

AWARD NO 1194-95  
NAME OF VILLAGE: JAITPUR  
NATURE OF ACQUISITION: PERMANENT  
PURPOSE OF ACQUISITION: CONSTRUCTION OF ASH POND PHASE III  
BADARPUR THERMAL POWER STATION.

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These are the proceedings for determination of compensation U/s. 11 of the Land Acquisition Act 1894. The land measuring 197 bighas 17 biswas situated in Revenue Estate of village Jaitpur was notified U/s. 4 and 17(1) of the L.A. Act vide notification No. F.7(15)/83-L&B(1) dt. 16.10.92. The declaration U/s. 6 was issued vide No. F.7(15)/83-L&B(11) on 26.3.93 for the Construction of Ash Pond phase III of Badarpur Thermal Power Station, since section 17(1) was invoked the conditions of formalities U/s. 5A stand waived off.

2. In pursuance of the said notification, notices U/s. 9 & 10 as provided under the act were issued to the interested parties inviting claims from them as per record. The claims filed by the interested persons have been discussed here-in-after under heading "CLAIMS & EVIDENCES".

3. MEASUREMENT & TRUE AREA:

The land under acquisition has been measured on the spot by the Land Acquisition Staff and the correct area available for acquisition is as under:-

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of soil</u>
407/2	2-07	Abi
408	4-16	-do-
409	1-04	-do-
410	2-18	-do-
411	4-16	-do-

Cont.....P/2-

SECRETARY (REVENUE)

(SIGNATURE)

*Am*

Kh.No.

Area

Kind of soil

412	2-02	Abt
413	5-10	-do-
536	4-16	-do-
537	6-05	-do-
538/1	4-08	-do-
539	4-00	-do-
540	4-16	-do-
541	4-08	-do-
542	5-16	-do-
543	4-16	-do-
544	4-16	-do-
545	4-16	-do-
546	2-16	-do-
547	4-04	-do-
548	4-16	-do-
549	4-16	-do-
550	4-16	-do-
551	4-16	-do-
557	4-16	-do-
558	4-16	-do-
559	4-16	-do-
560	4-16	-do-
535	4-16	-do-
561	4-16	-do-
562	4-16	-do-
563	4-16	-do-
564	4-16	-do-
565	4-16	-do-
566	5-02	-do-
567	5-02	-do-
568	1-17	-do-
569	4-16	-do-
570	4-00	-do-
571	4-16	-do-
572	2-04	-do-
573	5-07	-do-
574	4-16	-do-
575	4-16	-do-



-:3:-

<u>Kh.No.</u>	<u>Area</u>	<u>Kind of soil</u>
578	4-16	Abi
579	3-11	-do-
Total: <u>197-17</u>		

As such no difference was found/noticed in the area notified and the actual area.

4. The kind of soil given above is as per khasra girdawari for the financial year 1992-93.

POSSESSION:

5. The possession of the aforesaid notified land was taken and handed over to Land & Building Deptt., & D.D.A on 27.5.93.

6. COMPENSATION CLAIMS & EVIDENCES:

The following interested persons have filed their claims for compensation:

<u>S.NO.</u>	<u>Name of the claimant.</u>	<u>Kh.No.</u>	<u>Gist of claims &amp; Supporting documents;</u>
1. ✓	Sh. Inder Singh S/o. Kapoor Singh	538/1 (1-04)	10,000/- per sq.yd.
2. ✓	Sh. Satnam Singh (1+1) S/o. Bhua Singh & Ors.	538/1 (1-02)	-do-
3. ✓	Sh. Jahangir Singh & Ors. S/o. Jagan Singh (1+2)	544 (2-08)	-do-
4. ✓	Sh. Amar Singh	549 (1-04)	-do-
5. ✓	Smt. Narain Kaur & Ors. (7) W/o. Late Thakur Singh.	538/1 (1-02) 542min (2-18)	-do-
6. ✓	Sh. Pritam Singh & Ors. (2) S/o. Sh. Sher Singh.	543 (1-04)	-do-
7. ✓	Sh. Puran Singh S/o. Gansha Singh & L.Rs. of Lt. Sh. Bachan Singh.	535min (2-08)	-do-
8. ✓	Sh. Hari Bai W/o. Sh. Mangh Singh & Ors. (8)	549 (1-04)	-do-

