

AWARD NO.

2 /2009-10/DC(N-W)

NAME OF THE VILLAGE/LOCALITY

AZAD PUR

NATURE OF ACQUISITION

PERMANENT

PURPOSE OF ACQUISITION

FOR PUBLIC PURPOSE NAMELY
FOR VISHWA-VIDHYALAYA-
JAHANGIRPURI CORRIDOR OF
DELHI MRTS PROJECT PHASE-II

(I) INTRODUCTORY

These are the proceedings for determination of compensation U/s 11 of Land Acquisition Act, 1894 (hereinafter referred to as LA Act) in respect of land measuring 168.41 Sq. mtr. or 169 Sq.mtr in village/Locality Azad Pur. The land is required by the Government for a public purpose namely for Vishwa-Vidhyalaya-Jahangirpuri corridor of Delhi MRTS Project Phase-II.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.7(11)/2006/L&B/LA/MRTS(NW)/19539 dated 29/03/2007. After issuance of notification U/s 4 on 29/03/2007 objections were received from the interested persons & accordingly a hearing was given to the all the interested persons U/s 5A of the LA Act on the issue of the objections as raised by them in their objections. After consideration of the report of hearing U/s 5A or others subjective materials, the Land & Building Department issued a declaration under section 6 of LA Act, in respect of the aforesaid land vide notification No. F.7 (11)/2006/L&B/LA/MRTS(NW)/11748 dated 14/11/2007. Also urgency clause under section 17(1) of LA Act was invoked in above said land vide notification.no. F.7(11)/2006/L&B/LA/MRTS(NW)/11749 dated 14/11/2007.

In pursuance of the said notifications, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice U/s 50 of the LA Act, 1894 was issued to the requisitioning department. In response to the notices issued, claims filed by the claimants/interested persons/requisitioning department have been discussed under the heading "CLAIMS".

(II) MEASUREMENT

The area to be acquired as given in the notification and declaration under section 4 and 6 of the LA Act is 168.41sq. mtr or 169 Sq. Mtr. for Vishwa-Vidhyalaya-Jahangirpuri corridor of Delhi MRTS Project Phase-II. The staff totaled the notified land and found it to be 168.41 Sq. Mtr. Thus, the present award confines to 168.41 Sq. Mtr. land as per details given below: -

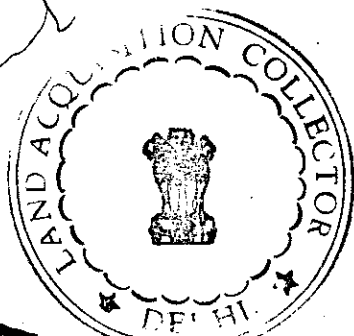


TABLE 1

S.No.	Property Name/Firm's name	Property No.	Area in (Sq.m)
1.	Sajjan & Bros.	7-A	0.64
2.	Garg General Store	8-A	0.88
3.	Aggarwal Cloth House	9 & 10	3.10
4.	India Shoes	11	1.84
5.	New Janta Shoes	12-A	0.92
6.	Saini Electronic	12-B	0.35
7.	Suresh Kumar Hardware Shop	13	3.38
8.	A-one Watch	13-A	3.00
9.	Toni Shoes	14	3.78
10.	Goel General Store	15	2.70
11.	Gupta General Store	16	2.47
12.	Fancy Shoes	17	1.84
13.	Vinod Dhaba	17-A	1.04
14.	P.S. Singal Electronics	C-1	7.50
15.	P.S. Singhal Advocates	C-1	6.44
16.	Singhal Cloths	24	8.59
17.	Apki Apni Dukan	25	6.38
18.	Singhal Paints	26	4.96
19.	Singhal General Store	29	3.60
20.	Tek Chand Tulsi Ram	328	3.23
21.	Naveen Store	B-94	7.98
22.	Parveen Store	B-94/1	7.74
23.	Garg Hardware & Paint Store	B-95/1	10.76
24.	Gupta Selections	B-95/2	7.90
25.	Garg Hardware	B-95/3	8.24
26.	Akash Paints	B-96	7.52
27.	Akash Garments	B-96	5.74
28.	Barger Paints	B-97	3.45
29.	Water Pump	B-97	2.68
30.	Churia Mal Rajiv Kumar	B-98/B	2.53



29/6/12

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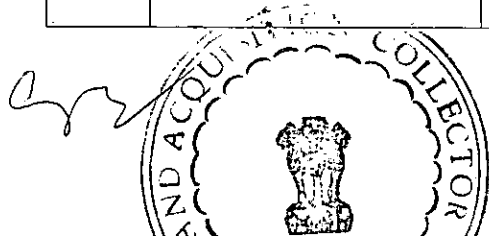
31.	Devi Chander Kishan Lal	B-98/B	2.10
32.	Jogi Ram Mangat Ram	B-99	1.71
33.	Raj Kumar Kamal Kumar	B-100	1.68
34.	Maharaja Ji Mathi	118	2.17
35.	Hans Medical Store	119	1.74
36.	Ravi Aurvedic Store	119-120	2.03
37.	Amar Nath Sita Ram	120	3.02
38.	Kanpur Leather Shop	121	2.48
39.	Sisodia Electronics	122	2.75
40.	Satbir Singh STD	122	2.81
41.	Om Parkash General Store	123	3.34
42.	Choudhary Dhaba	124	3.05
43.	Hukam Singh Devender Kumar	125	2.61
44.	Ram Mehar	126	2.56
45.	Ranjeet Hardware	379	1.38
46.	Khajani House	128	0.85
47.	Mohan Electronics	376	0.65
48.	Unknown	376	0.30
Total			168.41.00

