

AWARD NO. 01/LAC/Central/2001-02

- (1) **Name of the village/locality** : Phatak Badal Beg, Hauz Quazi, Delhi
- (2) **Nature of acquisition** : Permanent
- (3) **Purpose of acquisition** : Mass Rapid Transport System (MRTS)

These are the proceedings u/s 11 of the Land Acquisition Act, 1984 (revised) for determination of compensation of land with structures of shop No. 4984 to shop No. 4988, Phatak Badal Beg, Bazar Sirkiwala, Hauz Qazi, Delhi, for M.R.T.S. purpose. The land with structures was notified u/s 4 of the Land Acquisition Act vide notification No. F. 7/35/95/L&B/LA/VI/11709 dated 3.11.99 and vide declaration No. F.7/35/95/L&B/LA/VI/13370 dated 21.12.99 u/s 6 of the LA Act for public purpose namely for Mass Rapid Transportation System. The aforesaid notification has also been published in the official Gazette. Since the land was notified under section 17(1) of the L.A. Act as such the provisions of Section 5A of the Land Acquisition Act were dispensed with.

The notices u/s 9 and 10(1) of the LA Act were issued on 25.6.99 to all the persons known/believed to be interested in the land. Most of the interested persons appeared in response to the notices and submitted their claims which have been dealt separately under Claims & Evidences.

Wide publicity was given about the notification and declaration for information of the general public/interested persons through two newspapers in Delhi in both Hindi and English languages.

MEASUREMENT AND TRUE AREA

The total area of land measuring 1813 sq. metres was notified for acquisition. The area was found to be 1813 sq. metres on physical survey conducted by a team of the staff of SDM (Daryaganj), L&B Department, Transport Department and DMRC for this award. The entire area required for MRTS project has been covered in the notification and declaration and there is no discrepancy on this account.

The built-up areas on which structures are standing are also measured and the same were crossed checked with the valuation report. Where there is some discrepancy regarding built-up area between the survey and Valuation Report, the same has been corrected on the basis of survey. The valuation of structures in such cases were arrived at accordingly.

Most of the occupants/tenants have filed Civil Writ Petitions in Delhi High Court for reallocation of alternative sites but Delhi High Court has not stayed the acquisition proceedings and the case is still with High Court. Next date of hearing has been fixed for 07 December, 2001. The details of land under present acquisition is as under :-

<u>S. NO.</u>	<u>PROPERTY NO.</u>	<u>AREA</u>
1.	4977/4984-87	383 sqm.
2.	4988	931 sqm.
3.	Road & Passages	499 sqm.

CLAIMS AND EVIDENCES

In response to the notices issued u/s 9(1) and 10(1) of the Land Acquisition Act, a number of claims were received from the interested persons. The details of claims and evidences has been given below :-

