

AWARD NUMBER 3/97-98

Name of the Village : Dichaon Kalan
Area : 09 Bigha & 04 Biswa
Nature of Acquisition : Permanent
Purpose of Acquisition : KESHOPUR EFFLUENT IRRIGATION
SCHEME, PHASE-III

INTRODUCTORY:

These are the proceedings Under Section 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 09 Bighas 04 Biswas in Village Dichaon Kalan. The land is required by the Government for a public purpose namely for the KESHOPUR EFFLUENT IRRIGATION SCHEME, PHASE-III at public expense. The land stands notified Under Section-4 of the Land Acquisition Act vide Notification No. F7(33)/90/L&B/LA/3033, dt. 18.07.95. In view of the urgency of the scheme, the provisions of section 17 (1) of the Land Acquisition Act were also made applicable to this land vide Notification No. F7(33)/90/L&B/LA/10249 dt. 14.12.1995. The Delhi Government issued a declaration under Section-6 of the land Acquisition Act vide Notification No. F7(33)/90/L&B/LA/10245, dt. 14.12.1995.

Notices under Section 9&10 of the aforesaid Act were issued to the interested persons. In response to the Notices issued, claims filed by the interested persons have been mentioned under the Heading CLAIMS & EVIDENCE.

MEASUREMENT AND AREA:

Necessary demarcation was carried out on the spot in the presence of field staff from DDA, L&B and LAC(PN)/LAC(NG). The area notified was 09 Bigha and 04 Biswa which was found to be correct. The details of the area acquired are as follows :-

<u>KH.NO.</u>	<u>AREA</u>	<u>KIND OF SOIL</u>
1.	1/21/1Min.	00-04 Apash (Irrigated)
2.	3/1 Min.	01-02 -do-
3.	7Min.	00-16,00-15 -do-
4.	8 Min.	01-12 -do-
5.	9/1 Min.	01-12 -do-
6.	10/1 Min.	00-18 -do-
7.	10/2 Min.	00-11 -do-
8.	10/3 Min.	00-04 -do-
9.	2/6 Min.	01-10 -do-
TOTAL		09-04

Cond..2..

OWNERSHIP AND OCCUPENCY:-

<u>NAME OF THE OWNER</u>	<u>OCCUPANT</u>	<u>KH.NO.</u>	<u>AREA</u>
1. Sh. Manohar Lal S/o Sh. Bakhtawar	Self	1/21/1	00-04
2. Sh. Jeet Ram S/o Sh. Inderaj	-do-	3/1, 9/1	01-02 01-12
3. Sh. Jagphool Singh S/o Sh. Saroop Singh	-do-	3/1, 9/1	01-02 01-12
4. Sh. Balbir Singh S/o Sh. Saroop Singh	-do-	-do-	-do-
5. Sh. Rajbir Singh S/o Sh. Saroop Singh	-do-	-do-	-do-
6. Sh. Mahabir Singh S/o Sh. Saroop Singh	-do-	-do-	-do-
7. Sh. Ram Saroop S/o Sh. Desh Ram	-do-	3/7 3/7 3/8	00-16 00-15 01-12
8. Sh. Amrit Lal S/o Sh. Nand Kishore	-do-	10/1 10/2 10/3 2/6	00-18 00-11 00-04 01-10
9. Sh. Raj Kumar S/o Sh. Nand Kishore	-do-	-do-	-do-
10. Sh. Hari Chand S/o Sh. Nand Kishore	-do-	-do-	-do-
11. Sh. Raj Roop S/o Sh. Nand Kishore	-do-	-do-	-do-

CLAIMS & EVIDENCES:

Following persons have filed their claims in response to the notice U/S 9&10 of the L.A. Act. The details are given below:-

<u>NAME OF THE CLAIMANTS</u>	<u>KH.NOS.</u>	<u>AREA</u>	<u>RATE CLAIMED</u>
1. Sh. Raj Roop S/o Nand Kishore	10/1, 10/2, 10/3, 2/6	03-03	1.Rs. 16 Laks per acre. 2.Rs. NIL for Crops.
2. Sh. Manohar Lal S/o Sh. Bakhtawar	1/21/1	00-04	-do-

3. Sh. Jagphool Singh S/o Sh. Saroop Singh	3/1,9/1	02-14	-do-
4. Sh. Jeet Singh S/o Sh. Inderaj	3/1,9/1	02-14	-do-
5. Sh. Ram Saroop S/o Sh. Desh Ram	3/7,3/8	03-03	-do-

DOCUMENTARY EVIDENCE:

No documentary evidences has been filed by the claimants in support of their claims.

