

AWARD NO.: 04/2008-09/CA25

Nature of Acquisition: Permanent

Purpose of Acquisition: Construction of Road at Vishwas Nagar, Shahdara

Village: Chandrawali @ Shahdara.

These are the proceedings under section 11 of LA Act, 1894 for the acquisition of land measuring 04 Biswa situated in Village Chandrawali. The Land was notified under section 4 of the Land Acquisition Act vide notification No.F.8(17)/04/L&B/LA/3854 dated 13/06/07 for public purpose namely Construction of Road at Vishwas Nagar, Shahdara, objections u/s 5-A of LA Act shall not apply as declaration u/s 6 of the L.A. Act, 1894 was issued by the NCT of Delhi, vide notification No.F.8 (17)/04/L&B/LA/6803 dated 08/08/07 for aforesaid area and notification u/s 17 of the LA Act issued vide notification No.F.8(17)/04/L&B/LA/6804 dated 08/08/07. The substance of the said notifications was given due publicity in the leading newspapers and by pasting at various points in the notified area.

Notices u/s 9 & 10 of the Land Acquisition Act were issued to interested persons. The claims filed by them are discussed under the heading "Claims & Evidence".

MEASUREMENT & TRUE AREA

The land acquisition staff and revenue 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 of land for acquisition measuring 04 Biswa was found to be correct. The details of the area under present acquisition are given below:-

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Khasra No.	Plot No.	Area		
		Bigha	Biswa	Biswansi
2519/1619/784-785	123	00	01	00
2504/1706/789		00	03	00
TOTAL		00	04	00
		or say 200sq. yards		

CLAIMS AND EVIDENCE

In response to the notices issued u/s 9 & 10 of LA Act, 1894 following interested persons filed their claims:-

S. No.	Name of the Claimant	Khasra	Area	Rates Claimed	Evidence
1	Mrs. Satya Mukhi W/o Late Sh. Chandermani Mukhi	Portion Plot No. 123	Portion in 200 Sq Yards	3 Lac per sq. yard	Photocopy of GPA
2	Mrs. Neelam Mukhi W/o Late Sh. AK Mukhi	-do-	-do-	-do-	-do-
3	Mrs. Sunita Rampal D/o Late Sh. Chandermani Mukhi	-do-	-do-	-do-	-do-
4	Mrs. Sujata Gupta D/o Late Sh. Chandermani	-do-	-do-	-do-	-do-

MARKET VALUE OF THE LAND

The market value of the land under acquisition is to be determined with reference to the date of notification u/s 4 of the Land Acquisition Act, 1894 i.e. 13/06/07. To arrive at a fair market value of the land under acquisition, the price paid within the reasonable time about the bonafied transactions of purchase of similar land possessing similar advantage have been followed. So, the registered sale deeds of the similar land of properties in proximity in the village Chandrawali @ Shahdara were collected from Sub Registrar-VIII, Geeta colony Delhi to estimate the fair market value. These transactions have taken place around the time of notification U/S 4 and the true reflection of trends and prevailing rates in the Mkt. value of the land. The details of the sale transactions that have been noted are as under:-

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