<u>S No</u>	<u>Name of Owners/Tenants</u>	<u>Property No.</u>	<u>Area</u>	<u>Claims</u>
1.	Rajan Bajaj S/o Dev Raj Bajaj, 3367, Hauz Qazi, Delhi - 16 (Owner)	4979, 4980, 4981, 4983, 4984, 4988	225 Sq. Yards	Compensation @ 1,50,000/- per sq. yards, Market value alongwith other benefits such as Solatium, Interest and other benefits.
2.	Smt. Kamla Tandon W/o Sh. R. L. Tandon R/o 24, Ringh Road, Lajpat Nagar, New Delhi. Owner		522.5 Sq. Yards	Alternative site Market Value Rs. 2 Lacs per Sq. mts. Rs. 50 lacs for the loss of the business. Rs. 15 lacs for business hazards. Rs. 40 lacs compensation for maintenance, upkeep and construction. 30% solution and additional amount @ 12% besides interest.
3.	Sh. Shib Dass & Sons Ltd. Through its Director Sh. Shyam Sunder Arora, 14/14, East Patel Nagar, New Delhi. Owner	4971/1	190.10 Sq. Yards	Market Value of Rs. 2 lacs per Sq. Mts. Maintenance Charges and Construction Charges Rs. 20 Lacs. Alternative Plots and Site. Loss of business of Rs. 2 Crore 10 Lacs. 15 lacs for business hazards and other benefits.
4.	Sh. Rajendra Manchanda S/o Late Sh. Chaman Lal, B-217, Derawal Nagar, Delhi - 110 009.	4988/2	208 Sq. ft.	1. Allotment of suitable alternative accommodation. 2. Market Value @ of Rs. 2 lacs per sq. mtr. Against the value of the land. 3. Rs. 1 lac 35 thousand for loss of rental income. 4. Rs. 15 lacs. for business hazards. 5. Compensation of Rs. 10 lacs for the cost of existing constructing structure at the premises. 6. Solatium @ 30% and additional amount 12% besides interest.
5.	Sham Sunder Arora, 4988/6, Ground Floor, Phat Badal Beg, Bazar Sirkiwalan, Hauz Qazi, Delhi - 6. Owner Since 1983	4988/6	216 Sq. Ft.	1. Allotment of alternative suitable site for business. 2. Market Value @ of Rs. 2 lacs per sq. meter. 3. Rs. 54,000/- for loss of rental income. 4. Solatium @ 30% and Addl. Amount @ 12% besides interest. 5. Rs. 20 lacs as compensation for cost of construction.

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| 6. | M/s. Barleja & Co. Pro. 4988/6
Bansi Lal Barleja Son of
Shri K. R. Barleja R/o B-
52, Suraj Mal Vihar,
Delhi - 92.
Owner Since 1986 | 200 Sq. Ft. | 1. Allotment of suitable alternative accommodation.
2. Market Value @ of Rs. 2 lacs per Sq. Mtr.
3. Rs. 9 lacs for loss of business etc.
4. 15 lacs for business hazards.
5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 7. | Sh. Dev Raj Baajaj S/o 4988
Sh. Sardari Lal Bajaj,
3367, Hauz Qazi, Delhi -
110 006.
Owner Since 07.12.82 | 1124 Sq. Yds. | 1. Market Value of said property Rs. 1,50,000/- per Sq. Yd. And other benefits with interest.
2. Alternative accommodation suitable site for business. |
| 8. | Sh. Rattan Aggarwal S/o 4977-78
Late Sh. Kulwant Rai
R/o M-15, Malkagunj,
Delhi - 7
Tenants Since 1984 | 300 Sq. ft. | 1. Allotment of suitable site of alternative accommodation.
2. Market value @ of Rs. 2 lacs per sq. mtr.
3. Rs. 3 lacs for loss of business and Rs. 15 lacs for business hazard.
4. Solatium @ 30% and additional amount @ 12% besides interest. |
| 9. | Sh. K. L. Gupta S/o Sh. 4978
Babu Ram R/o 21,
Vighyan Vihar, Delhi.
Owner Since 1982 | 109 Sq. Yds. 981 Sq. Fts. | 1. Allotment of suitable alternative site.
2. Market Value @ 2 lacs per sq. mtr., Rs. 15 lacs for loss of business, Rs. 10 lacs for construction, Rs. 15 lacs for shifting of premises, Rs. 5 lacs for shifting expenses., Rs. 5 lacs for loss of customers., Rs. 5 lacs loss exposition loss of (Business). |
| 10. | Goel Trading Company 4978
through its partner :- Sh.
Kailash Chand Goel S/o
Sh. Hari Ram Goel, 93,
Vasudha Enclave,
Pitampura, Delhi - 34.
Tenants Since 1987 | 234 Sq. ft. | 1. Allotment of suitable alternative accommodation of similar commercial.
2. Market Value @ of Rs. 2 lacs per Sq. Mtr., Rs. 18 lacs for loss of business and Rs. 15 lacs for business hazards.
3. Solatium @ 30% and additional amount @ 12% besides interest. |
| 11. | Kailash Chand Goel S/o 4977-
Sh. Hari Ram Goel, R/o 84/10
93, Vasudha Enclave,
Pitampura, Delhi - 34. | 100.25 Sq. ft. | 1. Allotment of suitable alternative site.
2. Market Value @ of Rs. 2 lacs per sq. mtr.
3. Rs. 13.50 lacs for loss of business.
4. Rs. 15 lacs for business hazards.
5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 12. | M/s. Durga Iron Co. 4979-
Prop. Shri Vas Dev alias 84/12
Sh. Dina Nath Bajaj, R/o
AD75A, Shalimar Bagh,
Delhi - 52.
Tenants Since 1993. | 125 sq. ft. | 1. Allotment of suitable alternative site.
2. Market Value @ of Rs. 2 lacs per sq. mtr.
3. Rs. 2.52 lacs for loss of business.
4. Rs. 15 lacs for business hazards.
5. Solatium @ 30% and additional amount @ 12% besides interest. |

