE) 16.10.87

in open court. All
Announced Notices 4/12(2) of the L.A. Act issued to the interested persons have been
Sharma
16/10/87