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| Award No. | : 01/2013-14 (Distt. North-East, Delhi) |
| Name of village | : Ghonda Chauhan Bangar |
| Nature of Acquisition | : Permanent |
| Purpose of Acquisition | : Gandhi Co-Ed Sr. Sec School Braham Puri, Delhi-110053. |
| Notification u/s 4 of L.A. Act | : F. 8(05)/06/Pt. file/L&B/LA/13063 dated 05/11/2012 |
| Notification u/s 6 of L.A. Act | : F. 8(05)/06/Pt. file/L&B/LA/12521 dated 30/10/2013 |
| Notification u/s 17(1) of L.A. Act | : F. 8(05)/06/Pt. file/L&B/LA/12522 dated 30/10/2013 |
| Area under present Award | : 03 Bigha 12 Biswa or 3034.8 Sq. Mtrs. |

These are the proceedings for acquisition of land u/s 11 of the Land Acquisition Act, 1894 initiated for the public purpose, namely for Gandhi Co-Ed Sr. Sec. School Braham Puri, Delhi-110053 in village Ghonda Chauhan Bangar.

The Land under acquisition was notified by Land & Building Department, Government of NCT of Delhi u/s 4 of Land Acquisition Act, 1894 vide Notification F.8 (05)/06/Pt. file/L&B/LA/13063 dated 05/11/2012 followed by a declaration u/s 6 of the said Act vide Notification F.8(05)/06/Pt. file/L&B/LA/12521 dated 30/10/2013 in respect of an area admeasuring 03 Bigha 12 Biswa or 3034.8 Sq. Mtrs. of land in Village Ghonda Chauhan Bangar, Delhi. A notification u/s 17 (1) of the said Act was also issued vide No. F.8 (05)/06/Pt. file/L&B/LA/12522 dated 30/10/2013 directing the Land Acquisition Collector to take possession of the specified land on expiry of 15 days from publication of the notice Under sub- Section (1) of section 9 of the said Act.

The substance of the said Notifications was given wide publicity through leading newspapers, both in English and Hindi, having large circulation in Delhi as well as by pasting at the various points in the notified area for the knowledge of interested persons.

The Notices u/s 9(1) & 10(1) of the Land Acquisition Act, 1894 were issued inviting claims from the owners/occupants/interested persons of the land. A public notice u/s 9(1) and 10(1) of the said Act was also

pasted at the site for the information of the interested persons. In response to this, no claims from any interested persons were received.

The present Award is being announced for the 03 Bigha 12 Biswa or 3034.8 Sq. Mtrs.

MEASUREMENT AND TRUE AREA

The Land was demarcated and measured on the spot through joint survey by the officials of Land & Building Department, DDA, Education Department, Govt of Delhi & Revenue staff of S.D.M. Seelampur Office with the assistance of the officials of Land Acquisition Branch of District North-East, Delhi. The details of the area under present acquisition as available at the spot is as under :-

| S.No. | Khasra No. | Area (Bigha-Biswa) | Area*(Sq. Mtrs.) |
|-------|------------|--------------------|------------------|
| 1 | 1 Etc./118 | 0-19 | 800.9 |
| 2 | 1 Etc./120 | 2-13 | 2233.9 |
| | TOTAL | 3-12 | 3034.8 |

* 1 Biswa = 42.153375 Sq. Mtrs.

CLAIMS AND EVIDENCE

As no owners/occupants/interested persons have filed their claims in response to the notices issued u/s 9 (1) & 10 (1) of L.A. Act, 1894, therefore the same has not been discussed here.

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MARKET VALUE OF LAND

Section 23(1) of L.A. Act, 1894 provides that the market value of land at the date of the publication of the notification u/s 4 (1) shall be taken into consideration in determining the amount of compensation to be awarded for land acquired under the said act.

In order to determine the market value of land as on the date of Notification u/s 4 of L.A. Act, 1894 (05.11.2012 in this case) several factors are taken into consideration such as location and quality of land, use of land, claims filed by the interested persons, awards announced in the recent past of the same or adjoining villages, price policy of the Government regarding acquisition of land etc.