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13.	Sh. Ganesh Dass S/o Sh. Guruditta Mal & Sh. Om Parkash S/o Ganesh Dass of Shiv Shakti Associates R/o H14, Masjid Moth, G.K. II, New Delhi - 48. Tenants Since 1981	4979-84/2 FF	130 Sq. Ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 1.5 lacs for loss of business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
14.	M/s. Nitin Tubes, Prop. Shri Sunil Kumar Pachnanda, R/o A/13, South Extension Part - I, New Delhi. Tenants Since 1987	4979-84/5	100 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 1,50,000 for loss of business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
15.	Mrs. Sushil Dhanania W/o Sh. K. L. Dhanania Partner P. Shalini Industrial Corporation R/o 6/2, Singh Rd, Shakti Nagar, Delhi - 7. Tenants Since 1992	4979-84/8	100 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. Compensation of Rs. 10 lacs for existing constructed structure. 3. Rs. 21 lacs for loss of business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
16.	M/s. Y. K. Brush & Co. Prop. Shri Yudhishter Bajaj S/o Sh. Dina Nath Bajaj R/o AD-75A, Shalimar Bagh, Delhi - 52. Tenants Since 1990	4979-84/8	100 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 1,40,000 for loss of business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
17.	Sh. Hemant Sapra Prop. M/s. Hardware House S/o Sh. Gulshan Sapra, R/o Flat No. 7, Khan Market, New Delhi. Tenants Since 1986	4979-84/11	152 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ Rs. 2 lacs per sqm 3. Rs. 24 lacs 30 thousand for loss of business. Rs. 10 lacs for cost of constructed structure. 4. Rs. 30 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
18.	Sh. Mange Ram Aggarwal S/o Sh. Ram Das R/o A-307, Mailish Park, Azadpur, Delhi - 33 Tenants since 1984	4980	260 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ Rs. 2 lacs per sqm. 3. Rs. 9 lacs for loss of business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
19.	Sh. Bhagwati Tubes Prop. Sh. Vishnu Kumar Gupta, R/o B-4/109, Safdarjung Enclave, New Delhi - 29. Tenants since 1974	4981	260 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ Rs. 2 lacs per sqm. 3. Rs. 7.50 lacs for business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.
20.	M/s. Goel Pipe Store, Prop. Sh. Baldev Raj Goel, R/o D-32, Vivek Vihar, New Delhi. Tenants since 1975	4983	230 sq. ft.	<ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ Rs. 2 lacs per sqm. 3. Rs. 7.20 lacs for loss of business. 4. Rs. 15 lacs for buiness hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest.

