

Award No. : 2/2008-09 (North - East )

Name of village : Gokalpur

Nature of acquisition: Permanent

Purpose of acquisition: For Dr. Bhim Rao Ambedkar College under the Planned Development of Delhi.

These are the proceedings for the determination of compensation u/s 11 of the L.A. Act 1894. The land under acquisition for a public purpose namely for Dr. Bhim Rao Ambedkar College under the Planned Development of Delhi was notified by Land & Building Department u/s 4 of LA Act, 1894 vide Notification No.F.8(14)/06/L&B/LA/8323 dated 07.09.2007 followed by a declaration u/s 6 vide Notification No. F.8(14)/06/L&B/LA/ 12527 dated 30.11.2007 in respect of an area measuring 02 Bigha 01 Biswa. A notification U/S 17(1) of the Land Acquisition Act was also issued vide Notification No. F.8(14)/06/L&B/LA/ 12528 dated 30.11.2007. The substance of the said notification was given due publicity in the leading news papers & by pasting at the various points in the notified area. Notices u/s 9(1) & 10(1) of the Land Acquisition Act were issued, inviting claims from the owners/occupants/interested person. The claims from the interested persons were received which are detailed & discussed under the headings "Claims & Evidences".

**TRUE & CORRECT AREA**

The Land was demarcated and measured on the spot by the staff of DDA, Land & Building & Revenue staff of S.D.M. (Seelampur) Office with the help of LAC (NE) staff. The details of the area under present acquisition & also available at the spot is as under:-

S.No.	Kh. No.	Area		Equivalent in
		(Bigha & Biswa)		SQ/MTR
1.	1142/344	2	01	1,728.29

*Akash*  
19/3/09

Contd.....2...

## COMPENSATION & CLAIMS

The following owners/occupants/interested persons have filed their claims in response to notices u/s 9(1) & 10 (1) dated 19.4.08 which are discussed as under:-

S. No.	Name & Address of the claimant	Kh. No. & Area	Claim
1.	Shri Nanak Chand S/o Late Shri Chottey Lal, R/o B-43, Vikas Nagar Extn., Near Rajdhani Public School, Uttam Nagar, Delhi. Vide his letter dated 06.05.08.	1142/344 02 Bigha 01 Biswa 2050 Sq. Yds.	Compensation @ Rs. 75,000/- to Rs.1,00,000/-per Sq. Yds. excluding damages. Claim is not substantiated by any documentary evidence.

Market Value:-

**Land :**

In response to the notices u/s 9 & 10 the interested person(Shri Nank Chand) has claimed that land is situated close to the main Wazirabad High Way Road which leads to Ghaziabad, commercial hub of the UP and facilities like water, electricity and other modern facilities like petrol pump are available in the vicinity and accordingly the market value of the said land should be somewhere between Rs.25,000 to Rs.1,00,000 per sq.yard. The claimant has, however, failed to substantiate his claim. As Gokulpur is a rural village only. The contention of the claimant is not accepted.

The said land is located in village Gokulpuri, a rural village. The land located in village Gokulpur is apparently agricultural. Govt. of NCT of Delhi has fixed the price of agricultural land and the rate applicable at the time of notification u/s 4 of LA Act, 1890 dated 7.9.07 was Rs.17,58,400/- per acre vide Govt. of NCT of Delhi order no.F.9(20)/850L&B/LA/16720 dated 30.8.2005. The equivalent price of land comes to Rs.434.52/- per sq.meter. I accordingly hold Rs.434.52 per sq.m as rate price of this land.

*N. Kaur*  
19/3/08

contd.....3...

**Structures;**

The land under acquisition was vacant land and there was no structures. There is no damage sustained by interested persons by reason of structure or tree on the land at the time of possession.

**Handing over taking over possession:-**

The physical possession of the land has been handed over to the Land & Building Deptt. on 23.01.2008 and onwards to DDA by Land & Building Department on the same date.

**Solatium:-**

On the market value so determined, the owners/interested persons are entitled to get 30% extra compensation as solatium as per the section 23(2) of the Land Acquisition Act, 1894.

**Additional Amount:-**

The interested persons are also entitled to have an additional benefit @ 12% per annum on the market value of the land U/s 23 (1-A) of the Land Acquisition Act 1894 from the date of notification U/s 4 till the date of possession or Award whichever is earlier. In this case possession was taken on 23.01.08.

**Apportionment**

The compensation will be paid to the right owners/interested persons on the basis of the Naksha Muntazamin, drafted as per latest entries in the Revenue records as amended suitably on the basis of claim. In the case of any dispute between the parties which is not settled, the matter will be referred to the court of ADJ u/s 30 & 31 of Land Acquisition Act, 1894.

*N. K. Singh* 19/3/09

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**Summary of the Award**

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. | Rate of 1 Acre<br>@ Rs.434.52 per sq.m.<br>Order no.F.9(20)/850/L&B/<br>LA/16720 dtd. 30.08.05.                                                                       | Rs.17,58,400.00                   |
| 2. | Market value of the land<br>measuring 02 Bigha 01 Biswa<br>(1728.29 sq. meter)<br>(@434.52 per sq. meter)                                                             | Rs. 7,50,976.57                   |
| 3. | Solatium @ 30% of market value                                                                                                                                        | Rs.2,25,292.97                    |
| 4. | Additional amount u/s 23(1A) of<br>LA Act@12% of market value<br>w.e.f. 07.09.2007 (Date of Notifi-<br>cation u/s 4) to 23.01.2008 (Date of<br>possession)(139 days ) | Rs. 34,318.60                     |
| 5A | Payment of interest u/s 34<br>LA Act. @ 9% p.a. from<br>23.01.08 to 22.01.09                                                                                          | Rs. 87,864.25                     |
| 5B | @15% p.a. for 23.01.09<br>to 28.02.09 (37 days)                                                                                                                       | Rs. 14,844.65                     |
| 6. | Total                                                                                                                                                                 | Rs.11,13,297.03<br>Rs.11,13,297/- |
- (Rupees Eleven lac/Thirteen Thousand/Two hundred/Ninety seven/only)

(A.K. KAUSHAL)  
LAND ACQUISITION COLLECTOR/  
A.D.M. (NORTH EAST)

The award is drawn with the prior approval of Secretary  
(Revenue), Govt. of NCT of Delhi and announced accordingly.

Principal Secretary (Revenue)

Announced in open court on 19.3.09.

19/3/09