

FAIR COMPENSATION ON FARM LAND ACQUISITION

Act and Compensation

1. Compensation for land acquisition as per relevant Act, market value are all little unfair enough given the condition of farm land earnings and the inflation
2. Even the market value does not reflect the real value of the land.
3. One has to bear in mind that we are depriving the live source of income of a family for generations. The earnings per acre is of the order of ₹ 5 lakh per annum per acre in many parts of India, or it is at the rate of ₹ 42755 per month given the marginal interest rate on saving is 6%.

Application of INFLAPRO

1. As per the authors opinion the family giving up land has to be protected by pension or in lieu of that a one time big compensation. If pension is to be adopted then it should not be a static fixed pension but with inflation protection at least 6% and for a period of 70 guaranteed years.
2. The point here I want to emphasis is that of INFLAPO or inflation protection on return on investment. If the One time compensation provided then it is the investment (principal) for the land owner family as investment with the government itself.
3. The author B N Venkataraman has devised an innovation or invention as INFLAPRO, to calculate the amount of pension on investment or vice versa in such an inflation protected environment.
4. As per BNV's calculation to pay a pension of Rs. 42755 (1.40%) per month in the first year, Rs 45320 in second year and so on steadily increasing by 6% and by 70th year the pension works out to be Rs.23,82,824 (77.833%) per month after which there has to be one time settlement of sufficient fund to generate at least 50% i.e Rs.11,91,412 of the last pension paid at the above considered rate of interest of 6% or one time final settlement of Rs.23,82,82,420 (648.61%) of purchase price.
5. There are other options of INFLAPRO calculations as well where in the range of pension will differ in accordance with the percentage of last pension or nil further pension etc.
6. Request the Prime Minister and other ministers to give me appointment with intellectuals/officers/authorised representatives to explain about the calculations/in Excel/website on line applications and also for providing them with necessary passwords for testing and other

online applications as well as any other help that can be provided by me voluntarily without any honorarium or royalty.

7. links attached for a sample calculation parameters with a graph and also with link for audit table within the web page provided by the link.