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| 21 | Manohar Lal & Sons,
R/o B-4/14, Rajouri
Garden, New Delhi.
Tenants since 1974 | 4984 | 648 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ Rs. 2 lacs per sqm. 10 lacs for cost of constructed structure. 3. Rs. 15 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 22. | Sh. Rakesh Gupta S/o
Late Sh. V. K. Gupta
Prop. of Vijay Sales
Corporation, 3356, Hauz
Qazi, Delhi - 110 006,
R/o 8, National Park,
Lajpat Nagar-Iv, New
Delhi.
Tenant Since 1980 | 4984 | 270 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 76,68,798 for loss of business. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 23. | M/s. National Metal &
Plastic Industries, Prop.
Smt. Radha Kumari
Thukral, W/o Shri
Krishan Lal Thukral, R/o
DU-74, Pitampura, Delhi
- 110 034.
Tenants since 1980 | 4984/1
4984/3 | 1174 sq.
ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 16 lacs for loss of business. 4. Rs. 25 lacs for business hazards. 5. Rs. 10 lacs for constructed structure. 6. Rs. 9000 for two trees. 7. Solatium @ 30% and @ 12%. |
| 24. | M/s. Chaman Lal & Sons
through Partner Ashok
Kumar R/o 22/24, West
Patel Nagar, New Delhi
& Sh. Chaman Lal in
person.
Tenants since 1984 | 4988/5 | 216 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 7.50 for loss of business. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 25. | M/s. National Metal
Industries Prop. Sh.
Krishan Lal Thukral,
DU-74, Pitampura,
Delhi - 34.
Tenant since 1988 | 4984/7 | 605 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Rs. 2 lacs per sq. mtr. value of land. 3. Rs. 6 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Rs. 10 lacs for constructed structure. 6. Compensation of the amount of Rs. 9000 for two trees. |
| 26. | Sh. Ajay Kr. Gupta S/o
R. S. Gupta R/o 4986/7,
Phatak Badal Beg, Hauz
Qazi, Delhi - 6. | 4986/7 | 306 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 50 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Rs. 10 lacs for the maintenance, upkeep and construction of the structure at the premises. 6. Solatium @ 30% and additional amount @ 12% beside interest. |

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| 27. | Sh. Rajiv Gupta S/o R. S. Gupta R/o 4985/7, Phatak Badel Beg, Hauz Qazi, Delhi - 6.
Owner since 1994 | 4985/7 | 306 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 50 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Rs. 10 lacs for the maintenance, upkeep and construction of the structure at the premises. 6. Solatium @ 30% and additional amount @ 12% besides interest. |
| 28 | Sh. R. S. Gupta S/o D.C. Gupta, R/o 4987/7, Phatak Badel Beg, Hauz Qazi, Delhi - 6. | 4986/7 | 477 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 50 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Rs. 10 lacs for the maintenance, upkeep and construction of the structure at the premises. 6. Solatium @ 30% and additional amount @ 12% besides interest. |
| 29. | Mohd. Salam S/o Mohd. Karim Zama R/o 3390, Gali Maulvi Ibrahim, Jangilara, Kucha Pandit, Delhi - 6. | 4988 | 600 sq. ft. | <ol style="list-style-type: none"> 7. Rs. 25,000 for papal tree (100 y. old) 1. Allotment of suitable alternative site. 2. Rs. 1 lacs for constructed structures. 3. Rs. 2,00,000 per sq. mtr. for land. 4. Rs. 2.10 lacs for loss of business. 5. Rs. 15 lacs of business hazards. 6. Solatium @ 30% and additional amount @ 12%. |
| 30. | SDS Tubes Pvt. Ltd., Through its Director, Vikas Arora, R/o 4988/4, (F.F.), Bazar Sirkiwala, Hauz Qazi, Delhi - 6.
Owner since 1983 | 4988 | 208 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site. 2. Market Value @ of Rs. 2 lacs per sq. mtr for land. 3. Rs. 3 lacs for loss of business profit. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 31. | Nitini Sales Corporation, Partner, Parkash Chander R/o A/13, N.D.S.E Part-I, New Delhi - 49. | 4988 | 850 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative accommodation. 2. Rs. 2 lacs per sq. mtr. against the value of the land. 3. Rs. 15 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 32. | R. M. Tubes Pvt. Ltd., Director Sh. Manish, Manchanda, R/o 1566, Chandrawal Road, Delhi. | 4988/2
F.F. | 208 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative accommodation. 2. Rs. 2 lacs per sq. mtr. 3. Rs. 50 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Compensation @ of Rs. 10 lacs for the cost of existing structure. 6. Solatium @ 30% and additional amount @ 12% besides interest. |