TARY (REVENUE)

Cont.....P/4- (SARSIT L01)

9. Sh. Mehtab Singh S/o. Jagtar Singh	560(4-16)	Rs.10,000/- per sq.yd.
10. Smt. Bibi Bai W/o. Sh. Ganda Singh & Ors.	550(0-12)	-do-
11. Sh. Balwant Singh S/o. Jagar Singh & Ors.	568(1-17) 569(4-16) 570(4-0)	-do-
12. Smt. Krishna W/o. Shiv Pal.	538/1(1-2)	Rs.2000/-p.sq.yd. and other benefits.
13. Karan Singh S/o. Mehtab Singh.	538min(1-4)	Rs.3000/-p.sq.yd.
14. Sh. Kartar Singh S/o. Sher Singh.	539(4-0) 537(2-3)	-do-
15. Smt. Bani Bai W/o. Labh Singh (7)	538min(1-4)	-do-
16. Sh. Mahar Singh S/o. Khacheru	571(2-8)	Rs.1000/-p.sq.yd. and Rs.10,000,00/- as severance charges & other benefits.
17. Sh. Ganga Singh S/o. Sher Singh.	539(4-0) 538(2-8)	-do-
18. Sh. Laxman Singh S/o. Sher Singh.	539(4-0)	-do-
19. Sh. Tehfa Singh S/o. Saudagar Singh	544(1-4)	-do-
20. Sh. Tahla Singh S/o. Saudagar Singh.	540(0-8)	-do-
21. Sh. Arjan Singh S/o. Bakeer Singh	538/1(1-4) 543(1-4)	-do-
22. Sh. Sunil Kumar S/o. Khem Chand	548min(1-4) 574(4-16)	-do-
23. Sh. Datar Singh S/o. Gulab Singh.	541(1-2)	-do-
24. Sh. Balwant Singh S/o. Shankar Singh(8)	536min(2-8) 537(0-19)	-do-
25. Sh. Sushil Kumar S/o. Khem Chand.	540min(1-12) 575/2(2-8)	-do-
26. Sh. Nidar Singh S/o. Bhaghal Singh.	543min(2-8)	-do-



27. ✓ Sh. Man Singh S/o. Saudagar Singh.	550min(1-14)	Rs.1000/-p.sq.yd. and Rs.10,000,00, as severance charges & other benefits.
28. ✓ Labh Singh S/o. Goma Singh.	551(1-4)	-do-
29. ✓ Sh. Jagar Singh S/o. Sardar Singh.	541min(1-2) 550min(0-12) 535(1-4)	-do-
30. ✓ Sh. Ram Charan S/o. Mehar Singh.	569(1-4)	-do-
31. ✓ Sh. Tehla Singh S/o. Raju Singh.	549min(1-4) 549(1-4)	-do-
32. ✓ Sh. Swarn Singh S/o. Asha Singh.	563(4-16)	-do-
33. ✓ Sh. Kanchi Ram S/o. Bucha Ram.	538/1(1-2)	-do-
34. ✓ Sh. Gurabax Singh S/o. Asha Singh.	563(4-16) 566/1(2-2)	-do-
35. ✓ Sh. Thakur Singh S/o. Ghuma Singh.	535(1-4) 537(3-3) 546(2-16) 547(2-2) 551(1-4)	-do-
36. ✓ Sh. Swaran Singh S/o. Thakur Singh.	551(1-4)etc.	-do-
37. ✓ Sh. Thakur Singh S/o. Bhagal Singh.	543min(2-8)	-do-
38. ✓ Sh. Mehtab Singh S/o. Shri Chaman Singh.	547min(2-2)	-do-
39. ✓ Sh. Dayal Singh S/o. Sh. Samir Singh.	548(1-4)	-do-
40. ✓ Sh. Satish Kumar Verma S/o. Sh. Khem Chand.	540min(1-12) 571min (2-8), 548(1-4) 548min(1-4)	-do-
41. ✓ Sh. Begh Singh S/o. Sh. Chaman Singh.	551(1-4)etc.	-do-
42. ✓ Sh. Jaginder Singh S/o. Hari Chand.	411(4-16)	Claimed Rs.2000/-p.sq. yd.
43. ✓ Smt. Sunita Gupta W/o. Sh. O.P. Gupta.	565(4-16)	Claimed Rs.10,000/-p.sq. yd.
44. ✓ Smt. Taro Bai W/o. Sh. Joginder Singh.	410(2-18) 412(2-02) 566/2(3-0)	Claimed Rs.7,000,00/-
45. ✓ Sh. Saudagar Singh S/o. Sh. Waryam Singh.	-do-	-do-
46. ✓ Smt. Jagrio Bai W/o. Sh. Karnail Singh.	-do-	-do-
✓ Smt. Sabra Devi	561(4-16) 562(4-16) yds. & others claim for losses	Claimed Rs.2500/-p.sq. yd.

