

Amard No. 9/92-93  
 Village : Civil Station.  
 Nature of Acquisition : Permanent.  
 Purpose of Acquisition : P.D.D.

These proceedings relates to the acquisition of land u/s 11 of the Land Acquisition Act 1984 for the acquisition of 1 bigha 11 biswa of land of village Civil Station. The land was notified under section 4 of Land Acquisition Act vide notification No.F.9(1)/89-L&B(i) dated 23.6.1989 for public purpose, namely "Planned Development of Delhi". The land was notified u/s 6 and 17(i) of L.A. Act vide notification No.F.9(1)/89-L&B (ii) (iii) on 20-6-90. In pursuance of the aforesaid notification notices u/s 9 & 10 of the Act have been issued to all interested persons. The claims filed by them have been discussed under separate heading "Claims and evidence". The aforesaid notification has already been published in the newspaper.

Measurement & True Area:

The acquisition field staff measured the land under acquisition at site alongwith D.D.A. staff and area was found to be correct. As this land of village Civil Station falls in Yamuna river bed, it has been classified as flooded land. The details of the land under acquisition are as under:-

<u>Khasra No.</u>	<u>Area</u>	<u>Classification of land</u>
94	1-11	Flooded land.

Claims & Evidence:

<u>S.No.</u>	<u>Name</u>	<u>Khasra No.</u>	<u>Remarks</u>
1.	Sh.Jagan Nath Singh Tyagi S/O Ram Dass Tyagi & Ors. R/O Village Wazirabad.	94	Rs.8000/-per sq. yd.
2.	Sh.Daya Narain, S/O Har Saran & Ors.,	-do-	Rs.2000/- per sq. yd.

4. Shri Ravi Dutt, S/O Sh.Fateh Lal & Ors., R/O Vill:Wazirabad.	94	Rs.2000/-per sq.yds.
5. Shri Hari Parkash, S/O Braham Dutt & Ors., R/O Vill:Wazirabad.	-do-	-d o-
6. Sh. Braham Dutt, S/O Karan Singh & Ors., R/O Vill:Wazirabad.	-do-	-do-
7. Sh.Shiv Nath S/O Sh.Tara Chand, R/O Vill:Wazirabad.	-do-	-do-
8. Sh.Om Parkash S/O Sh.Attar Singh R/O Vill:Wazirabad.	-do-	-do-
9. Sh.Shayama S/O Sh.Chittar Singh, R/O Vill:Wazirabad.	-do-	- do-

MARKET VALUE:

The market value of land under acquisition is to be determined with reference to the date of preliminary notification u/s 4 which is in this case is 23.6.1989 and to arrive at the correct and fair market value of land, the locality of the site, quality and other uses of the land and availability of civic amenities ought to be considered.

The help of sale transaction within or in the vicinity of the land or any award announded in the near past from the date of notification u/s 4 also could be taken into consideration for assessing the correct and reasonable market value of the land, but incidently no sale transaction or award of similar or identical nature took place on or before the date of notification u/s 4 . Moreover, no evidence has been filed by any person which could be considered as guiding factor for assessing the true and fair market value of the land in question.

Delhi Administration vide Order No.F.9(20)/80-L&B/4313 - 16 dated 3-5-1990 had conveyed the decision of the Administration regarding fixation of minimum price of Agricultural land which have

been notified under section 4 of Land Acquisition Act after 27.4.1990. For the land notified in the previous years under section 4, the minimum price would be that for the year in which notification under section 4 has been issued arrived at by discounting year 1990 price by 15% per annum. Vide the said Order No.F.9(20)/80-L&B/4313-16 dated 3-5-1990, the minimum amount of compensation has been fixed for the land situated in the river bed at Rs.1.5 lacs per acre. This policy decision of Administration has come into force with effect from 27-4-1990 and in this case notification under section 4 on 23-6-1989. Hence, in view of the guidelines conveyed by the Administration for discounting the rates in regarding to notification issued prior to 1990, at the rate of 15% per annum on this price of Rs.1.5 lacs per acre, after working out the pro-<sup>12.10</sup>-data discount of compensation works out to Rs.27,344/- per bigha i.e. Rs.1,31,251.00 per acre. Therefore, as per policy, I assess the true and fair market value of the land at Rs.27,344/- per bigha and award accordingly.

Other Compensation:

Solatium:

The interested persons are entitled to get the solatium @ 30% on the market value of the land according to the amended act 1984.

Addl. Amount:

The interested persons are entitled to get the additional amount @ 12% per annum on the market value of the land from the date of notification i.e. 23.6.1989 till the date of award i.e. 19.6.1992 i.e. 2 years 362 days.

Summary of the Award:

- |   |     |           |
|---|-----|-----------|
| 1. Market value of the land measuring 1 bigha 11 biswa @ Rs.27,344/- per bigha.                                     | Rs. | 42,383.20 |
| 2. 30% solatium on the market value.  | Rs. | 12,714.96 |
| 3. Addl. amount payable u/s 23(1-A) @ 12% per annum from 23.6.89 to 19.6.92 i.e. 2 years 362 days (i.e. 1092 days). | Rs. | 15,216.15 |

Total	Rs.	70,314.31
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(Total Rupees Seventy thousands three hundred fourteen and Paise Thirty-one only).

*[Signature]*  
(M. P. MATHUR)  
LAND ACQUISITION COLLECTOR (DS)  
DELHI.

SECRETARY (REVENUE).

*Approved.*

*Hainifayazulaz*  
*18/6/92*

*Announced in the*  
*open court.*

*[Signature]*  
*19/6/92*

NT - Notices u/s 12(2) be issued.

*[Signature]*  
*19/6/92*