

AWARD NO.

VILLAGE

NATURE OF ACQUISITION:

PURPOSE OF ACQUISITION:

122/86-87

WAZIRABAD

PERMANENT

CONSTRUCTION OF ROAD NO. 50.

These are the proceedings for the acquisition of land measuring 27 bighas 07 biswas bearing khasra nos. 54/2/2/2, 55/2/2/2, 56/2/2/2, 292/57-1-2/2/2, 58/1, 59/2, 60/3, 61/2, 64/2 of village Wazirabad. The land was notified under section 4, 6 & 17 of the Land Acquisition Act vide notification No. F.11(4)/79-L&B(I) (II) (III) dated 9.3.79 for a public purpose namely for the Construction of Road No. 50. The substance of the said notification was given due publicity. Notices under section 9 & 10 of the Land Acquisition Act were issued to all the interested persons. The claims filed by them are discussed herewith under the heading 'Claims & Evidence'.

MEASUREMENT AND TRUE AREA: The land Acquisition field staff carried out the necessary measurement of the land at the site and its verification was also made from the revenue record of the village. The total area measuring 27 bighas 07 biswas was found to be correct and true area. The details of the area under present acquisition are given below:

KHASRA NOS.

AREA

CLASSIFICATION OF LAND AS PER
KHASRA NO GIRDAWARI FOR THE
YEAR 1978-79

1. 54/2/2/2

0-01

Parti Jadid

55/2/2/2

0-05

56/2/2/2

0-12

292/57/1-2/2/2

8-03

58/1

8-00

59/2

0-19

60/3

6-00

61/2

2-00

64/2

1-07
27-07

CLAIMS AND EVIDENCE: The following claims were filed:

COMPENSATION CLAIM

2. Sh. Braham Dutt Pardhan
Gaon Sabha 64min @Rs.200/- per sq.yd. for
land 15% solatium, intst.
@12% per annum, Severance
charges @ Rs.50 per sq.yd.
3. Sh. Braham Dutt s/o Ram
Chander, Om Parkash s/o
Attar Singh 55 @Rs.200/- per sq.yds.
Solatium & Interest.
4. Shiv Nath s/o Tara Chand 292/57/1-2 -do-
5. Mahender Singh s/o Tej Ram -do -& other statutory
allowance.
6. Ravi Dutt s/o Fateh Lal 58,59 Rs.200/- per sq.yds.
solatium & statutory
allowance.
7. Sh. Kabul Singh s/o Man Singh 56 Rs. 25/- per sq.yds. for
land interest & solati-
um 15%.
8. Smt. Jagwati, Smt. Bhagwati, Smt.
Jaiwati, Smt. Ram Piari all
ds/o Nand Ram through her father
Sh. Nand Ram General power of
Attorney. 60,61 Rs. 200/- per sq. yd.
for land solatium &
interest.

MARKET VALUE:

Earlier awards drawn and mutations available in this
village are as follows:

S.NO.	AWARD NO.	DATE OF NOTIFICATION UNDER SECTION 4.	RATE ASSESSED
1.	1371	17.2.62	Rs. 600/- Per Big.
2.	1428	-do-	Rs. 1000/- per big.
3.	1793	21.1.65	Rs. 650/- Per big.
4.	1807	-do-	Rs. 1200/- Per Big.
5.	1819	22.4.65	Rs. 1150/- per big.
			Rs. 650/- per big.
6.	45/79-80	15.2.79	Rs. 4600/- Per big.
7.	135/80-81	1-11-78	Rs. 4,600/- per big.
8.	29/83-84	18.11.80	Rs. 6,400/- per bi
9.	33/84-85	12.1.84	Rs. 10,000/- P.B.

SALE DEED/MUTATIONS AVAILABLE:

S.NO.	SALE DEED/MUTATION NO.	TOTAL VALUE AREA APP. RATE
1.	1471/ 5.4.1974 92/458/77-78	2000/- 0-04 10,000/P.P
2.	1472/ 5.4.74 93/457/77-78	2000/- P.B 0-04 10,000 P.B

The awards and sale deeds in this village show that
market value of land has been increasing over time. Presently
the market value is to be assessed as on 9.3.1979. Awards Nos
45/79-80 and 135/80-81 and sale deeds given at serial No. 1 &
are the guiding factors for the assessment of market value. The
sale deeds given cannot be taken without qualification since
they relate to small residential plots. But they do give
indication to the price prevalent in 1977-78. On the other
hand, rate assessed in award no. 2 45/79-80, can also

acquired under the same award. However, taking this as a base but giving due weightage to the location of the land that it is situated away from the river and across the road, the market value, should be Rs. 4,600/- per bigha and I assess the same.

SOLATIUM:

30% solatium will be paid on the market value assessed of the land under acquisition.

ADDITIONAL AMOUNT U/S 23(1-A):

The Additional amount u/s 23(1-A) of the Land Acquisition Act (Amended) will be paid over and above the total market value @ 12% p.a. w.e.f. 9.3.79 (date of notification u/s 4 of the Land Acquisition Act) till the date of possession i.e. 20.6.79 i.e. 104 days.

INTEREST UNDER SECTION 34:

The interest under section 34 of the L.A. Act will be paid w.e.f. 21.6.79 to 19.9.86 for a period of 7 years 91 days.

LAND REVENUE:

An amount of Rs. 9.02 on land under acquisition is assessed as land revenue which will be deducted from the rent roll of the village w.e.f. the date of taking over the physical possession.

APPORTIONMENT:

The compensation will be paid to the rightful owners on the basis of latest entries in the revenue record. In case of any dispute between the parties which is settled, the matter will be referred to the court of A.D.J. Delhi under section 30-31 of the L.A. Act.

SUMMARY OF THE AWARD:

1.	Mkt. value of the land mg. 27 big. 7 bis. @ Rs. 4,600/- Per Bigha	Rs. 1,25,810.00
2.	30% Solatium	Rs. 37,743.00
3.	Amount u/s 23(1-A) @ 12% p.a. from 9.3.79 to 20.6.79 (104 days) on market value	Rs. 4,301.67
4.	Intst. u/s 34 from 22.6.79 to 20.6.80 @ 9% & w.e.f. 21.6.80 to 19.9.86 i.e. 6 yrs. 91 days @ 15% p.a.	Rs. 1,68,033.90
		<u>Rs. 3,35,888.57</u>

(Rupees three lacs thirty five thousand eight hundred eighty eight & paise fifty seven only).

V Singh

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