Claimed Rs.2500/-p.sq.yd  
& other claim for losses  
and alternative plot.

48.	Sh. Charan Singh s/o Shri Mangh Singh	572 min (1-04)	-do-
49.	Sh. Sampuran Singh s/o Shri Uttam Singh	557 (4-16) 558 (4-16) 559 (4-16) etc.	-do-
50.	Sh. Darshan Singh s/o Sh. Uttam Singh	557 (4-16) 558 (4-16) 559 (4-16)	-do-
51.	Smt. Maya Devi Bai	407 (2-7) 408 (4-16) 409 (1-4)	-do-
52.	Sh. Sucha Singh & ors. (3)	540 (0-08) 544 (1-04)	-do-
53.	Sh. Jagtar Singh s/o Shri Waryam Singh	410 (2-18) 412 (2-02) 566/2 (3-00)	-do-
54.	Sh. Ranjit Singh s/o Shri Pathana Singh	413 (5-10) 579 (3-11)	-do-
55.	Sh. Surdeep Singh s/o Shri Arjun Singh	575 (2-08)	-do-
56.	Sh. Kartar Singh	541 (1-02) 572 (0-07)	-do-
57.	Sh. Mangh Singh s/o Shri sardar Singh	550 (0-12)	-do-
58.	Sh. Jagtar Singh s/o Shri. Gulab Singh	550 (1-04)	-do-
59.	Sh. Jagtar Singh s/o Shri Gulab Singh	541 (1-02)	-do-
60.	Smt. Sabhara Bai & ors. w/o Shri Piara Singh (5)	545 (4-16)	-do-
61.	Smt. Jeeta Bai w/o Shri Avtar Singh	550 (0-12)	-do-
62.	Sh. Bachan Singh s/o Shri Gulab Singh	542 min(2-18)	-do-



63.	Sh. Pritam Singh S/o. Sh. Sabhai	572min 573 578	(1-00) (5-07) (4-16)	Claimed Rs. 250 p.sq.yd. & oth claim for loss and alternativ plot.
64.	Sh. Bishan Singh S/o. Shri Sabhai.	572min 573 578	(1-00) (5-07) (4-16)	-do-
65.	Sh. Gurdian Singh S/o. Sh. Sabhai	-do-	-do-	-do-
66.	Smt. Sita W/o. Sh. Darshan Singh.	-do-	-do-	-do-
67.	Smt. Preet Kaur D/o. Shri Sabhai.	-do-	-do-	-do-
68.	Smt. Kartar Kaur W/o. Sh. Hardit Singh.	564 567	(4-16) (5-12)	-do-
69.	Sh. Jeet Singh S/o. Sh. Asa Singh.	563	(4-16)	-do-
70.	Shri Pritam Singh S/o. Sh. Asa Singh.	563	(4-16)	-do-
71.	Smt. Bibi Bai W/o. Sh. Asa Singh.	563	(4-16)	-do-
72.	Sh. Ranjit Singh S/o. Sh. Jagtar Singh.	540	(2-08)	-do-
73.	Sh. Khanda Singh S/o. Sh. Gulab Singh.	541	(1-02)	-do-
74.	Sh. Prem Singh S/o. Sh. Sahab Singh.	544	(1-04)	Claimed Rs. 1 lac for 1 bigha 4 bis
75.	Sh. Jagtar Singh S/o. Sh. Warryam Singh	410 412 566/2	(2-18) (2-02) (3-0)	Claimed Rs. 2500/- p.sq.y and other various claims.