(III) CLAIMS

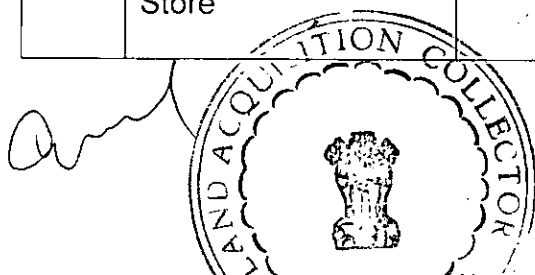
Notices were issued under section 9 and 10 of the LA Act to the interested persons and under section 50 of the LA Act to the requisitioning department i.e. DMRC for filing their claims. Apart from the usual notices, a general public notices dated 10-9-2009 were circulated in the area and communicated and handed over to the shopkeepers association for pointing out any discrepancy/deficiency in the description of the properties being acquired. In response to these notices following persons/department have filed their claims :

TABLE 2

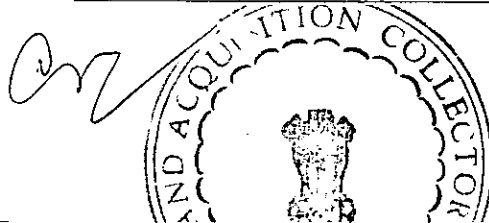
S. No.	Name of claimants	Property No.	Claims	Remarks
1.	Khushi Ram S/o Sh Beni Ram M/s Aryan Telecom	A-17	Allotment of a shop under Metro Mall, Loss of Rs 7.00 lac, market value @ Rs. 1.00 Lac per sqm., Rs. 4.00Lac	No proof enclosed for determination of market value of land



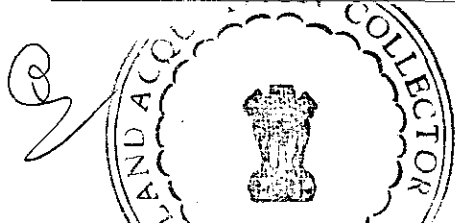
			for construction/ modification of the shop	
2.	Naresh Kumar S/o Sh. Ranjit Singh Mohan Electric & Hardware store	376	- do -	---do---
3.	Hukam Singh S/o sh. Bhullan Singh M/s Hukam Singh & sons	125	- do -	---do---
4.	Rohit Raj Chhabra S/o Sh Prem Lal Chhabra Maharaj Ji Mathi and Namkin	118	- do -	---do---
5.	Sunil Kumar S/o Sh D.L Arora Akash Paint Electric & Mill store	96- B	- do -	---do---
6.	Om Parkash S/o Sh Devi Chand M/s Brij Lal Om Parkash	123	-do-	---do---
7.	Smt. Satwant Devi W/o Sh Rama Nand Garg Hardware & Sanitary Store	B-95/3	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 4.00 Lac for construction/modification of the shop	---do---
8.	Jai Narain Garg S/o Sh. Todar Mal Garg General store	A-8	-do-	---do---
9.	Dina Nath A-One Watch Co.	13-A	-do-	---do---
10.	Nanu Devi w/o Sh. Ram Nand Garg Sajjan Bros	7-A	-do-	---do---
11.	Mangat Ram S/o Sh Jage Ram	B-99	-do-	---do---
12.	Suresh Kumar Naresh Kumar	13	-do-	---do---
13.	Naveen Garg S/o Sh Ramdhari Garg Naveen Store	B-94	-do-	---do---
14.	Sunil Kumar S/o Sh. D.L.Arora Akash Paint Electric & Mill Store	96- B	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 5.00 Lac for	---do---



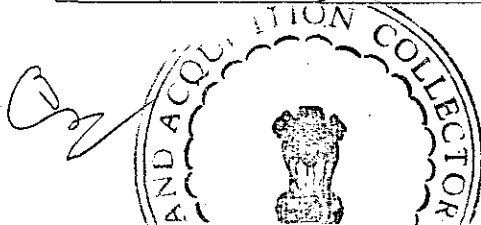
			construction/modification of the shop	
15.	Sanjiv Kumar S/o Sh. Inder Lal	14	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 5.00 Lac for construction/modification of the shop	---do---
16.	Yogesh Kumar Budhiraja S/o Sh Inder Lal	14-B	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 5.00 Lac for construction/modification of the shop	---do---
17.	Rama Nand Garg S/o Sh. Kashi Ram Garg M/s. Garg Provision Store	94/1	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 4.00 Lac for construction/modification of the shop	---do---
18.	Rajesh Kumar Bansal S/o sh Kishan Lal Bansal M/s Devi Chand Kishan Lal	98-B	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 4.00 Lac for construction/modification of the shop	---do---
19.	Amar Pal Goel S/o Sh. Suraj Bhan Goel M/s Goel General Store	15	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 4.00 Lac for construction/modification of the shop	---do---
20.	Bhushan Kumar Arora S/o Sh. Hans Raj Arora Hans Medical Store	119	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 3.00 Lac for construction/modification of the shop	---do---
21.	Sant Lal Gupta S/o Sh. Moji Ram M/s Gupta General Store	16	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market	---do---



			value @ Rs. 1.00 Lac sqm., Rs, 4.00 Lac for construction/modification of the shop	
22.	Dharmender Kumar S/o Sh. Gaj Raj M/s New Janta Shoes	12-A	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs, 3.00 Lac for construction/modification of the shop	---do---
23.	Prem Shanker Saini S/o Gaj Raj Singh Saini Electronics	12-B	Allotment of a shop under Metro Mall, Loss of Rs. 7.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs, 4.00 Lac for construction/modification of the shop	---do---
24.	Jai Bhagwan Gupta S/o Sh. Moji Ram M/ Gupta Selection	95/2	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs, 5.00 Lac for construction/modification of the shop	---do---
25.	Rajiv Kumar S/o sh. Churia mal Bansal Hardware Store	98	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs, 4.00 Lac for construction/modification of the shop	---do---
26.	Dinesh Chand Aggarwal S/o Sh. Babu Ram M/s Aggarwal Cloth House	10	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs, 4.00 Lac for construction/modification of the shop	---do---
27.	Harish Chand Aggarwal S/o Sh. Babu Ram aggarwal Readymade Garments	9	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs, 5.00 Lac for construction/modification of the shop	---do---
28.	Parkash Chand	24	Allotment of a shop	---do---



