

ANAND NO.

: 102/86-87

VILLAGE

: GHONDLI

NATURE OF ACQUISITION: PERMANENT

PURPOSE OF
ACQUISITION

: PLANNED DEVELOPMENT OF DELHI.

These are the proceedings for the acquisition of Land measuring 149829 Sq.Yds. of village Ghondli. The land was notified u/s.4 of the Land Acquisition Act vide notification No. F.8(16)/70-L&H dated 7.8.72 for a public purpose, namely, The substance of the said notification was given due publicity and objections were invited from the interested persons. The objections were duly heard and a report u/s.5-A of the Land Acquisition Act was sent alongwith the objections in original to the Land & Building Department Delhi Administration. After that a final declaration u/s.6 of the Land Acquisition Act was issued by the Delhi Admn. vide notification No.F.8(16)/70 L&H dated 17.3.73. Notices u/s. 9 & 10 of the Land Acquisition Act were issued to all the interested persons. The claims filed by them are discussed herewith under the heading 'Claims & Evidence!'

MEASUREMENT & TRUE AREA.

The land Acquisition field staff carried out the necessary measurement of the land at the site and its verification was also made from the revenue record of the village. The total area measuring 14982.9 Sq.Yds. was found to be correct and true area. The details of the area under present acquisition are given below:-

Khasra Nos.Plot No. Area Sq.Yds. Clasification of land as per Khasra Girdawari for the year 1985-86.

312min	E8/8)	466.2	Abadi	
	E8/7)			
320min	E1/16	472.2	944.4	G.M.Abadi
329min	E1/17	472.2		
330min	E2/12	472.2	1888.8	
	E2/13	472.2		
	E2/14	472.2		
	E2/15	472.2		
	E2/16		258.3	
	E2/8	136	680.4	
	E2/9	272.2		
	E2/10	272.2	944.4	
	E2/12	472.2		
	E2/13	472.2	1888.8	
	E1/8	272.2		
	E1/9	272.2		
	E1/10	272.2		
	E1/12	472.2	960	
	E1/13	472.2		
	E1/14	472.2		
	E1/15	472.2		
322min	E6/21			
	E6/22			
	E6/23			

427min	A7/9 to 16	1400 sq.yds.	Abadi
528min	67/12 to 19		
516/482min	E7/12 to 19	772.2 sq.yds.	(777-2)
398min	D5/16	233.3 sq.yds.	
516/482min	C1 /1/2 to 11		
419min	C1/12	725 sq.yds.	
504min	F22/3	444.3)	
503min	F22/2	444.3)	1332.9
505min	F23/2	444.3)	
499min	F9/26)		
503min	F9/27)	833.3	
	F9/28)		
	F9/29)		
	F9/30)		
	F10/26)		
	F10/27)		
	F10/28)		
	F10/29)	833.3	
	F10/30))		

TOTAL : 14982.9 sq. yds.

COMPENSATION CLAIMS:

<u>NAME</u>	<u>KHASRA NO.</u>	<u>AREA</u>	<u>CLAIMED</u>
1. Sita Ram s/o Kripa Ram	319,320 & 330	150 sq.yds.	1. @3000/-per sq.yd. for land. 2. Alt. Commercial site in lieu of acquisition. 3. Alt. Commercial site in pf acquisition. 3. 25000/- permanent loss of income.
	(Plot No. E-2/16)		
2. Ved Parkash Gupta s/o L.C. (Plot No. 10)	A-7 175 "	" "	1. 3000 per sq.yd. for land. 2. 25000 permanent loss of income. 3. Alt. commercial site in lieu of Acqn.
3. Dr. K.G. RASTOGI	136-1/9		1. 2000 per sq.yd. for land 2. 1000/- " " + Intst. Rs. 1,36,111.
	(Plot No. E2/8)		
4. Sh. Dina Nath s/o Ram Chand	166-2/9 "	@ 300 per sq.yd. for land.	
	499 (Plot F9/3)		
5. Sh. Prem Nath Bhatia	330	273 sq. yds. @ 3000/-per sq.yd. for land	
	(Plot No. E1/8)		
6. Smt. Sheela Suri s/o A.N. Suri	362m, 320m, 472sq.yds.	@1500/- -do-	
	(Plot No. E2/12)		
7. Amrit Lal Kapila	1504	444.4 @ 3000/-per sq.yd. for land	
	(Plot No. F22/3)		
8. Smt. Shakuntla Bhatta W/o Harjinder Bhatta	499	166-2/3 @ Rs. 500/-per sq.yd. for land 12% Solatium	
	(Plot No. F.9/29)		

