

59

117/86-87

AWARD NO. :  
 VILLAGE : GHONDLY (KRISHNA NAGAR)  
 Nature of acquisition : Permanent  
 Purpose of acquisition : Community Facilities .

These proceedings are for acquisition of land measuring 1 Bigha 04 Biswas out of the land bearing Khasra No.520/487 of village Ghondli. The land was notified under section 4 of the Land Acquisition Act vide notification No.F.17(25)/77-L&B dated 30.11.81 and under section 6 of the Land Acquisition Act vide notification No.F.17(25)/77-L&B dated 2.4.82 for acquisition for a public purpose, namely Community Facilities. Due publicity was given to the substance of the notification under section 4 and a report under section 5A of the Land Acquisition Act was sent to the Land & Building Department.

Notices under section 9 & 10 were issued to the known interested persons. Claims received from the interested persons are discussed under the heading 'Compensation Claims'.

MEASUREMENT: The field staff measured the land on spot and found as under:-

KHASRA NUMBER	AREA	KIND OF SOIL
520/487min	1 Big.04Bis. (1200 Sq.Yds)	Gair Mumkin plot

COMPENSATION CLAIM:

The following persons filed the claims:

Sl.No.	Name of the Claimant	CLAIMED
1.	M/s.DLF Universal Ltd., Parliament Street, N.Delhi	States that M/s.DLF had sold out all <del>xxxs</del> plots.

  

S.No.	Plot Nos.	To whom sold	Particulars of sale Deed
a.	H-2/7	Ram Lal Sathi s/o Sh.NandLal Sriganga Nagar.	Regn.No.1972 Dt.18.4.53
b.	H-2/8	Jagan Nath Sharma s/o Dewan Chand, Subzi Mandi, Delhi	Regn.No.447 Dt.19.1.52.
c.	H-2/9	Prem Nath Arora s/o Sh.D.R. Arora & Mohan Lal Verma s/o Sh.Nand Lal Verma, New Delhi.	Regn.No.7763 Dt.12.12.53.
d.	H-3/8	Gopal Das Gulati s/o Sh.Ralla Ram Gulati, Bajpat Rai Mkt.Delhi	Regn.No.2163 Dt.12.4.54
e.	H-3/9	Gurdas Ram s/o Lachman Dass Pahar Ganj, New Delhi.	Regn.No.7422 Dt.8.9.55
f.	H-3/10	Jugal Kishore Mehra s/o Sh. Badri Das Mehra, Chandni Chowk Delhi.	Regn.No.807 Dt.19.2.58

and firm has no interest in the land.

2.	✓ Smt.Shanti Devi Khanna Wd/o Sh.Manohar Lal, R/o 3237 Aryapura, Subzimandi, Delhi.	Kh.No.520/487 Plot No.H3/9 measuring 194/ 4/9 Sq.Yds.	Rs.3000/-per Sq.Yd for land & a plot of area 200 Sq.Yds.
3.	Sh.P.N.Arora s/o Daulat Ram.A-D-2/9 Sarojni Ngr. New Delhi-23	Kh.No.520/487 min plot No. H-2/9mg.194/4/9 Sq.Yds.	Rs.3000/-per Sq.Yds.

B.Sh.M.L.Verma s/o N.L.  
Verma, H-99 Vikaspuri  
New Delhi



EVIDENCE: No Body filed any evidence for market value of land.

MARKET VALUE OF LAND

The market value in the present case is to be issued as on the date of notification U/s i.e. 30.11.81. The earlier awards drawn in respect of this village are as follows.

<u>S.No.</u>	<u>Award No.</u>	<u>Date of Notification U/s. 4.</u>	<u>Rate awarded</u>
1.	2128	24.10.61	Rs.3.00 per sq.yds.
2.	26A/71-72	24.10.61	Rs.6.30 " "
3.	2232	24.10.61	Rs.8.90 " "
4.	1983	24.10.61	Rs.40/-&37/- "
5.	3/83-84	4.11.76	Rs.90/-&85/- "

No transaction of land in recent year is available as per the mutation register of Halqa Patwari. The claimants have claimed Rs.3000/-per sq.yds. but have produced no evidence in support of their claim.

The present land is in the form of small residential plots measuring 200 yds or so and situated in the well developed and approved colony is known as Krishna Nagar in Trans-Yamuna area. In 1981 December, at the time of notification all facilities were available to these small plots. As such the market value of this land has to be amend keeping inview the development of land ~~xxx~~ on the site. While assessing the market value the quantitative evidence is being taken from the above awards. Awards placed at serial from 1 to 4 relates to 20 years earlier notification while that placed at No.5 relates to 1976, about 5 years earlier. The rate assessed in award No.3/83-84 are Rs.90/- & Rs.85/- per sq.yds. Secondly the market ~~xx~~ trend has been increasing all over these years alongwith the development of the area. Considering the above factors, and in particular the development of area, its location and potentiality, the market value should be Rs.145/- per sq.yds. on 30.11.1981 and I assess the same.

SOLATIUM:

30% solatium will be paid to the interested persons.

ADDL. AMOUNT U/s.23(1A): An amount @ Rs.12% P.A. on the M.V. w.e.f. 30.11.81 upto the date of Award will also be paid.

APPORTIONMENT: The compensation will be apaid as per the latest entries in the revenue records. In case of dispute and and not amicable settlement between claimants within a reasonable time the compensation will be sent to the court of A.D.J. u/s.30-31 pf L.A. Act.

LAND REVENUE: Land is assessed at 60 Paise duly and and Revenue which will be deducted from the Rent Roll of village from the date of taking over possession by Govt.



SUMMARY OF THE AWARD.

1. Compensation for the land measuring 1 Bigha-4 Biswa(1200 Sq.Yds)@ Rs.145/- per sq.yds.	1,74,000.00
2. 30% Solatium.	52,200.00
3. Addl.amount @ Rs.12%P.A. U/s.23(1A) on Rs.1,74,000/-w.e.f.30.11.81 to 16.9.86 (4 Yrs.291 days)	1,00,166-79
Total Rs.	3,26,366.79

Rupees three Lac Twenty six thousand three hundred sixty six  
and paise seventy nine only.

*V Singh*

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

*12/9*

APPROVED

SECRETARY (GENUE)

~~At~~ Announced in the open Court.

*V Singh*  
19/9/86