	Singal S/o Sh. Bhagwan Dass M/s Singal Cloth Emporium		under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 5.00 Lac for construction/modification of the shop	
29.	Sumit Garg S/o Sh. Bharma Nand Garg M/s Garg Paint & Hardware Store	B-95/1	Allotment of a shop under Metro Mall, Loss of Rs. 10.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 4.00 Lac for construction/modification of the shop	---do---
30.	Surjit Kaur w/o sh. Harbhajan Singh M/s Indian Shoes, Bhagat Singh, Gurmit Singh ss/o Harbhajan Singh	11	Allotment of a shop under Metro Mall, Loss of Rs. 8.00 Lac, market value @ Rs. 1.00 Lac sqm., Rs. 4.00 Lac for construction/modification of the shop	---do---
31.	Raj Kumar Singh S/o Chhote Singh, Brijesh Singh S/o Sh. Prem Singh for Kanpur Leather Shoes	Shop No. 121	Compensation @ Rs. 1 Lac per sq. yds., Solatium 30%, Interest @18%, alternative plot/shop for commercial purpose, Loss of profession @ Rs. 10 lac, cost of construction & damages @ Rs. 8 lac., other benefits as per law and scheme of Govt.	---do---
32.	Rameher S/o Bhullan Singh for M/s Rama Traders	Shop No. 126	-----do-----	---do---
33.	Raj Kumar S/o Jugmander Dass for M/s Raj Kumar Kamal Kumar	B-100	-----do-----	---do---
34.	Tarun Kumar S/o Vinod Kumar for M/s Vinod Dhaba	Shop No. 17	-----do-----	---do---
35.	Anil Kumar, Arjun Kumar & Dharmender Kumar Sons of Narayan Dass	26	Compensation @ 2 lac per sq. mtr & cost of construction @ 1200/-sq. feet, solatium & interest as per law.	---do---
36.	Prithi Sing S/o Hira	122	Compensation @ 1 lac	---do---



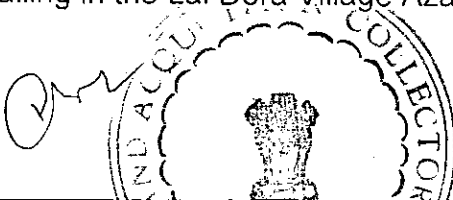
	Singh for Sisodia Electronics		per sq. mtr., damages @ Rs. 2 lac, alternative site	
37.	Sunil Kumar S/o Dariya Lal for M/s Akash Garments	B-96	Compensation @ Rs. 1 Lac per sq. yds., Solatium 30%, Interest @18%, alternative plot/shop for commercial purpose, Loss of profession @ Rs. 10 lac, cost of construction & damages @ Rs. 8 lac., other benefits as per law and scheme of Govt.	---do---
38.	Amarnath Baweja, Sita Ram Baweja both S/o Javanda Ram Baweja for Amarnath Sita Ram Shop	120	Rehabilitation, Rs. 10 lac for loss of business, compensation @ Rs. 1 lac per sq. yds, solatium 30%, interest. @ 18%, Rs. 3,58,785 for construction, Rs. 10 lac for damages, Rs. 10 lac for loss of goodwill, Rs. 1 lac for loss of livelihood.	---do---

(IV) MARKET VALUE

(A) LAND

The fair market value is generally measured by a consideration of the prices that have been obtained for similar quality and similar position i.e. by comparing the sale transactions of the properties of the locality and if not available for the same locality, then its adjoining area or of the vicinity could be considered. The other aspects in determining the market value are also to be considered which includes indicative prices/scheduled rates/ circle rates fixed and circulated by the local bodies/agencies, the market value price fixed by LACs in similar awards and the various guidelines issued by the Hon'ble Courts from time to time with regard to determination of the fair market value component of the compensation.

The properties under acquisition are situated at Azadpur village along the GTK Road falling between Azadpur Bus Terminal to the main red light crossing & are situated opposite to the Naniwala Bagh area (Shastri Market Community Centre). In the claims filed in response to the notices issued u/s 9 & 10, the claimants have mentioned that the premises were being used as shop/commercial establishments falling in the Lal Dora Village Azadpur in khasra no. 93, and the area is thickly populated



and fully constructed and is good site for commercial purposes. They have further submitted that area has many factories and showrooms, industrial complexes and are surrounded by developed colonies like Model Town, Adarsh Nagar, Nani Wala Bagh, Derawalan Nagar etc. and there are well developed facilities like transportation, Metro line, electricity, water, and hospitals existing in the area enhancing the potential value of the properties being acquired. Most of the claimants have demanded a rate of Rs. 1,00,000 (One lac) per sq.mtr. for the shop commercial establishment being acquired through this award. The copies of the MCD License for shops, electricity meter for commercial use, conveyance deed etc., sales tax registration documents, parking fee etc., were submitted for most of the properties by the owners/tenants.