MARKET VALUE:

The market value of the land under acquisition is to be assessed keeping in view the advantages and potentialities attached to the land with the reference to the price prevailing at the date of notification U/S-4 of the L.A.Act. The best evidence available to arrive at the correct market value of the land would be genuine sales effected about the time to notification either in respect of land precisely parcelled in all circumstances to the land under acquisition.

After going through claims filed by the interested persons, which are on the record, it is clear that they have asked for compensation at Rs. 16 lac per Acre and Rs. Nil for Crops (harvest) are most irrelevant and unreasonable since no evidences were filed by the claimants. The claims therefore can not form the basis for determination of the market value. In a policy announcement which came into effect from 27.04.1990, the Govt. of Delhi fixed the minimum price of agriculture land at Rs. 10/- lac per acre after deducting 11.5% per annum for a period of 624/365 days vide Notification No. F9(20)/80/L&B/LA/8822-66 dt. 25.07.97 which states that, " the indicative price of agriculture land would also apply to all such cases where land has been notified U/S-4 of L.A. Act. before 01.04.1997 and Award have not been announced as yet. In such cases the indicative price of Rs. 10 lacs per acre may be discounted @ 11.5% per annum compounded rate of interest, for acquisition of agriculture land". In view of absence of any documentary evidence on record to the contrary, find Rs. 7,94,012.95 per acre of land as the most reasonable price. I accordingly determined the market value of the land under acquisition at Rs. 7,94,012.95 per acre i.e. Rs. 1,65,419.36 per Bigha. In addition to the market value the land owner will be entitled to all other benefits as per provision of the Land Acquisition Act.

OTHER CLAIMS:

Rooms & Tubewells : Nil

<u>NAME OF THE CLAIMANTS</u>	<u>KH.NOS.</u>	<u>AREA</u>	<u>RATE CLAIMED</u>
2. Shri Manohar Lal s/o Shri Bakhtawar	1/21/1	00-04	- do -
3. Shri Jagphool Singh s/o Shri Saroop Singh	3/1, 9/1	02-14	- do -
4. Shri Jeet Singh s/o Shri Inderaj	3/1, 9/1	02-14	- do -
5. Shri Ram Saroop s/o Shri Desh Ram	3/7, 3/8	03-03	- do -

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STANDING CROPS:

The possession has not been taken/handed over so far. It is likely to be taken/handed over very shortly. However, the farmers had already sown wheat, sarson, Barseam etc. in the land under acquisition by spending some amount. If the possession is taken before harvesting the crops, the farmers shall be paid Rs. 500/- per Bigha as damages of crops. The total amount of damages comes to Rs. 4,600/-.

TREES

There are no trees.

WELL

There are no wells

SOLATIUM

30% solatium will be given to the interested persons due to compulsory nature of acquisition.

ADDITIONAL AMOUNT:

Additional amount under section 23(1-A) shall be paid @ 12% w.e.f. date of Notification under section-4 to Date of Award or possession whichever is earlier.

PHYSICAL POSSESSION:

Possession of the land has not been taken/handed over so far as such interest under section 34 @ 9% and 15% shall not be paid.

APPORTIONMENT:

Compensation of the acquired land will be given as per latest entries in the revenue record except where persons other than owners claims compensation found any other kind of dispute. In case of dispute the matter will be referred to the Court of Additional District Judge U/S 30-31 of the L.A. Act of 1894.

LAND REVENUE:

The land under acquisition is assessed for sum of Rs. 30.48 only as land revenue. Hence, the same will be deducted from the rent roll of the village with effect from the date of taking over the physical possession of the land.