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33. Sh. Shib Dass & Sons Ltd. Through Sh. Shyam Sunder Arora of 4988/1, (G.F. & F.F.), Bazar Sirkiwalqan, Hauz Qazi, Delhi - 6 R/o 14/14, East Patel Nagar, New Delhi. 4988/1 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Rs. 2 lacs per sq. mtr for land.
3. Rs. 2 crore 10 lacs for loss of business.
4. Rs. 15 lacs for business hazards and inconveniences.
5. Rs. 10 lacs as compensation cost of construction.
6. Solatium @ 30% and additional amount @ 12% besides interest.
34. Rajnesh Manchanda, Managing Partner of Rajnesh Sales Agencies, 2883, Bazar Sirkiwalan, Hauz Qazi, Delhi - 6. 4988/2 G.F. 208 sq. ft. 1. Allotment of suitable alternative accommodation.
3. Rs. 2 lacs per sq. mtr land value.
4. Rs. 30 lacs for loss of business.
5. Rs. 15 lacs for business hazards.
6. Rs. 10 lacs as compensation cost of construction.
7. Solatium @ 30% and additional amount @ 12% besides interest.
35. SDS Tubes Pvt. Ltd., Through its Director Vikas Arora, R/o 14/14, East Patel Nagar, New Delhi. 4988/3 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Rs. 2 lacs per sq. mtr land value.
3. Rs. 90,000/- for loss of business.
4. Rs. 15 lacs for business hazards.
5. Rs. 10 lacs as compensation cost of construction.
6. Solatium @ 30% and additional amount @ 12% besides interest.
36. Ramesh Kumari, W/o Sham Sunder Arora R/o 14/14 East Patel Nagar, New Delhi. 4988/3 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Market Value Rs. 2 lacs per sq. mtr against the value of the land.
3. Rs. 90,000/- for loss of rental income..
4. Rs. 10 lacs as compensation cost of construction.
5. Solatium @ 30% and additional amount @ 12% besides interest.
37. VEE AAR Steel Tubes, through its partner Vivek Arora, R/o 31/2, East Patel Nagar, New Delhi. 4988/3 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Market Value @ of Rs. 2 lacs against value of land.
3. Rs. 3 lacs for loss of business.
4. Rs. 15 lacs for business hazards.
5. Rs. 10 lacs as compensation cost of construction.
6. Solatium @ 30% and additional amount @ 12% besides interest.

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33. Sh. Shib Dass & Sons Ltd. Through Sh. Shyam Sunder Arora of 4988/1, (G.F. & F.F.), Bazar Sirkiwalqan, Hauz Qazi, Delhi - 6 R/o 14/14, East Patel Nagar, New Delhi. 4988/1 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Rs. 2 lacs per sq. mtr for land.
3. Rs. 2 crore 10 lacs for loss of business.
4. Rs. 15 lacs for business hazards and inconveniences.
5. Rs. 10 lacs as compensation cost of construction.
6. Solatium @ 30% and additional amount @ 12% besides interest.
34. Rajnesh Manchanda, Managing Partner of Rajnesh Sales Agencies, 2883, Bazar Sirkiwalan, Hauz Qazi, Delhi - 6. 4988/2 G.F. 208 sq. ft. 1. Allotment of suitable alternative accommodation.
3. Rs. 2 lacs per sq. mtr land value.
4. Rs. 30 lacs for loss of business.
5. Rs. 15 lacs for business hazards.
6. Rs. 10 lacs as compensation cost of construction.
7. Solatium @ 30% and additional amount @ 12% besides interest.
35. SDS Tubes Pvt. Ltd., Through its Director Vikas Arora, R/o 14/14, East Patel Nagar, New Delhi. 4988/3 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Rs. 2 lacs per sq. mtr land value.
3. Rs. 90,000/- for loss of business.
4. Rs. 15 lacs for business hazards.
5. Rs. 10 lacs as compensation cost of construction.
6. Solatium @ 30% and additional amount @ 12% besides interest.
36. Ramesh Kumari, W/o Sham Sunder Arora R/o 14/14 East Patel Nagar, New Delhi. 4988/3 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Market Value Rs. 2 lacs per sq. mtr against the value of the land.
3. Rs. 90,000/- for loss of rental income..
4. Rs. 10 lacs as compensation cost of construction.
5. Solatium @ 30% and additional amount @ 12% besides interest.
37. VEE AAR Steel Tubes, through its partner Vivek Arora, R/o 31/2, East Patel Nagar, New Delhi. 4988/3 208 sq. ft. 1. Allotment of suitable alternative accommodation.
2. Market Value @ of Rs. 2 lacs against value of land.
3. Rs. 3 lacs for loss of business.
4. Rs. 15 lacs for business hazards.
5. Rs. 10 lacs as compensation cost of construction.
6. Solatium @ 30% and additional amount @ 12% besides interest.

