

AWARD NO.

29/89-90

NAME OF VILLAGE

GHARONDA NEEMKA BANGER

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

PLANNED DEVELOPMENT OF DELHI

These are acquisition proceedings for determination of compensation u/s-11 of the Land Acquisition Act in respect of land measuring 2 bighas 17 biswas situated in the revenue estate of village Gharonda Neemka Banger. The land stands notified u/s-4, 6 & 17 vide notification No. F-8(11)/79-L&B(I).(II), (III) dated 7-3-88 and 30-3-88 respectively. The land is required for public purpose namely Planned Development of Delhi. In pursuance of the aforesaid notification, notices u/s-9 & 10 of the Act have been issued to all the interested persons. The claims filed by them have been discussed under separate heading "Claims and Evidence". The aforesaid notification has already been published in the newspapers.

The land under acquisition has been measured on the spot by the Land Acquisition Staff and correct area available for acquisition is as under:-

<u>KHASRA NO.</u>	<u>AREA</u>	<u>KIND OF SOIL</u>
191 min	2-07	Safaida Van
191/27	0-10	-do-
Total		2-17

COMPENSATION CLAIMS

The following persons have filed their claims, the details of which are as under:-

<u>S.No.</u>	<u>NAME OF THE CLAIMANT</u>	<u>KH.NO.</u>	<u>AREA</u>	<u>CLAIMS</u>	<u>EVIDENCE</u>
1.	Delhi Housing Co. through Sh. Brij Nandan Lal Jain	191 min	2-07	Rs.3000/- per sq yd of land & interest from 1.10.76	A photostat copy of letter No. F.4(553)80 C.S./ DDA dt. 2.2.88
2.	Dr. Bager Mehdi	191/27	0-10	Rs.5000/- per sq.yd.	

The Delhi Housing Co. has filed a photostat copy of letter No. F.4(553)/80/CS/DDA dated 2-2-88 wherein the provisional rate is said to be Rs.110/- per sq yard in the area of Rohini, C.B.D. Shahdara, Geeta Colony, PatparGang and Budhela. This rate is not admissible because it relates to the Developed area and the land under acquisition is undeveloped.

MARKET VALUE

To determine the market value of the land under acquisition I ventured to collect the relevant evidence but no registered sale transactions are available in the Sub Registrar Office pertaining to the revenue year 1988. There are no such transactions even available for the proceedings 4-5 years. The awards drawn for this village are summarised below:-

S.NO.	AWARD NO.	DATE OF NOTIFICATION	RATE PER BIGHA	ENHANCEMENT
1.	1932	13-11-59	Rs.1800/- Rs.1700/-	
2.	2011	3-3-64	Rs.1700/-	
3.	39/69-70	13-11-59	Rs.1800/- Rs.1700/-	
4.	6A/71-72	13-11-59	Rs.1425/-	
5.	6 B/71-72	13-11-59	Rs.1425/-	
6.	6C/71-72	13.11.59	B I Rs.2000/- B II Rs.1500/-	Rs.4500/-
7.	25/87-88	5.8.85	Rs.15,000/-	

As is clear from the above awards, these awards relate to the year 1959, and 1985 whereas the present notification relates to the year 1988. During this gap of time many changes and development have taken place. The land under acquisition is similar to the land acquired vide award no.25/87-88 wherein compensation was assessed @ Rs.15,000/-per bigha. No enhancement has not been received from the Court of A.D.J. in respect of award no.25/87-88. Keeping in view the gap of about 2½ yrs. I assess the compensation @ Rs.19,500/-per bigha as fair and correct reasonable value of the land.

INTEREST U/S 34

The D.D.A had already taken over possession of this land on 1-10-76. As such the interested persons are entitled to get the interest U/S 34 at the rate of 9% for the first year i.e.1.10.76 to 30.9.77 and 15% from 1.10.77 to the date of award.

COMPENSATION FOR WELL, TREES AND STRUCTURES

There is no well, tree and structure on the land under acquisition, so no area for assessing of compensation.

SOLATIUUM:

The interested persons are entitled to get the solatium at the rate of 30% on the market value of the land according to the amended act, 1984.

APPORTIONMENT:

The payment shall be made according to the latest entries in the revenue record. In case of any dispute which can not be settled the matter shall be referred to A.D.J. U/S 30-31 of the Act for adjudication.

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LAND REVENUE:

A sum of Rs.0-45 is assessed as land revenue, which may be deducted on the land under acquisition.

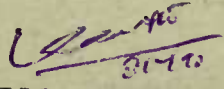
The Award is summarised as under:

- | | |
|--|----------------|
| 1. Market value of land measuring 2 bighas 17 biswas @ Rs.19,500/- per bigha. | Rs.55,575-00 |
| 2. 30% solatium | Rs.16,672-50 |
| 3. Interest U/S 34 w.e.p.1.10.76 to 30-9-77 @ Rs.9% & 1.10.77 to 12-2-90 (12 years and 135 days) | Rs.1,08,120-02 |

GRAND T
TOTAL

Rs.1,80,367-52

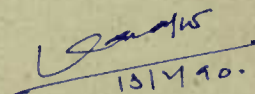
(Rs. One lac eighteen thousand and three hundred sixty seven and paise fifty two only).

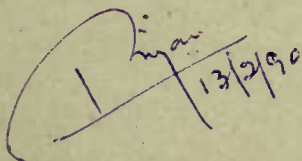

LAND ACQUISITION COLLECTOR (DS): DELHI

ADM(LA)

Secretary (Revenue)

Announced in the open
Court on 13/4/1990 in the presence
of Shri Brij Nandan Jain, Prop.
Housing Coy, Delhi


13/4/90.


13/2/90