

A W A R D NO: 19/92-93

NAME OF VILLAGE : JOGABAI  
PURPOSE OF ACQUISITION : PLANNED DEVELOPMENT OF DELHI  
CHANNELISATION OF RIVER YAMMUNA  
NATURE OF ACQUISITION : PERMANENT

These are the proceedings for determination of compensation under section 11 of the Land Acquisition Act.

An area measuring 699 bigha 02 biswa situated in village JOGABAI was notified under Section 4 of the Land Acquisition Act vide notification No. F9(1)/85-L&B/I dt. 23.6.89 and subsequently notifications u/s 6 & 17(i) of the Land Acquisition Act were issued vide notification No. F9(1)/85-L&B/II & III dt. 22.6.90 respectively. The land required by the Government for a public purpose, namely, for the Planned Development of Delhi -

Channelisation of River Yamuna at public expense. Due publicity was given to the notifications and notices under section 9 & 10 of the Land Acquisition Act were issued to the interested persons to file their claims. In response to the notices issued, no any claim has been received from any of the interested person nor any person has come forward to substantiate his claim.

MEASUREMENT :

699 bigha 02 biswa  
An area measuring/is being acquired through the present proceedings, the classification of the land is detailed below:-

Khasra No.	Area Bigha-Biswa
166	11-17
175	19-07
309/176	00-06

297/176	1-03
301/176	0-12
311/176	0-06
319/176	2-06
177	6-15
274/178	6-03
275/178	6-03
179	7-12
180	2-04
181	5-10
182	8-12
183	8-04
499/184	3-12
300/184	5-08
185	3-00
186	2-12
187	10-11
188	3-18
189	1-18
190	3-01
191	1-06
192	3-04
193	0-12
194	1-10
195	3-00
196	2-18
197	5-09
198	3-05
404/199	2-08
405/199	1-05
406/199	1-04
200	2-19
201	5-06
202	3-01
203	2-11
204	6-17
205	4-12
206	1-00
207	1-12
208	1-05
209	4-16
210	1-09

212	8-10
213	5-01
214	3-13
215	1-07
216	4-12
217	1-19
218	1-13
219	0-14
220	1-07
221	0-18
222	3-13
223	1-05
224	14-19
225	8-08
226	12-18
22 7	1-11
228	1-10
229	0-14
230	0-17
231	1-10
232	1-04
233	1-02
284/234	9-12
285/234	0-18
293/234	0-14
299/234	0-14
302/234	0-12
304/234	0-06
312/234	0-14
314/234	0-15
316/234	0-14
235	9-04
236	3-10
237	7-16
238	2-04
239	3-07
240	3-07
241	1-16
242	2-08
243	3-06