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| 38. | VEE AAR Steel Tubes through its partner Ramesh Kumari, 4988/4 (G.F.), Bazar Sirkiwalan, Hauz Qazi, Delhi., R/o 14/14, East Patel Nagar, New Delhi. | 4988/4 | 208 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative accommodation site for business. 2. Market value @ of Rs. 2 lacs per sq. mtr against the value of the land. 3. Rs. 3 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 39. | Vivek Arora, 4988/4, Bazar Sirkiwalan, Hauz Qazi, Delhi - 6, R/o 31/2, East Patel Nagar, New Delhi - 8. Owner Since 1983 | 4988/4 | 208 sq. ft. | <ol style="list-style-type: none"> 1. Alternative site for business. 2. Market value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 90,000/- for loss of rental income. 4. Solatium @ 30% and additional amount @ 12% besides interest. |
| 40. | Shib Dass & Sons Ltd. Through its director Vikas Arora R/o 14/14, East Patel Nagar, New Delhi. Tenants since 1983 | 4988/6 | 208 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site for business. 2. Market Value @ Rs. 2 lacs per sqm. 3. Rs. 2 crore 10 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Rs. 10 lacs as compensation cost of construction. 6. Solatium @ 30% and additional amount @ 12% besides interest. |
| 41. | Shri Bihari Lal & Banarsi Dass Shri Bihari Lal S/o Late Shri Khushi Ram R/o 8-98, G. K. Part-I, New Delhi. Shri Banarsi Das S/o Late Shri Brij Lal, R/o S-269, G. K. Part-I, New Delhi. Owner since 1965 | 4988/VII | 138 sq. yards | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site for business. 2. Market Value @ Rs. 2 lacs per sqm. 3. Rs. 42 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Compensation of Rs. 10 lacs for the constructed structure. 6. Solatium @ 30% and additional amount @ 12% besides interest. |
| 42. | Standard Tubes Company, Prop. Bharat Bhushan Mittal S/o Shri K. K. Mittal R/o 24/22, Punjab Bagh Extn., New Delhi. Office : 2856, Bazar Sirkiwalan, Hauz Qazi, Delhi -6 | 4988/7 | 216 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site for business. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 45 lacs for loss of business. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 43. | M/s. Mahajan Precision Fastners, Prop. Shri Pardeep Mahajan S/o Chander Mohan Mahajan, R/o 1/7193, Shivaji Park, Shahdra, Delhi - 32. Tenants. | 4988/9 | 322 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative accommodation site for business. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 6,00,000/- for loss of business. 4. Rs. 25 lacs for business hazards. 5. Rs. 10 lacs as compensation for cost construction. 6. Solatium @ 30% and additional amount @ 12% besides interest. |