SUMMARY :

The Award is summarised as under :

1.	Market value of the land 09 Bigha and 04 Biswa @ Rs. 1,65,419.36 per Bigha.	Rs.	15,21,858.11
2.	30% Solatium	Rs.	4,56,557.43
3.	Amount U/S-23 (1-A) @ 12% w.e.f. 18.07.95 to 12.12.97 (879/365 days)	Rs.	4,39,796.14
4.	Interest U/S-34 @ 9%	Rs.	Nil

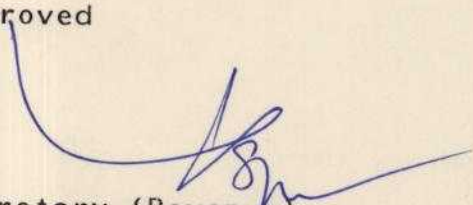
5. Interest U/S-34 @ 15% P.A.	Rs.	NIL
6. Compensation of standing crops of Wheat, Sarson, Berseam and vegetables.	Rs.	4,600.00
TOTAL :		Rs. 24,22,811.68

(RUPEES TWENTY FOUR LACS TWENTY TWO THOUSAND, EIGHT HUNDRED ELEVEN AND SIXTY EIGHT PAISA ONLY.)



5/12/97

(DR. SHARAT CHAUHAN)
LAND ACQUISITION COLLECTOR
NAJAFGARH, NEW DELHI.

Deputy commissioner (South-West) 

Approved

Secretary (Revenue)

Announced in the open court
on this the 12th day of December, 1997
under my hand and seal.


12/12/97

Notification 6/5-4

F.7(33)/90/68B/CA Dt. 18/1/95

Notification 6/5-6, 17(ii) F.7(33)/90/68B/CA Dt. 14/1/95

Award No

3/97-98/S.W Dt. 12/12/91

आज मुलायम जंमिन अधिभार (LAC (NAC)) लखनपुर को यागराज
 चारा कृषि विभाग को इससे पहले जो कि पर पट्टा जो कि पर
 मद्रास मुनी एवं मन्त विभाग से जो शहजान बाजार N.A. के
 को दोपस पत्तारो और मद्रास लख विभाग विभाग से
 जो को. के. जंमिन अधिभार को कृषि विभाग को कृषि विभाग
 को को विभाग पत्तारो जो कि पर हजार मिले मद्रास विभाग
 विभाग अधिभार को लख से जो कि अधिभार जो कि पर हजार
 लख हुआ। जो जंमिन अधिभार विभाग लख पट्टा D.D.A. के
 अधिभार अधिभारों को मन्त से डेका विभाग अधिभार अधिभार
 LAC (NAC) यह कृषि विभाग D.D.A. विभाग से लख विभाग
 जंमिन जो कि पर समस्त 10/1/1 (0-04), 3/1 (1-02),
 7 (0-16), 8 (1-12), 9/1 (1-12), 10/1 (0-18), 10/2 (0-11)
 10/3 (0-04), 2/6 (1-10) कुल लख 9 लख 04 मन्त
 जो कि पर शहजान पट्टा जो कि कृषि को शहजान बाजार N.A.
 मुनी एवं मन्त विभाग को दिया गया पर मन्त कृषि विभाग
 विभाग कृषि को मद्रास पट्टा लख अधिभार अधिभार
 पट्टा जो कि गड्डा कृषि अधिभार जो कि लख मुनी पत्तारो लख मन्त
 जो कि लख विभाग से दत्त कृषि अधिभार (NAC) कृषि मन्त
 विभाग लख।

उसी विभाग (लख)
 1/5/98

115/98
 (V.K. Jain)
 A.E. & S.
 115/98
 (S.C. VASHISHTHA)
 115/98
 (K.P. Singh)
 115/98
 (Rohit Singh)
 N.T.C.M.

115/98
 (Yograj Tugay)
 Lgo. C.A.
 115/98
 (P.P. Singh)
 (P.P. Singh)
 115/98
 (DEEPAK SUR)
 N.A. 68B