

about 5 years prior to the date of notification u/s 4 in the present case, a margin of increase in the price of land at the rate of 5 % p.a. during these 5 years is to be allowed. At this rate the market value of the property acquired in award No.1723 works out to Rs.119/- per sq.yd. on the date of notification u/s 4 in the present case. But the property under acquisition is inferior as compared to the property acquired in award No.1723 which abuts on the main road whereas the property under acquisition is located about 1 furlong away from the main road of the Bazar inside a lane. I, therefore, consider the market value of Rs.90/- per sq.yd. fair & reasonable for the land under acquisition and assess the same accordingly.

OTHER COMPENSATION STRUCTURES

The Assistant Engineer(Valuation), D.D.A. has assessed the value of structures under acquisition at Rs.9,950/- vide his letter No.AE(V)-177/15-16 dated 26.6.1968. The claimant has filed an estimate for Rs. 1,20,576.56. This estimate is on very high side as only 30 % depreciation has been allowed.

I consider the estimate prepared by the Assistant Engineer(Valuation),D.D.A. as fair & reasonable and allow the same.

15 % SOLATIUUM

15 % on the market value of land will be paid on account of compulsory nature of acquisition as provided u/s 23(ii) of the Land Acquisition Act.

INTEREST

As the gap between the notification u/s 4 and in the notification u/s 6 is not more than 3 years and possession has not been taken, no interest is payable.

Contd.....5/-



169
189

APPORTIONMENT

Compensation will be paid to the owner on his furnishing proof of ownership.

SUMMARY OF THE AWARD

Market value of the land ; Rs. 6,5610.00
measuring 729 sq.yds. @
Rs.90/- per sq.yd.

Market value for structures : Rs. 9950.00

15 % solatium on the market : Rs. 1,1334.00
value of land for compulsory
acquisition.

GRAND TOTAL: Rs. 8,6894.00

LAND REVENUE

The land is not assessed to any land revenue.

(S.C. JAIN)
LAND ACQUISITION COLLECTOR(DS)
DELHI.

*Not. The Kalam Singh is not. The
interested person is not present. I have
announced to him to come today.*

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30.3.74

or
is