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| 44. | N. B. Traders, Park
Chander Mohan
Mahajan, R/o 1/7193,
Shivaji Park, Shahdara,
Delhi.
Produced the Affidavit
Sh. Pradeep Mahajan,
Tenants 1983 | 4988/8 | 322 Sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative site for business. 2. Market Value @ of Rs. 2 lacs per sq. mtr. 3. Rs. 15.8 lacs for loss of business etc. 4. Rs. 15 lacs for business hazards. 5. Solatium @ 30% and additional amount @ 12% besides interest. |
| 45. | Children's Free
Dispensary Association
through its Secretary Sh.
D. S. Johri S/o Late Shri
R. S. Johri R/o IX/6979,
Mahabir Chowk, Gandhi
Nagar, Delhi - 31.
Tenant since | 4988 | 931 sq. ft. | <ol style="list-style-type: none"> 1. Allotment of suitable alternative accommodation site for business. 2. Rs. 50,000 per sq. ft. for land. 3. Solatium @ 30% and additional amount @ 12% besides interest. |

All the claimants requested for personal hearing and submission of documents in support of their claim. All were granted personal hearing and they fail to produce any documentary evidence in support of their claims.

In the claims, no documentary evidence was furnished by the claimants in support of their claims. The claimed market prices are not only exorbitantly high but also not supported by any credible documentary evidence. Hence, such claims do not reflect the true market value of land, hence rejected. Similarly, the claimants have claimed high market value of structures which were considered but not accepted as the properties were got evaluated through Registered Valuer and vetted by Public Works Department, Govt. of NCT of Delhi having a uniform basis.

The claims regarding loss of business, goodwill loss towards shifting have also filed by interested persons without furnishing any basis and cogent reasons. Hence such unsubstantiated claims are also not acceptable.

MARKET VALUE

A LAND

The market value of the land under acquisition is to be determined with reference to the date of publication of notification under section 4 of the LA Act, which in this case is 3.11.99. For determination of the market value, the land use and the present value of the structures on the land under acquisition has also been taken into consideration while fixing the market value as required under the Land Acquisition Act.

For ascertaining the market rate of land, the schedule of Market Rates issued by Govt. of India, Ministry of Urban Affairs & Employment Deptt. of Urban Development (Land Division) was taken into account. As per circular No. I-22011/G/95-LD dated 16.4.99 issued by Under Secretary, Govt. of India (Ministry of Urban Affairs & Employment) read with guidelines/principles laid down in letter No. J.22011/2/93-LD dated 11.11.94 issued by Under Secretary to Govt. of India, (Ministry of Urban Affairs & Employment). The market rate of commercial land in 1999 was Rs.14490/- in the nearby area (Lajpat Rai Market). This

rate is taken as basis since no rate has been given for Phatak Badal Beg specifically. As such the prices of land under acquisition at present is being determined in view of the latest instruction dated 16.4.99 as Rs.14490/- per sq. meter, as the land under acquisition is used for commercial purpose. The value of bare land is as under:-

<u>Sl.No.</u>	<u>Area of Land</u>	<u>Rate per Sq. Mtr.</u>	<u>Amount</u>
1.	1813 Sqm.	Rs. 14,490/-	Rs. 2,62,70,370/-

B. STRUCTURES

Value of structures of Property No. 4977/4984 to 4988, Phatak Badal Beg (property wise) the Valuation Report submitted by Delhi Metro Rail Corporation Limited, NBCC Place, Bhishma Pitamah Marg, Pragti Vihar, New Delhi is vetted and determined by PWD of Govt. of NCT of Delhi have been taken as the market value of structures. The details of values property-wise are as under:-