The properties of the award were abutting the GTK Road which is declared as Commercial street (GTK Road from Azadpur Bus Terminal to Shah Alam Bandh Road vide notification no. F-13/46/2006-UD/16071 dated 15-9-06) by the MCD. The perusal of the Master Plan 2021 reveals that the notified commercial street areas can be considered as local shopping centre areas, but the development control norms are applicable **as that of residential plots only** and are subject to payment of conversion charges and other conditions prescribed by Government from time to time.

Further the Assessment & Collection Department Civil Line Zone MCD has also informed that the land of Azadpur Area from the point of categorization of House Taxes falls in category 'G' referred to the category of localities for the purpose of minimum rates (circle rates) for purpose of valuation of land and properties u/s 27 and section 47 of the Indian Stamp Act 1899 (2 of 1899).

The actual land use of these properties as confirmed from the Delhi Development Authority is residential as per Master Plan 2021. The land under award is basically residential abutting the notified Commercial Street where commercial activities are permitted subject to certain terms and conditions. From the documents collected from the claimants, the properties being acquired were used as petty shops/commercial establishments. The interested persons have generally claimed a very exorbitant price ranging upto Rs. One lac per sq. mtr. but not a single person has led any documentary evidence like Registered Sale Deed of the land or of similarly situated land nearby. It is observed that the claims are not only exorbitantly high but also lack supportive evidence. Hence, their claims can not form the basis for determining the market value of the land. Notice u/s 50 of LA Act 1894 were also issued to the requisition Deptt. i.e. Delhi Metro Rail Corporation but no communication received till the time of drawing this award.

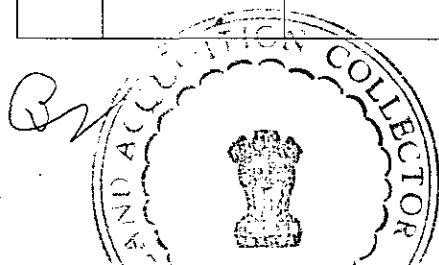
It may be mentioned that rate of compensation is determined as per the market value prevailing at the time of notification u/s 4 of LA Act 1894. While determining the amount of compensation the Land Acquisition Collector is guided by the provisions of the section 23 and 24 of the LA Act. To arrive at the fair market value, of the land being acquired, the situation of the area, the precise location of the area, the status of development, activities being carried out, current land use and capacity for a higher potential land use, the nature & situation of the area adjoining the land under question or in the vicinity are to be kept in mind and considered.



The land in question was notified u/s 4 on **29th March 2007** and declaration under section 6 of the LA Act was made on **14th November 2007**. In view of absence of any documentary evidences in support of claim of expected market value by the claimants, I have resorted to the sale transactions of similar land possessing similar advantages, as available with the Sub-Registrar Office for the purpose of determination of market value of the land under award. Sale deeds copies were collected of the transactions that took place in the adjoining area in order to assess the market value of the area. The details of such transactions are as under :

TABLE 3

Sl. No.	Sale Deed/ Registr- ation No.	Date of registration	Volume No.	Property No.	Consideration Amount	Rate per sq. mtr. in Rs.
1.	4458/876	04.0.2007	876	860, Khasra No. 93/2 Lal Dora Azadpur	1,20,000/- for land area of 26.8 sq.mtr.	4,477/- alongwith 2½ storey structure
2.	4128	10.3.2006	266	- do -	1,00,000/- for land area of 26.8 sq.mtr.	3,731/- alongwith 2½ storey structure
3.	3604	29-3-2008	1684	H.No. 400, Village Azadpur	5,90,000/- for 85.3 sq. mtr. land area	6,900/- (residential rate)
4.	5576	2-5-2008	1771	H.No. 84, Village Azadpur	8,93,350/- for 65.208 sq. mtr. land area	13,700/- (residential rate)
5.	7138	12-8-2009	2359	Shop No.1 out of Khasra No. 93/2 Village Azadpur	1,55,000/- for 7.5 sq. mtr. land area	20,700/- (commercial rate)
6.	926	10-2-2009	2155	333 out of Khasra No. 93/2 Village Azadpur	6,07,047/- for 44.31 sq. mtr.	13,700/- (residential rate)
7.	1118	8-2-2007	740	Plot No.69 Blk-A, GTK Karnal	3,00,000/- for 414.5 sq.	723/-

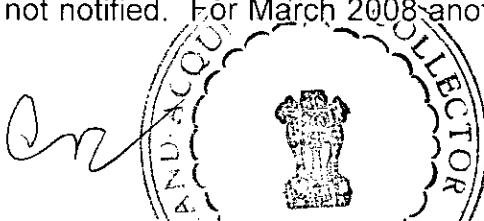


				Road Industrial Area	mtr. land area	
8.	11299	31-10-2007	1445	Property No. 57, out of Khasra No. 41 Vill. Azadpur Rameshwar Nagar	3,38,100/- for 21 sq. mtr. land area	16,100/- (residential rate)
9.	918	1-2-2007	732	D-407 DDA Shop, New Subzi Mandi Azadpur Road	8,50,000/- for built up area of 59 sq. mtr. (636 sq. feet)	14,406/- (land alongwith basement and roof rights)
10.	11945	3-10-2008	2028	Nani Wala Bagh Commercial Complex	5,64,696/- for 10.23 sq. mtr.	55,200/- (commercial rate in DDA Community Centre)

Further, the notified Circle Rates have also been taken into account for the locality in which the land being acquired falls. As confirmed from the Assessment & Collection Department, Civil Line Zone, MCD, the locality Azadpur Village falls in the 'G' category and the minimum rate for valuation of land for residential use in this category of locality is **Rs. 13,700/- per sq.mtr.** If the premises in this locality are commercial, the rates will be calculated with multiplication factor of three i.e. rates will be three times for commercial use premises only.