501/248

502/248

249

250

251

252

253

254

255

256

257

519/258

520/258

259

260/1

260/2

261/1

407/260

408/260

409/260

410/260

411/260

412/260

413/260

414/260

415/260

417/260

418/260

419/260

420/260

421/260

422/260

423/260

424/260

425/260

426/260

427/260

428/260

429/260

430/260

8-07

2-16

11-16

6-17

0-04

1-05

3-16

5-05

3-19

6-10

2-19

2-05

1-05

1-09

37-11

9-17

11-18

6-04

13-11

3-17

1-16

0-18

0-18

2-05

0-17

1-04

7-14

4-13

7-00

4-16

4-01

7-16

3-02

9-00

8-18

1-08

22-00

1-15

1-09

0-13

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435/261

436/261

437/261

438/261

439/261

440/261

441/261

442/261

443/261

446/262

447/262

448/262

449/262/2

450/262

451/262

452/262

453/263/2

463/263

481/263

482/261

483/261

484/261

485/261

486/261

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491/261

454/264/2

455/264/2

455/1/264/3

456/265/2

457/265/2

458/265

469/266

472/266/2

473/266

474/266

475/266

476/266

2-06

2-14

0-11

1-03

1-18

0-07

5-05

2-02

0-19

5-08

6-05

8-02

3-02

8-19

3-00

1-06

5-11

3-17

2-02

0-17

0-14

0-18

2-13

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1-00

6-17

2-14

1-15

8-14

1-10

0-11

1-02

5-17


0-14

2-01

4-06

5-14

1:6:-

Kh.No.	Area B. Biswa.	Kind of soil
477/266/2	4-15	Khadar (sailab)
459/267	4-06	-do-
460/267	10-02	-do-
461/267	1-14	-do-
463/267	3-17	-do-
464/267/1	3-01	-do-
465/267/1	3-11	-do-
466/267/1	1-11	-do-
467/267/1	1-01	-do-
468/267	0-14	-do-
444/1/267	1-07	-do-
444/267	2-03	-do-
470/266/1	14-07	-do-
487/261/	2-02	-do-
475/266 	2-07	-do-
699-02		

CLAIM:

No claim has been received from any interested person. In response to notices issued U/s. 9 & 10 to the interested persons.

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 23.6.89 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



qualitability of civic amenities ought to be considered.

The help of sale transaction within or in the vicinity of the land or any award announced 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 claimant, which could be considered as guiding factor for assessing the fair and true market value of the land.

Delhi Administration vide order No. F.9(20)/80-L&B/4313-16 dt. 3.5.90 had conveyed the decision of the Administration regarding fixation of minimum price of agricultural land which have to be taken into consideration by the Land Acquisition Collector for payment of compensation and would apply in all cases where land has been notified U/s. 4 of Land Acquisition Act after 27.4.90. For the land notified in the previous years U/s. 4 the minimum price would be that for the year in which notification U/s. 4 has been issued arrived at by discounting <sup>year B</sup> 1990 price by 15% p.a. Vide the said order No. F.9(20)/80/L&B/4313/16 dt. 3.5.90 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 27.4.90 and in this case notification U/s. 4 was issued on 23.6.1989. Hence, in view of the guidelines conveyed by the Administration for discounting the rates in regard to notification issued prior to 1990 at the rate of 15% p.a on this price of Rs. 1.5 lacs p.a. after working out the prorata <sup>63</sup> discount

COMPENSATION FOR WELL & TREES :

There is reported to be no well, tree on the land presently being acquired and as such no compensation has been assessed on account of these.

COMPENSATION FOR STRUCTURES :

There is reported to be no structure on the land presently under acquisition and as such question of assessing compensation for structures doesn't arise.

INTEREST :

Since the possession of the land has not so far been taken over, the owners are not entitled for any interest under section 34 of the Land Acquisition Act.

ADDITIONAL AMOUNT :

The interested persons are entitled for additional amount u/s 23(1) of the Land Acquisition Act @ 12% on the market value of land from the date of notification u/s 4 i.e. 23.6.89 till the date of Award or date of possession whichever is earlier as per provisions of the Act.

APPORTIONMENT :

The payment of compensation will be made to the interested persons according to the latest entries available in the revenue record. In case of dispute arising therein regarding the apportionment of compensation, the matter will be referred to the Court of Addl. District Judge : Delhi U/s 30-31 of the Land Acquisition Act.

DEDUCTION OF LAND REVENUE :

The land under acquisition is assessed to land



VESTING OF OWNERSHIP:

From the date of taking over possession of the land the land will absolutely vest in the Govt. free from all encumbrances.

The Award is summarised below:

Land measuring 699 bigha 02 biswa  
& Rs. 27,344/-p.b.

Rs. 1,91,16,190-40

Solatum @ 30%

Rs. 57,34,857-12

Addl. amount @ 12% w.e.f. 23.6.89  
to 18.6.92 i.e. 2 yrs. 362 days.

Rs. 68,56,758-13

GRAND TOTAL:

Rs. 3,17,07,805-65.

(RUPEES THREE CRORES, SEVENTEEN LAKHS SEVEN THOUSAND  
EIGHT HUNDRED FIVE AND PAISE SIXTY FIVE ONLY)

( CHANDRA BHAN )

LAND ACQUISITION COLLECTOR (ME)

DELHI

SECRETARY (REVENUE:)

Approved.

*Harinjayasena*  
19/6/92

Award announced in the  
open Court today 19/6/92 at  
12.30 P.M. The person mentioned  
in the enclosed list is present.  
Issue notices u/s 12(2) of L.A. Act.

*19/6/92*