

AWARD NO. :
 NAME OF THE VILLAGE :
 NATURE OF ACQUISITION :
 PURPOSE OF ACQUISITION :

118/86-87
 GHONDLI
 PERMANENT
 COMMUNITY FACILITIES.

These are the acquisition proceedings for the land measuring 1 bigha 08 biswas of village Ghondli, which was notified under section 4, 6 & 17 vide notification Nos. F.7(6)/84-L&B (1) (2) (3) dated 3.1.86 for a public purpose namely for Community Facilities for West Azad Nagar, East Azad Nagar and Shankar Nagar. Due publicity under section 9 (1) was given to the notification under section 4, 6 & 17 of the Land Acquisition Act and 'No Objection' was received.

Physical possession of the land was handed over to Municipality Corporation of Delhi on 25.4.86. Notices under section 9 & 10 were issued to the known interested persons. Compensation claims filed by the interested persons are discussed under the heading 'Compensation Claims'.

MEASUREMENT: Area of the land found as under :

<u>KHASRA NO.</u>	<u>AREA</u>
692/152/49	0-07
693/152-153/50	0-07
694/153/51	0-07
695/152-153/52	0-07
TOTAL:	1-08 sq. yds.

COMPENSATION CLAIMS : The following claims were filed:

<u>Sl. No.</u>	<u>NAME</u>	<u>KHASRA NOS.</u>	<u>COMPENSATION CL.</u>
1.	Sh. Mangal Singh	692/252/49, 653/152-153/50, 694/153/51, 695/152-153/52	Rs. 2,500/- per sq.
2.	Sh. Rajinder Parshad s/o Atma Ram.		

TOTAL : 1 Bigha 08

No proof in support of the claim as Rs. 2,500/- per sq. is furnished.

MARKET VALUE: The present notification relates to 2.1.86. Mutation was sanctioned in this village as per mutation register from 1984 to Jan., 1986. The awards drawn in this village are as follows:

<u>Sl. No.</u>	<u>AWARD NO.</u>	<u>DATE OF NOTI.</u>	<u>MARKET VALUE</u>
1.	2128	24.10.61	Rs. 3/- per sq.
2.	26-A/71-72	24.10.61	Rs. 6.30 -do-
3.	2232	24.10.61	Rs. 8.90 -do-

95

- | | | | |
|----|---------|----------|----------------------------|
| 4. | 1983 | 24.10.61 | Rs. 40/- per Sq. Yd. |
| 5. | 3/83-84 | 4.11.76 | Rs. 90/- & Rs.85 Per sq.yd |

As per Naksha Mutzamin, No case of enhancement of compensation has been received so far.

The present land is in the form of residential plots measuring 350 sq. yds. each. It is located in a well developed colony known as Azad Nagar near Krishna Nagar in Trans Yamuna area. In above awards the award No. 3/83-84 is the latest award available and relates to the land similar to the presently being acquired. The notification of this land relates to 30.11.76 about 9 years earlier to that of present land. From the above awards it is clear that market trend in land prices of this village has been on the increase especially with the development of the area. Taking award No. 3/83-84 as the base value, a normal increasing trend in the market value and the fact that the land is located in developed colony surrounded by the roads with all the general facilities available, the market value of this land should be Rs. 200/- per sq. yd. in 3.1.86 and I assess the same.

SOLATIUM: 30% solatium is also payable.

ADDL. AMOUNT U/S 23(1-A): An amount @ Rs. 12% P.A. U/S 23(1-A) of L.A. Act is also payable w.e.f. 3.1.86 to 24.4.86.

INTEREST U/S 34: Interest u/s 34 @ 9% P.A. w.e.f. 25.4.86 to the date of award will be paid.

APPORTIONMENT: Compensation will be paid according to the latest entries in the revenue records and in case of any dispute it will be sent to the court of ADJ Delhi u/s 30-31 of L.A. Act.

LAND REVENUE: The land is assessed as 20 Paise only to Land Rev. which will be deducted from the Rent Roll of the village w.e.f. the date of taking possession by Govt.

SUMMARY OF THE AWARD:

1.	Compensation for the land mg.1400 sq.yds. @ Rs.200/- per sq. yd.	Rs. 2,80,000.00
2.	30% Solatium	Rs. 84,000.00
3.	Addl.amount @12% p.a. u/s23(1-A) on Rs.2,80,000 w.e.f.3.1.86to24.4.86(112days)	Rs. 10,310.13
4.	Interest u/s 34 @ 9% P.A. w.e.f. 25.4.86 to 16.9.86(145 days.)	Rs. 13,014.25
		<u>Rs. 3,87,324.38</u>

(Rupees three lacs eighty seven thousand three hundred twenty four and paise thirty eight only).

V. Singh

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

APPROVED
[Signature]
14/7

SECRETARY (REVENUE)

Announced in the open Court
Notice u/s 12(b) be issued

V. Singh
19/5/82 collect