As it has been discussed above, the market value is determined as per the rates prevailing within a reasonable time from the date of notification of the land u/s 4 of the LA Act. The land in question was notified u/s 4 on March 2007. In view of the absence documentary evidences tendered by the claimants, I have no option but to consider the market value based on the above transactions mentioned at table 3 and the Circle Rates which were notified on 18.7.2007 though adopted after the notification of the land in question but can be still considered as they are within the reasonable time period of notification u/s 4. As per the revenue record the land under the present award is Lal Dora (residential) land of Revenue State Azadpur. Though Azadpur is now an urbanized village with civic amenities and well developed residential, commercial area around it, but the land use of the properties being acquired is residential land as per the Master Plan 2021.

The transactions enumerated in table 3, records, sale value of Rs. 3,731/- to 4,477/- between period of March 2006 to May 2007 for one property situated in village Azadpur which is a road facing property. At the time of transaction the circle rates were not notified. For March 2008 another properties transaction value is 6900/- per sq. mtr.

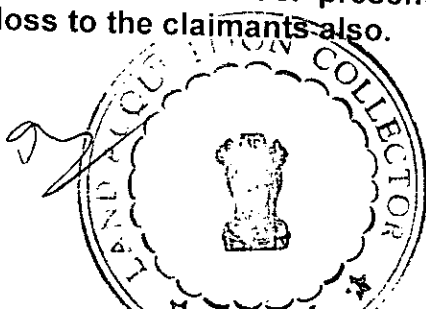


which is declared as residential. Another property however, in the year in August 2009 has fetched Rs. 20,700/- per sq. mtr. for commercial shop and the residential property has fetched about Rs.13,700/- per sq. mtr. in February 2009. Since the market rates prevailing at the time of notification are to be considered but same being available in the locality for only one property which appears to be under valued as it is common knowledge that sale deeds are generally under valued to save stamp duty and capital gains tax, the more reliable reflective market value for the said property would be the Circle Rates notified in July 2007 which appears to be within the reasonable time from the date of notification u/s 4. The circle rate as per the 'G' category locality are 13,700/- for residential use. The transaction of the property at Serial No. 5 in the table above has been shown fallen in 'H' category. However the statement of the MCD is relied upon and the category of the locality in which the land being awarded is taken as 'G'. **Therefore its base market value can be assessed as Rs. 13,700/- per sq. mtr.**

With respect to the consideration of the other advantages associated with the location of the land being acquired which was abutting the GTK Road passing from Azadpur Bus Terminal towards Shah Alam Bandh Road, which is notified as commercial street by MCD. The notified commercial street area can be used as local shopping centres as envisaged in the Master Plan 2021 but subject to conditions prescribed by the Government from time to time. However, the notified commercial street area can not be equated to the designated commercial area/premises notified under Master Plan for commercial use. The land use of the property being acquired is inherently residential and its development control norms are not to exceed the residential plots as also envisaged in the Master Plan. Therefore the area under notified commercial street can not assume the status of a commercial land use notified in the Zonal Plans in accordance with Master Plan Delhi and hence cannot command the same price from the market as the approved commercial areas/complexes. In the Master Plan 2021 the land use of the properties under the present award is residential and plan for any other purpose can not be sanctioned. Therefore there would always be limitation on realizing full commercial potential of the premises abutting the Commercial Street/Road.

The inspection of the present location of the area does not depose great confidence for a very flourishing commercial site as the area is too congested and interspersed with residential units. The properties being acquired were built in haphazard manner and interspersed/mixed with residential units and hence would not have had the great commercial potentials. However, such premises abutting the commercial streets/routes would certainly attract enhanced market price than the residential plots not abutting the commercial street/road. Therefore, considering the further potential value of the residential land abutting the Commercial Street, an additional 33% component can be added to reflect the actual market value of the land.

Therefore, in the light of the above discussions I find Rs. 18,221/- per sq. mtr. (Rs.13,700/- + 33% of Rs. 13,700/-) as the true, reasonable and fair market value of land under present acquisition which takes into account the business loss to the claimants also.



(B) STRUCTURES :

There existed structures in the form of shops/residential units on the land under present acquisition on date of notification u/s 4 of LA Act, the possession of which already handed over to DMRC through Land & Building Department after carrying out demolitions. The claims filed towards structures and other damages have been cited very high and not supported by any evidences. The claims towards other items like loss of business, transportation cost, damage to furniture etc. are not supported by documentary evidences and no rational reasoning has been cited for calculating such losses. The Office of the LAC has already made request to the DMRC to provide valuation reports towards the structures that existed on the land on the date of notification u/s 4 of LA Act, but no report has been received till the time of drawing this award. As and when the evaluation report is received from the credible Agencies approved by the Government/DMRC, the supplementary award for cost of structures shall be announced.

(V) OTHER BENEFITS

In addition to the market value of land fixed above, land owners will be entitled to all other benefits as per the provisions of the Land Acquisition Act, 1894.

(A) SOLATIUM

As provided under sub-section 2 of section 23 of the Land Acquisition Act, 1894, Solatium @ 30% shall be paid to the interested persons on the market value of the land.

(B) ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @ 12% p.a. on the market value of the land as per the provisions of section 23(1-A) of the land Acquisition Act, 1894 from the date of notification under section 4 i.e. 29/3/2007 till the date of possession or announcement of the award whichever is earlier.

(C) INTEREST

The interested persons are entitled for the grant of interest U/s 34 of LA Act @ 9% P.A. for one year after the date of possession viz 17/04/2008 and thereafter @ 15% P.A till the date of the announcement of the award because the possession of the land has already been taken on account of applicability of urgency clause U/s 17(1) of LA Act.