<u>S.No</u>	<u>Property No.</u>	<u>Name of Firm/owner/Occupant</u>	<u>Area (Sq. mt.)</u>	<u>Amount of compensation (Rs.)</u>
1.	4985 to 4987	Sh. R.S. Gupta, Rajiv Gupta, Ajay Gupta	55.12	131182.00
2.	Part of 4988	Sh. Bihari Lal & Banarsi Dass	110.00	519875.00
3.	4988/1	M/s Shib Dass & Sons Ltd.	23.83	45256.00
4.	4988/2	Shri Raj Manchanda	23.83	45256.00
5.	4988/3	Shri Ramesh Kumar	23.83	45256.00
6.	4988/4	Shri Vivek Arora	23.83	45256.00
7.	4988/5	Shri Chaman Lal	23.83	45256.00
8.	4988/6	Shri Sham Sunder	23.83	45256.00
9.	4988/7	M/s Bharat Bhushan & Sons (H.U.F.)	23.88	45256.00
10.	4988 (G.F.)	Shri Chander Mohan Mahajan	50.89	116160.00
11.	4988 (G.F.)	Shri Desh Raj (M/s Ashok Trading)	31.68	72249.00
12.	4988 F.F.)	Sh. Mohd. Imran (Agro International Tools Material)	63.36	166547.00
✓13.	4988 (F.F.)	Shri Shib Dass	70.23	170589.00
14.	4988 (F.F.)	Shri Rajinder Manchanda	22.76	54647.00
15.	4984 (G.F.)	Shri Rajan Bajaj	111.6	494752.00
	Godown No. 1,2,4,5 (F.F.)			
	1,3,4,7,5,6,8,10,12			
16.	4984 (F.F.)	Shri Ganesh Dass	11.71	24500.00
	Godown No. 2			
17.	4984 (F.F.)	NOT KNOWN	12.93	27056.00
	Godown No. 9			
18.	4984 (F.F.)	NOT KNOWN	12.93	27056.00
	Godown No. 11			

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19.	4984 (G.F.) Godown No. 6	Sh. K. L. Gupta	27.9	222052.00
	4984 (F.F.) Godown No. 6	Sh. K. L. Gupta	82.66	
20.	4984 (G.F.) Godown No. 9	M/s. Goel Pipe Store	25.17	56192.00
21.	4984 (G.F.) Godown No. 8	M/s. Habra Pipe & Fitting Store	23.69	51689.00
22.	4984 (G.F.) Shop No. 7	M/s. J. L. Mukesh & Co.		38772.00
23.	4984 (G.F.) Shop No. 3	Shri Rakesh Gupta		61589.00
24.		Not Known		13248.00
25.		Shri Dev Raj Bajaj		413559.00
26.	4988	Shri Nitin Sales Corporation		86092.00
TOTAL				30,64,598.00

OTHER BENEFITS

(C) SOLATIUM

Besides the market value as fixed on the above norms, 30% solatium will be paid on the market value of the land assessed.

(D) ADDITIONAL BENEFITS

The additional amount U/s 23(1)(A) of the Land Acquisition Act will be paid over and above the total market value @ 12% p.a. w.e.f. date of notification U/s 4(1) of the LA Act till the date of possession i.e. 03.11.1999 to 27.08.2001.

(E) INTEREST U/S 34

The interest at the rate of 9% will also be paid to the interested persons from date of possession till the date of award i.e. from 28.08.2001 to 10.12.2001 in this case.

(F) COMPENSATION FOR TREES

Due compensation will be paid on account of the compensation for trees. There is a old Pipal tree in the above complex thou the tree is the non commercial one but is old enough giving shelters and religious value.

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APPORTONMENT:

The compensation will be paid to the rightful owners/interested persons on the basis of latest records. In case of any dispute between the parties which is not settled that matter will be referred to the court of A.D.J. under section 30-31 of the L.A. Act.


SUMMARY OF THE AWARD:

1	Market value of the bare land area measuring 1813 Sqm @ Rs. 14490/- per Sqm	2,62,70,370.00
2	Value of structure	
3	30% solatium on the market value of the land	30,64,598.00
4	Additional benefit U/s 23(1)(A) from 03.11.99 to 27.08.2001 @ 12% per annum. ^{663 days 663 days}	78,81,111.00
5	Interest U/s 34 from 28.8.2001 to 10.12.2001 @ 9% per annum. ^{105 days}	57,17,584.00
6	Compensation for Pipal Trees	6,80,151.00
		2,500.00
	TOTAL	4,36,16,314.00

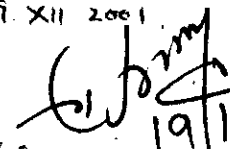

(S.R. KATARIA)
LAND ACQUISITION COLLECTOR
DISTRICT CENTRAL DELHI

SECRETARY REVENUE

Approved


19.12

Announced in the open court on 19.XII.2001


L.A.C. (Central) 19/12/2001