

AWARD NO:- 6/96-97

Name of Village : JINDPUR
Nature of Acquisition : Permanent
Purpose of Acquisition : SEWERAGE AND WATER TREATMENT PLANT
FOR NARELA TOWNSHIP UNDER P. D. D.

INTRODUCTORY:-

These are the proceedings under Section 11 of the Land Acquisition Act, 1894 for determination of compensation in respect of the land measuring 51 Bigha 10 Biswa in village JINDPUR. The land is required by the Government for a public purpose, i.e. for the Sewerage and Water Treatment Plant for Narela Town-ship under the Planned Development of Delhi, at public expense. The land stands notified under section 4 of the Land Acquisition Act vide Notification No. F.11(34)/91/L&B/LA(1)/ dated 14-1-94. In view of the urgency of the Scheme, the provisions of Section 17(1) of the Act were also made applicable to this land vide notification No. F.11(34)/91/L&B/LA(111) dated 21/12/94. The Delhi Administration issued a declaration under section 6 of the Land Acquisition Act vide Notification No. F.11(34)/91/L&B/LA(11) dated 21/12/94.

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'.

MEASUREMENT:-

The area to be acquired as given in the Notification under Section 6 is 51 Bigha 10 Biswa. However, an area measuring 25 Bigha 11 Biswa comprising Khasra No.'s 38/15 (2-14) and 16(2-17) have already been acquired vide Award No. 42/80-81. This area is not to be acquired in this award. The area of remaining Khasra No.'s was measured on the spot. Correct area of Khasra No. 37/23 is 3 Bigha 14 Biswa. ^(Instead of 3 Bigha 17 Biswa) As such total decrease in area to be acquired is 5 Bigha 14 Biswa. Thus the present award confines to an area measuring 45 Bigha 16 Biswa. Details of the same are as under :-

<u>Rectangle No.</u>	<u>Khasra Nos.</u>	<u>Area</u> (in Bigha - Biswa)
37	11	4- 16
	12	4- 16
	13	4- 16
	14	6- 01
	17	3- 07
	18	4- 16
	19	4- 16
	20	6- 06
	22	2- 8
	23	3- 14
Total =		45- 16

Moreover the claimants have not raised any objection regarding the measurement.

CLAIMS :

Only one claim, mentioned below, has been filed in pursuance of the notices issued under section 9 & 10 :-

<u>Sl. No.</u>	<u>Name of the Claimant</u>	<u>Kh. No.</u>	<u>Area</u>	<u>Claim</u>
1.	Anand Singh Rana, Ashok kumar Rana s/o Laxmi chand @ Lakhmi Ram, Sukh Lal s/o Ramji Lal, Ram Swaroop s/o Ramji Lal.	37/13 14 17 20 38/16	4-16 5-1 3-7 6-6 2-17	a) Rs. 1500/- per sq. yards. b) Rs. 25,000/- per acre for crops. c) Rs. 4000/- per Bigha for damages. and solatium and interest as per law.

Claimants also filed a copy of judgement in CWP No. 2415/86.

MARKET VALUE:

While determining the market value of land as on 14.1.944 i.e. the date of notification u/s 4 of the Act, Several factors such as location of land, nature of soil, awards announced in the recent past of the same or adjoining villages, pronouncement of

of their land by making claim of Rs. 1500/- per sq. yds. However, no documentary evidence has been filed. The claim therefore cannot form the basis of determination of market value.

In a policy announcement which came into effect from 27.4.90, the Govt. of Delhi fixed the minimum price of agricultural land @ Rs. 4.65 lacs per acre for the purpose of acquisition of agricultural land.

In view of the absence of any documentary evidence on record to the contrary, I find Rs. 4.65 lac per acre to be the most reasonable price. I accordingly determine the market value of the land under acquisition @ Rs. 4.65 lacs per acre i.e. Rs. 96,875/- per bigha. In addition to the market value, the land owners will be entitled to all other benefits as per provisions under the act.

Trees:-

There is a nursery on the land under acquisition. Plants in the nursery are in infancy stage which cannot be converted into firewood. Hence, I do not assess the market value of these plants and owner is at liberty to remove there plansts planted in the poly-packs.

Tube-well/Well:-

There is no tubewell or well on the land under acquisition Hence no compensation is paid on this account.

SOLATUM:-

As provided under sub-section 2 of Section 23 of the land acquisition Act the interested persons will be paid 30% solatium on the market value of the land due to compulsory nature of acquisition as per provisions of the land acquisition (amended) Act, 1984.

POSSESSION:-

The possession of the land has been taken over and handedd over to the acquiring department on 20/1/95. The interest u/s 34 of the L.A. Act @ 9% p.a. for one year from the date of possession and thereafter @ 15 % till the date of announcement of award according to the provision of the amended act 1984, will be paid.

ADDITIONAL AMOUNT:-

The interested persons are entitled to 12% on the

according to the latest entries in the revenue record. As per record, Forest Deptt. (Junglat) is the recorded owner. However, certain other individual persons have also filed their claim and claimed the compensation for this land. As such matter will be referred to the court of ADJ u/s 30-31 of the L.A. Act for apportionment of the compensation.

LAND REVENUE :-

Land Revenue to be assessed and to be deducted from the Khalsa rent roll of the village from the date of taking over possession of the land.

SUMMARY OF THE AWARD IS AS UNDER

1.	Market value of 45 Bigha 16 Biswa land @ Rs.96,875/- per bigha	Rs. 44,36,875/-
2.	Solatium @ 30% of Market Value	Rs. 13,31,062/-
3.	Additional amount @ 12% p.a. w.e.f. 14.1.94 to 20.1.95 (372 days)	Rs. 5,42,636/-
Total :-		Rs. 63,10,573/-
4.	Interest @ 9% p.a. w.e.f. 20.1.95 to 19.1.96 (365 days)	Rs. 5,67,952/-
5.	Interest @ 15% p.a. w.e.f. 20.1.96 to 10.9.96 (235 days)	Rs. 6,09,446/-
G. Total :-		Rs. 74,87,971/-

(Rs. Seventy Four Lakh Eighty Seven Thousand Nine Hundred seventy one only).


(SAHIB SINGH)
LAND ACQUISITION COLLECTOR
DELHI.

14/10