(VI) POSSESSION

Physical possession of the land under acquisition has already been taken on 17/04/2008 for the whole chunk of 168.41 sqm. land after conducting the demolition of



the super structures existing on the site and handed over to the requisitioning Deptt. i.e. DMRC.

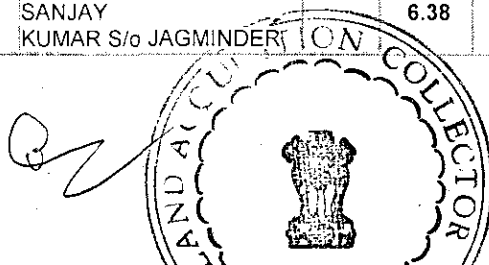
(VII) OWNERSHIP/APPORTIONMENT

There is no revenue record regarding possession over the land under the present acquisition as the land under acquisition is Lal Dora Land and there is not entry of possession in the Lal Dora Land.. Hence the documents available with the interested persons and the present occupants, together with the report of other Govt. Agencies, have been taken into consideration for arriving at the apportionment for each part of the property. It is noteworthy that a part of compensation has already been paid to the concerned owners @ Rs.8,000/- per sq.mtr. for the land and Rs. 2,400/- per sq. mtr. as solatium being an ad-interim compensation on account of applicability of section 17(1) of LA Act which shall be deducted from the final award while disbursing the awarded compensation.

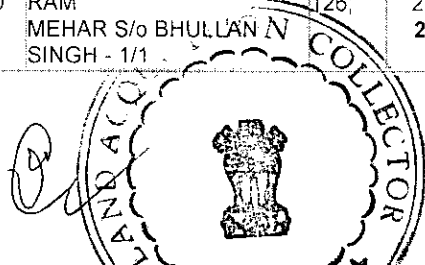
In case of any dispute regarding title or apportionment of compensation, the matter will be referred to the concerned court of Additional District Judge, Delhi under section 30-31 of the LA Act, 1894. The details of ownership are as under:-

Sl. No.	Name & Share	Property No.	Area	Market Value	Solatium 30%	Addl. Amt. @ 12% pa to 29/3/2007 to 17/4/2008 386 Days	Int. U/s 34 @ 9 to 18/4/2008 to 17/4/2009 365 Days	Int. U/s 34 @ 15 to 18/4/2009 to 13/11/2009 210 Days	G. Total
1	SAJJAN BROTHERS THR NANU DEVI W/o RAMANAND - 1/1 AZAD PUR, DELHI	7A;	0.64 A 0.64	11661.44	3498.43	1479.88	898.54	861.61	18399.91
2	GARG GENERAL STORE THR JAI NARYAN S/o TODAR MAL - 1/1 AZAD PUR, DELHI	8A;	0.88 A 0.88	16034.48	4810.34	2034.84	1235.49	1184.72	25299.88
3	AGGARWAL CLOTH HOUSE THR BABU RAM S/o SUNDER LAL - 1/1 AZAD PUR, DELHI	9 & 10;	3.10 A 3.10	56485.1	16945.53	7168.19	4352.29	4173.43	89124.55
4	INDIAN SHOES THR BHAGAT SINGH S/o HARBHAJAN SINGH - 1/2 AZAD PUR, DELHI	11;	1.84 A 1.84	16763.32	5029	2127.33	1291.65	1238.57	26449.87
5	INDIAN SHOES THR GURMEET SINGH S/o HARBHAJAN SINGH - 1/2 AZAD PUR, DELHI			16763.32	5029	2127.33	1291.65	1238.57	26449.87
6	NEW JANTA SHOES THR DHARMENDER KUMAR S/o GAJRAJ SINGH - 1/1 AZAD PUR, DELHI	12A;	0.92 A 0.92	16763.32	5029	2127.33	1291.65	1238.57	26449.87
7	SAINI ELECTRONIC THR PREM	12B;	0.35 A 0.35	6377.35	1913.2	809.31	491.39	471.19	10062.45

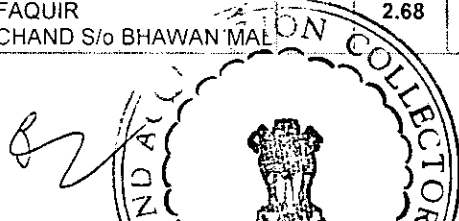
	SHANKAR S/o GAJRAJ SINGH - 1/1 AZAD PUR, DELHI								
8	SURESH KUMAR HARDWARE SHOP THR BHAGWATI DEVI W/o SURESH KUMAR - 1/2 AZAD PUR, DELHI	13;	3.38 A 3.38	30793.49	9238.05	3907.82	2372.7	2275.19	48587.26
9	SURESH KUMAR HARDWARE SHOP THIRRAJ RANI W/o ANAND KUMAR - 1/2 AZAD PUR, DELHI			30793.49	9238.05	3907.82	2372.7	2275.19	48587.26
10	A ONE WATCH THR DINA NATH S/o MEGHA RAM - 1/1 AZAD PUR, DELHI	13A;	3.0 A 3.0	54663	16398.9	6936.96	4211.9	4038.81	86249.56
11	TONI SHOES THR SANJEEV KUMAR S/o INDER LAL - 1/2 AZAD PUR, DELHI	14;	3.78 A 3.78	34437.69	10331.31	4370.28	2653.5	2544.45	54337.22
12	TONI SHOES THR YOGESH BUDDHIRAJA S/o INDER LAL - 1/2 AZAD PUR, DELHI			34437.69	10331.31	4370.28	2653.5	2544.45	54337.22
13	GOEL GENERAL STORE S/o GOEL - 1/1 AZAD PUR, DELHI	15;	2.70 A 2.70	49196.7	14759.01	6243.26	3790.71	3634.92	77624.6
14	GUPTA GENERAL STORE THR SANT LAL GUPTA S/o MOJI RAM - 1/1 AZAD PUR, DELHI	16;	2.47 A 2.47	45005.87	13501.76	5711.43	3467.8	3325.28	71012.14
15	FANCY SHOES THR KHUSHI RAM S/o BENI RAM - 1/1 AZAD PUR, DELHI	17;	1.84 A 1.84	33526.64	10057.99	4254.67	2583.3	2477.13	52899.73
16	VINOD DHABA THR TARUN KUMAR S/o VINOD KUMAR - 1/1 AZAD PUR, DELHI	17A;	1.04 A 1.04	18949.84	5684.95	2404.81	1460.12	1400.12	29899.84
17	P S SINGAL ELECTRONICS THR RAJNISH KUMAR S/o MANGE RAM - 1/1 AZAD PUR, DELHI	C1;	7.50 A 7.50	136657.5	40997.25	17342.4	10529.74	10097.01	215623.91
18	P S SINGHAL ADVOCATE PURSHOTAM SARAN S/o MANGE RAM SINGHAL - 1/1 AZAD PUR, DELHI	C1;	6.44 A 6.44	117343.24	35202.97	14891.34	9041.54	8669.97	185149.06
19	SINGHAL CLOTHES THR PARKASH CHAND S/o BHAGWAN DASS - 1/1 AZAD PUR, DELHI	24;	8.59 A 8.59	156518.39	46955.52	19862.83	12060.07	11564.45	246961.24
20	APKI APNI DUKAN THR SANJAY KUMAR S/o JAGMINDER	25;	6.38 A 6.38	116249.98	34874.99	14752.6	8957.3	8589.19	183424.06



