

AWARD NO 20/92-93


NAME OF THE VILLAGE: MADAN PUR KHADAR
NATURE OF ACQUISITION: PERMANENT
PURPOSE OF ACQUISITION: PLANNED DEVELOPMENT OF DELHI
VIZ. CHANNALISATION OF YAMUNA
RIVER

These are the proceedings for determination of compensation under section 11 of the L.A. Act, 1894, revised to 1984. The land measuring 139 bigha 7 biswa (139-07) situated in the revenue Estate of village Madan Pur Khadar was notified under section 4 read with section 6 & 17 of the L.A. Act vide notification No. F.9(1)/89/L&B (i) dt. 23.6.89 and F.9(1)-L&B(ii) & (iii) dt. 22.6.1990 respectively for the Planned Development of Delhi viz. Channalisation of Yamuna River. In pursuance of the said notification, notices under section 9 & 10 as provided under the Act, were issued to the interested persons, inviting the claims from the interested persons of all type. The claim(s) filed by the interested persons have been discussed here-in-after under the Heading CLAIMS AND EVIDENCES.

MEASUREMENT AND TRUE AREA:

The land under acquisition was physically measured on the spot by the field staff of the Land Acquisition Branch (ME) Circle and the correct area is found as under:-


Kh.NO.	Area notified	Correct Area	Kind of soil as per Kh. girdwari.
437	0-16	0-16	Sailab
438/2	0-14	0-14	-do-
439/2	0-05	0-05	-do-
460/2	1-16	1-16	-do-

K.NO.	AREA NOTIFIED	CORRECT AREA	KIND OF SOIL
462/2	1-08	1-08	Sailab
463	1-08	1-08	-do-
464	0-13	0-13	-do-
465	0-13	0-13	-do-
466	0-10 	0-10	-do-
467	2-12	2-12	-do-
468	4-08	4-08	-do-
469	0-11	0-11	-do-
470	0-12	0-12	-do-
471	1-00	1-00	-do-
472	2-18	2-18	-do-
473	2-14	2-14	-do-
474	2-06	2-06	-do-
475	2-11	2-11	-do-
476	1-06	1-06	-do-
477	0-12	0-12	-do-
478	0-17	0-17	-do-
479	7-11	7-11	-do-
480	1-12	1-12	-do-
481	1-12	1-12	-do-
482	3-02	3-02	-do-
483	2-05	2-05	-do-
484	2-05	2-05	-do-
485	4-17	4-17	-do-
486	1-09	1-09	-do-
487	1-16	1-16	-do-
488	2-19	2-19	-do-
489	2-04	2-04	-do-
490	1-01	1-01	-do-
491	0-11	0-11	-do-

--:3:--

<u>Kh.No.</u>	<u>Area Notified</u>	<u>Correct Area</u>	<u>Kind of soil</u>
494	1-14	1-14	Sailab
495	2-08	2-08	-do-
496	3-08	3-08	-do-
497	2-05	2-05	-do-
498	1-16	1-16	-do-
499	0-19	0-19	-do-
500	0-17	0-17	-do-
501	2-12	2-12	-do-
502/1	1-18	1-18	-do-
502/2	1-18	1-18	do-
503	3-16	3-16	-do-
504	4-15	4-15	-do-
505	5-08	5-08	-do-
506	3-09	3-09	-do-
507	2-03	2-03	-do-
508	1-06	1-06	-do-
509	6-03	6-03	-do-
510	2-15	2-15	-do-
511	1-05	1-05	-do-
512	1-09	1-09	-do-
<u>139-07</u>		<u>139-07</u>	

CLAIM:

 under section 9 & 10 of LA Act
In response to notices issued to the interested
persons, no claim has been filed by the interested persons so far.

MARKET VALUE:

Market value of the land is to be determined
keeping in view the date of notification under section 4 i.e.

The market value of land under acquisition is to be determined with reference to the date of preliminary notification u/s. 4 which 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 quality 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 incidentally 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 dated 3-5-1990 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 under section 4 of Land Acquisition Act after 27.4.90. 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 price for compensation has been fixed for the land situated in the river bed to be at Rs.1.5 lacs per acre. This policy decision of Administration has come into force with effect from 27-4-1990 and in the case notification under section 4 was issued 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-rated discount of compensation works out to Rs. 27,344 per bigha i.e. Rs.1,31,251.20 per acre.

Cont.....NextPage.

-5-
C

COMPENSATION FOR TREES AND STRUCTURES:

As per the records available and physically inspection of the field staff, no structure and trees was found in the field under acquisition. So no compensation is assessed for the same.

COMPENSATION OF CROPS:

At the time of physically survey of the areas, no crop was found standing in the fields under acquisition even then the land owners were asked to harvest their crops, if when in any of the fields by the end of the session.

SOLATIUM

The interested persons are entitled for solatium @30% pf the market value to be fixed by the L.A.C as per provisions of the L.A.Act.

LAND REVENUE

The land revenue has to be assessed as Rs. 79.85P by the competent authority @ Rs. 0.25P per bigha and the same has to be realised in full from the date of possession for the Khalsa Rent Roll.

SUMMARY OF THE AWARD

1.	Market value @ Rs. 27,344/- per bigha for an area measuring 139 bighes and 07 biswas.	Rs.38,10,386.40
2.	Solatium @ 30%	Rs.11,43,115.92
3.	Additional benefits @ 12% per annum from 23.6.89 to 18.6.1992 i.e. 1092 days (Two years & 362 days)	Rs.13,66,741.83
TOTAL		Rs.63,20,244.15

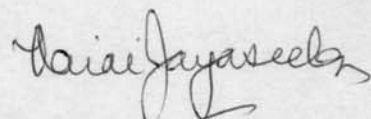
(Rupees Sixty-three lacs twenty thousand two hundred forty four and fifteen paise only).


(CHANDRA BHAN)

LAND ACQUISITION COLLECTOR (ME)

SECRETARY (REVENUE)

Approved



Award announced in the
open court today 19/6/92 at 12.30 P.M.
None present.

18/6/92