9. Amar Nath Laroiya 499 166-2/3 Sq.Yd @500/-per sq.yds forland
s/o Hukam Chand (Plot No.F10/27) 12% solatium

10. Vijay Kumar
Gupta, Ajay Kr. Gupta
Ss/o Ram Sarup 437 350 Sq.Yds @ 1000/-per sq.
Smt. Kamla Devi, (Plot No.A7/15 Yds.for land.
Md/o Ram Sarup, Smt. A7/16)
Shobha Sudha, Madam
Lata Ds/o Ram Sarup
Sh. Raj Niwas.

11. Smt. Triveni Devi
w/o Kanshi Ram (Plot No.F3/3) 233 "" -do-

12. K.C. Rastogi E2/8 Kh.No. 141.2 "" --
329

13. Sh. Bhagwan Bansal 404-505 438 "" @1000/- per sq.yds.
Attorney of Tara Devi
Jain, 1143 Kucha Harjas Mal (F23/2)
Babar Sitar Ram Delhi

MARKET VALUE:-

The market value in this case is to be assessed as prevalent on 7.8.72 i.e. the date of notification, u/s.4.

The earlier awards drawn in this village are as follows:-

S.No.	Award No.	Date of Notification U/s.4	Rate assessed	Enhancement
1.	1983	24.10.61 ✓	Rs.40/- & 37/- per sq.yd.	-
2.	2232	-do-	Rs.8.90 ""	
3.	3/83-84	4.11.76	Rs.90/- & 85/- ""	

The sale deed executed in this village are as under:-

S.No.	Sale deed/mutation No.	Total value	Area	App.rate.
S.No.1	1769 Dt.13.5.60	Rs.2722/-	136Yd.	Rs20/- per sq.yd.
2	692 Dt.27.9.72	Rs10000/-	141"	Rs70/- ""
3	2942 Dt.27.12.74	42000/-	200 "	Rs210 ""

The above figures give indication to the market value of land in years around 1972 and trend in it, which is obviously are increasing one. In fact the land is situated in a developed colony of Krishna Nagar in Trans Yamuna area and is in the form of residential plots. The difference of rates in above awards and sales transaction is due to the difference in time and location. But a general ^upersal shows that market value in the year 1972 should be some where Rs.65 per sq.yd and I assess the same.

LAND REVENUE: An amount of Rs.0.90 Paise on land under acquisition is assessed as land revenue which will be deducted from rent roll of the village w.e.f. the date of taking over the physical possession.

APPORTIONMENT:

The compensation will be paid to the rightful owner on the basis of latest entries in the revenue record. In case of any dispute between the parties which is not settled the matter will be referred to the court of A.D.J. Delhi u/s. 30-31 of the Land Acquisition Act.

SUMMARY OF THE AWARD

1. Market value of the land measuring 14982.9 Sq.Yds.	9,73,888.50
2. Solatium 30%	2,92,166.55
3. Amount u/s.23(1-A)@ 12%p.a. from 7.8.72 to 22.9.86 (14 Yrs.-47days)	16,51,181.17
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Grand Total	29,17,236.22

(Rupees twenty nine Lac seventeen thousand two hundred thirty six and paise twenty two only.)

V. Singh

(VIJAY SINGH)
LAND ACQUISITION COLLECTOR(DS)
DELHI.

*Sub
17/7*
APPROVED

SECRETARY (GENERAL)
17/7/86

Award announced in the open Court.
sh. Rastogi present.

P. S. Rao

V. Singh
17/7/86

For Compendium Pleo P.T.O.s