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(e) In a major policy decision the Delhi Admn. fixed the minimum price of agricultural land for the purpose of payment compensation @ Rs. 4.65 lacs per acre. This price is for the land falling out side the forward bunds. The price for the land falling within forward bunds has been fixed at Rs. 1.50 lacs per acre. These minimum prices are to be taken into consideration by the LAC for payment of compensation and would apply in all cases where, land has been notified in the yr. 1990, U/s. 4 of L.A. Act. for the land notified in previous yrs. U/s. 4 the minimum price would be that the yr. in which the notification U/s. 4 was issued arrived at by discounting 1990 price by 15% per annum.

(f) The land under consideration is agricultural land and is out side the forward bunds.

(g) To arrive at a reasonable market value we are left with following guiding factors:

- (a) Claims preferred by the interested persons.
- (b) Sale deeds found registered.
- (c) Policy announcement of Delhi Admn. fixing market value of agricultural land @ Rs. 4.65 lacs per acre.
- (d) Previous awards announced by the LAC for this village.
- (e) Judgement of the court.

(h) Since the interested persons have claimed exorbitant price their claims cannot form the basis for determination of market value. In two sale deeds found registered 1 bigha 4 biswa of land in each case has been found sold out for a consideration of 1,20,000/- i.e. @ Rs. 1 lacs per bigha.

(i) In Award No. 2/90-91 with date of notification on 22.6.89 the LAC awarded Rs. 12000/- per bigha which was enhanced to Rs. 4.65 lacs per acre in all the cases where reference U/s. 18 had been filed. In the latest Award No. 6/90-91 with the date of notification as on 30.5.90 the market value of land was awarded by LAC Rs. 4.65 lacs per acre.

(j) Keeping in view all the facts I determine the market value of land @ Rs. 4.65 lacs per acre i.e. 96875/- per bigha.

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SECRETARY (REVENUE)

(Sd/- LAC)



SOLATIU:

The interested persons are entitled to get the solatium @ 30% on the market value of land as per provisions under section 23(2) of the LA Act.

ADDITIONAL BENEFITS:

The interested persons are entitled to additional amount U/s. 23(1A) of the LA Act @ 12% from 16.10.92, the date of notification U/s. 4 till the date of possession i.e. 27.5.93.

INTEREST:

The interested persons are also entitled to get the interest U/s. 34 @ 9% per annum from the date of possession of land i.e. 27.5.93 to the date of Award.

COMPENSATION FOR TREES CROPS AND BUILDING STRUCTURES:-

There were no tree on the land under acquisition. No building structure existed on the land.

There were crops on the land at the time of taking over/handing over possession of the land. The farmers were given sufficient time to reap the crops. The interested persons therefore, have made no claim on this account.

APPORTIONMENT:

The payment of compensation will be made according to the latest entries in the Revenue Record. In case there is any dispute among interested persons with valid grounds, the case shall be referred to the court of ADJ for determination of title or apportionment of the same U/s. 30-31, of the L.A. Act.

LAND REVENUE:

The land under acquisition is assessed @ Rs. 2.25 per bigha which will be deducted from khalsa rent roll.

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SECRETARY (REVENUE)

(Substituted)

SUMMARY OF THE AWARD:

- |  |                  |
|--|------------------|
| 1. Compensation of land 197 bigha<br>17 biswa @ Rs. 96875/- per bigha.                     | Rs. 1,91,66718/- |
| 2. Solatium @ 30% of the market<br>value:  | Rs. 57,50,015/-  |
| 3. Additional benefits @ 12% on<br>market value w.e.f. 16.10.92<br>to 27.5.93 ( 224 days). | Rs. 14,11,510/-  |
| 4. Interest @ 9% w.e.f. 27.5.93<br>to 19.4.94 (328 days).                                  | Rs. 21,29,342/-  |

Total:

Rs.2,84,57,585/-

( RUPEES TWO CRORE EIGHTY FOUR LACS FIFTY SEVEN THOUSAND  
FIVE HUNDRED EIGHTY FIVE ONLY.)

*19/4/94.*  
( SURJIT LAL )

LAND ACQUISITION COLLECTOR (ME)

*Lampela.*  
SECRETARY (REVENUE)

*Announced in the open court  
on 25/4/94 in the presence of  
interested persons as per list  
placed in file.*

*Issue notices up 12(2)  
to all the interested persons*

*29/4/94*