	- 1/1 AZAD PUR, DELHI								
35	CHURIA MAL S/o DEVI CHAND - 1/1 AZAD PUR, DELHI	B-98B	2.53 A 2.53	46099.13	13829.74	5850.17	3552.03	3406.06	72737.13
36	RAJESH KUMAR BANSAL S/o KISHAN LAL - 1/1 AZAD PUR, DELHI	B-98B	2.10 A 2.10	38264.1	11479.23	4855.87	2948.33	2827.16	60374.69
37	MANGAT RAM S/o JOGI RAM - 1/1 AZAD PUR, DELHI	B-99	1.71 A 1.71	31157.91	9347.37	3954.07	2400.78	2302.12	49162.25
38	RAJ KUMAR S/o KAMAL KUMAR - 1/1 AZAD PUR, DELHI	B-100	1.68 A 1.68	30611.28	9183.38	3884.7	2358.66	2261.73	48299.75
39	MAHARAJA JI MATHI S/o HH - 1/1 AZAD PUR, DELHI	118	2.17 A 2.17	39539.57	11861.87	5017.73	3046.61	2921.4	62387.18
40	HANS MEDICAL STORE THR BHUSHAN KUMAR S/o HANS RAJ - 1/1 AZAD PUR, DELHI	119	1.74 A 1.74	31704.54	9511.36	4023.44	2442.9	2342.51	50024.75
41	RAVI AURVEDIC STORE THR HANS RAJ S/o NANAK CHAND - 1/2 AZAD PUR, DELHI	119- 120	2.03 A 2.03	18494.31	5548.29	2347	1425.02	1366.46	29181.1
42	RAVI AURVEDIC STORE THR JEET LAL S/o SAUDAGAR MAL - 1/2 AZAD PUR, DELHI			18494.31	5548.29	2347	1425.02	1366.46	29181.1
43	AMAR NATH S/o SITA RAM - 1/1 AZAD PUR, DELHI	120	3.02 A 3.02	55027.42	16508.23	6983.21	4239.98	4065.73	86824.56
44	KANPUR LEATHER SHOP THR RAJ KUMAR S/o CHHOTE SINGH - 1/1 AZAD PUR, DELHI	121	2.48 A 2.48	45188.08	13556.42	5734.55	3481.84	3338.75	71299.64
45	SISODIA ELECTRONICS S/o HH - 1/1 AZAD PUR, DELHI	122	2.75 A 2.75	50107.75	15032.32	6358.88	3860.91	3702.24	79062.09
46	SATBIR SINGH S/o STD - 1/1 AZAD PUR, DELHI	122	2.81 A 2.81	51201.01	15360.3	6497.62	3945.14	3783.01	80787.09
47	OM PRAKASH GENERAL STORE THR OM PRAKASH S/o DEVI CHAND - 1/1 AZAD PUR, DELHI	123	3.34 A 3.34	60858.14	18257.44	7723.15	4689.25	4496.54	96024.51
48	CHOUDHARY DHABA THR GIRI RAJ SINGH S/o MUKHTYAR SINGH - 1/1 AZAD PUR, DELHI	124	3.05 A 3.05	55574.05	16672.22	7052.58	4282.1	4106.12	87687.05
49	HUKAM SINGH S/o BHULLAN SINGH - 1/1 AZAD PUR, DELHI	125	2.61 A 2.61	47556.81	14267.04	6035.15	3664.35	3513.76	75037.12
50	RAM MEHAR S/o BHULLAN N SINGH - 1/1	126	2.56 A 2.56	46645.76	13993.73	5919.54	3594.15	3446.45	73599.63