The land under acquisition is located in village Ghonda Chauhan Bangar which is a urbanized village of Delhi as per Notification No. F. 9(20)/66- Law- Corp dated 28/05/1966. The locality of the notified land falls in the category " F " Vide Notification No. F.1 (152)/Regn.Br./Div. Com./HQ/2011/919 dated 15/11/2011.

As a policy matter, the Government of NCT of Delhi has fixed the minimum indicative rates for Govt. School (Factor 1) and minimum rate of valuation of land under acquisition has been fixed at Rs.38,640/- per Sq. Mtrs. The rate applicable on the date of publication of the notification u/s 4 (1) of L.A. Act, 1894 i.e. 05.11.2012 in this case is Rs. 38,640/- per Sq. Mtr.

As no owners/occupants/interested persons in response to the notices issued u/s 9(1) & 10(1) of L.A. Act, 1894, have filed any claim therefore, I assess the market value of the acquired land as Rs.38,640/- per Sq. Mtr. as per Notification No. F.1 (152)/Regn.Br./Div. Com./HQ/ 2011/919 dated 15/11/2011 along with other compensations.

STRUCTURES

There are built up properties and super structures in the notified land of 0-4 Biswa in the shape of 11 shops but as per report of Executive Engineer (Bldg)-I &II, Shahdara (North), East Delhi Municipal Corporation's letter No. EE(B)I/Sh.N/2013/D-698 dated 27/12/2013, all these structures are un authorized, and illegal. The Valuation of un authorized structures are not to be paid by the Government.

POSSESSION

The physical possession of the land measuring 03 Bigha 08 Biswa has been taken over and handed over to the Land & Building Department on 25/11/2013 and simultaneously handed over to Education Department, Govt of NCT of Delhi by Land and Building Department on the same day. The possession of remaining land of 0-04 Biswa which is un authorized construction will be taken after demolition.

SOLATIUM

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

ADDITIONAL AMOUNT

The interested persons are also entitled to have an additional amount @ 12% per annum on the market value of the land as per section 23(1A) of the Land Acquisition Act, 1894 from the date of notification u/s 4 (05.11.2012 in this case) till the date of possession (25/11/2013).

INTEREST

The interested persons are also entitled for interest u/s 34 of LA Act, 1984 @ 9 % p.a. from the date of taking possession for one year period and @ 15 % p.a. after one year.


APPORTIONMENT

The compensation will be paid to the rightful owners/interested persons on the basis of the latest entries in the revenue records. In case of any dispute on the issue of ownership or apportionment between the parties which is not settled, the matter will be referred to the competent court u/s 30 & 31 of Land Acquisition, Act 1894.


SUMMARY OF THE AWARD (01/2013-14 Distt. North-East, Delhi)

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|----|--|-----|---------------------------|
| 1. | Market value of land measuring 03 Bigha 12 Biswa or 3034.8 Sq. Mtrs@ Rs.38640/- per Sq Mtrs. | Rs. | 11,72,64,672/- |
| 2. | Solatum @ 30% of market value u/s 23(2) of L.A. Act, 1894. | Rs. | 03,51,79,402/- |
| 3. | Additional Amount u/s 23 (1A) of L.A. Act, 1894 @ 12% p.a. on market value of land (Item No.1 above) from 05.11.2012 (Date of notification u/s 4) to 25/11/2013(date of Possession) for 385 days | Rs. | 01,48,42,816/- |
| | Total (1+2+3) | = | Rs. 16,72,86,890/- |
| 4. | Interest u/s 34 of L.A. Act. 1894 @ 9% p.a. from 26.11.2013 to 30.12.2013 (for 35 days) | Rs. | 14,43,709/- |
| | Grand Total (1 to 4) | Rs. | 16,87,30,599/- |

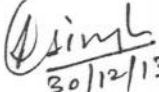
(Rs. Sixteen Crore Eighty Seven Lac Thirty Thousand Five Hundred and Ninety Nine only)


(RANJEET SINGH)
LAND ACQUISITION COLLECTOR
DISTRICT NORTH EAST, DELHI.

The Award is drawn with the prior approval of Principal Secretary (Revenue), Government of NCT of Delhi and announced accordingly in the open Court on 30.12.2013


Principal Secretary (Revenue)
Divisional Commissioner, GNCTD

Award announced at 3.00^{5/5} p.m. on 30.12.2013


30/12/13