	DASS - 1/1 AZAD PUR, DELHI								
21	SINGHAL PAINTS THR ANIL KUMAR S/o NARAYAN DASS - 1/3 AZAD PUR, DELHI	26;	4.96 A 4.96	30125.39	9037.62	3823.04	2321.22	2225.83	47533.09
22	SINGHAL PAINTS ARJUN KUMAR S/o NARAYAN DASS - 1/3 AZAD PUR, DELHI			30125.39	9037.62	3823.04	2321.22	2225.83	47533.09
23	SINGHAL PAINTS THR DHARMANDER KUMAR S/o NARAYAN DASS - 1/3 AZAD PUR, DELHI			30125.39	9037.62	3823.04	2321.22	2225.83	47533.09
24	SINGHAL GENERAL STORE THR SHYAM SUNDER S/o PRATAP SINGH - 1/1 AZAD PUR, DELHI	29;	3.60 A 3.60	65595.6	19678.68	8324.35	5054.28	4846.57	103499.47
25	TEK CHAND S/o PRITHI SINGH - 1/1 AZAD PUR, DELHI	328;	3.23 A 3.23	58853.83	17656.15	7468.79	4534.81	4348.45	92862.03
26	NAVEEN STORE THR RAM DHARI GARG S/o TODAR MAL - 1/1 AZAD PUR, DELHI	B-94;	7.98 A 7.98	145403.58	43621.07	18452.31	11203.65	10743.22	229423.84
27	PARVEEN STORE THR PARVEEN KUMAR S/o RAMANAND GARG - 1/1 AZAD PUR, DELHI	B-94/1;	7.74 A 7.74	141030.54	42309.16	17897.36	10866.7	10420.12	222523.87
28	GARG HARDWARE PAINT STORE THR BIRMA NAND S/o TODAR MAL - 1/1 AZAD PUR, DELHI	B-95/1;	10.76 A 10.76	196057.96	58817.39	24880.56	15106.67	14485.85	309348.43
29	GUPTA SELECTIONS THR JAI BHAGWAN GUPTA S/o MOJI RAM - 1/1 AZAD PUR, DELHI	B-95/2;	7.90 A 7.90	143945.9	43183.77	18267.33	11091.33	10635.52	227123.85
30	GARG HARDWARE THR SMT SATWANTI DEVI W/o RAMANAND GARG - 1/1 AZAD PUR, DELHI	B-95/3;	8.24 A 8.24	150141.04	45042.31	19053.51	11568.68	11093.25	236898.8
31	AKASH PAINTS THR SUNIL KUMAR S/o D L ARORA - 1/1 AZAD PUR, DELHI	B-96;	7.52 A 7.52	137021.92	41106.58	17388.64	10557.82	10123.94	216198.9
32	AKASH GARMENTS THR SUNIL KUMAR S/o D L ARORA - 1/1 AZAD PUR, DELHI	B-96;	5.74 A 5.74	104588.54	31376.56	13272.72	8058.76	7727.58	165024.17
33	BARGER PAINTS THR FAQIR CHAND S/o BHAWAN MAL - 1/1 AZAD PUR, DELHI	B-97;	3.45 A 3.45	62862.45	18858.74	7977.5	4843.68	4644.63	99187
34	WATER PUMP THR FAQIR CHAND S/o BHAWAN MAL	B-97;	2.68 A 2.68	48832.28	14649.68	6197.02	3762.63	3608	77049.61



	AZAD PUR, DELHI								
51	RANJEET HARDWARE S/o HH - 1/1 AZAD PUR, DELHI	379;	1.38 A 1.38	25144.98	7543.49	3191	1937.47	1857.85	39674.8
52	KHAJANI HOUSE S/o HHH - 1/1 AZAD PUR, DELHI	128;	0.85 A 0.85	15487.85	4646.35	1965.47	1193.37	1144.33	24437.38
53	MOHAN ELECTRONICS THR LAXMI RANI W/o NARESH KUMAR - 1/1 AZAD PUR, DELHI	376;	0.65 A 0.65	11843.65	3553.1	1503.01	912.58	875.07	18687.4
54	HOUSE S/o HH - 1/1 AZAD PUR, DELHI	376;	0.30 A 0.30	5466.3	1639.89	693.7	421.19	403.88	8624.96
Gross Total			168.41	3068598.61	920579.58	389417.77	236441.88	226725.09	4841762.94

(X) SUMMARY OF AWARD

		In Rs.
1.	Market Value of land measuring 168.41 sqm. @ Rs. 18,221/- per sq. mtr.	30,68,598.61
2.	30% u/s 23 (2) of LA Act on market value	9,20,579.58
3.	12% per annum u/s 23 (1-A) of LA Act on market value w.e.f. 29-3-2007 to 17-4-2008 i.e. for 386 days	3,89,417.77
4.	Total (1 + 2 + 3)	43,78,595.96
5.	Already paid @ Rs. 8,000/- per sq. mtr. alongwith solatium @ Rs. 2,400/- per sq. mtr. i.e. total Rs. 10,400/- per sq. mtr.	17,51,464.00
6.	Balance Compensation (4-5)	26,27,131.96
7.	Interest @ 9% per annum u/s 34 of LA Act w.e.f. 18-4-2008 to 17-4-2009 i.e. for 365 days on Rs. 26,27,131.96	2,36,441.87
8.	Interest @ 15% per annum u/s 34 of LA Act w.e.f. 18-4-2009 to 13-11-2009 i.e. for 210 days on Rs. 26,27,131.96	2,26,725.08
9.	TOTAL COMPENSATION (4+7+8)	48,41,762.91 or say 48,41,763.00
10.	Balance Compensation to be paid (9-5)	30,90,298.91

(Total Compensation Rs. Forty Eight Lac Forty One Thousand Seven Hundred and Sixty Three Only)

(Signature)
(NEERAJ BHARTI)
LAND ACQUISITION COLLECTOR
NORTH-WEST DISTRICT

(Signature)
12/11/07
APPROVED
Secretary (Revenue)

Announced

in open court

(Signature)
LAC

