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AWARD NO. 03/1999-2000.

NAME OF VILLAGE : DELHI - PATTI

NATURE OF ACQUISITION : PERMANENT

PURPOSE OF ACQUISITION : MASS RAPID TRANSIT SYSTEM

The notification for acquisition of land at Ram Bagh area forming part of Delhi Village was notified under section 4 & 17 of the Land Acquisition Act 1894 vide Notification no. F7(35)/95-L&B/LA/II/5506 dated 12.6.97 for construction of **Mass Rapid Transit System in Delhi**. The declaration Under Section 6, Land Acquisition Act, 1894 was issued vide notification No. F7(35)/95/L&B/LA/II/8918 dated 28/7/1997. The details of the land notified is as under: -

VILLAGE DELHI-PATTI

KHASRA NO.	AREA
425	0-11
431	1-14
826/424	6-01
827/424 MIN	4-11
828/756/419	1-11
829/756/419	1-09
TOTAL	15-17

Wide publicity was given about the notification for the information of general public through important dailies in Delhi in English and Hindi languages. Notification under section 6, LA Act was published in Times of India (English) on 4.8.97 and in Dainik Jagran (Hindi) on 4.8.97. Since, the notification was issued under section 17 of Land Acquisition Act, which is the urgency clause, the provisions of Sec 5(A) of the LA Act was dispensed with. Notices Under Section 9 & 10 (1) of the LA Act were issued to all the affected persons as per revenue records. The **Delhi Metro Rail Corporation**, which is the executing agency for the Mass Rapid Transit System Project, has also identified the affected properties as per their alignment and has submitted the list of 58 persons irrespective of the fact whether they are the owners or tenants. The valuation report has also been submitted duly vetted by Public Works Division of Govt. of NCT of Delhi. The claims have been filled by 63 persons claiming to be the owners of the properties or assets, or tenants. The tenants are allowed the compensation of their assets and the tenants having Maurusi Status such as having leasehold rights etc. are given due weightage and compensation apportioned accordingly as per rules. Claims are being discussed under the Heading "**Claims and Evidences**".

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MEASUREMENT AND TRUE AREA

As per the notification, land measuring 15 bighas and 17 biswas was notified on which the properties as per assessment are situated. The area as per revenue record was measured and is available on site on physical inspection though the possession is yet to be taken over. The Award in respect of the entire area notified is announced as per the requirement of DMRC.

CLAIMS & EVIDENCES

In response to the notices issued under section 9 & 10 of Land Acquisition Act as many as 63 persons have filled their claims. The list of claims and evidence has been attached herewith containing full details. But in support of Claims/demands put forth by the claimants, no logical reasons have been submitted neither any documentary evidence have been enclosed in support of their claims.

S.No.	Name of Property	Claimant	Remarks/Claims
1.	No. 9063 Ram Bagh	Gopal Singh Rawat	1. No Specific claims on rate
2.	No. 9063 Ram Bagh	Vinay Kumar Mehta List of Tenants Shops Rents	1. Compensation for land : 30,000 Per Sq.Yds 2. Business loss : Rs.50,000/-per month
3..	No. 9063 Ram Bagh	M/s India Spoke MGF Co List of Tenants 18	1. No Specific claims on rate
4.	2/756/419	Raj Kumar Kalra Ambika Kalra Behalf of M/s Freight Carrier, Delhi	1. Compensation for land : 30,000 Per Sq.Yds 2. For Structure Boundary Walls Rs. 5,00,000/- Constructed Godowns Office Servant Quarters and toilet etc Rs. 15,00,000/- 3. 18 % Solatium and Interest
5.	Godowan No. 9063 /F	M/s Brij Lal Purshotam Dass Tenant With Proff	1. Business loss Rs.2,00,000/-
6.	No. 9063 /A Ram Bagh Old Rohtak Road Delhi	Bhagwan Dass & Co. Ravi Kant Kaitley Proprietor Tenants with proff	1. No Specific claims on rate
7.	No. 10 Ram Bagh Azad Market Delhi	Sh. Swastika Silicate Mills Owner having 11 Tenants with proff	1. Alternative Plot 2. Compensation of Rs 1 Crore

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8. No. 9063 /J First Ram Amzad Khan
Bagh Old Rohtak Road S/o Adbul Wahid
Delhi

1. Compensation for land : Rs.30,000/- Per sq.yds
2. For Structure : Rs.2,52,700/-
3. For Loss of Business
Income : Rs.2,40,000/-
4. For Shifting of
Business : Rs. 1,00,000/-
5. Rehabilitation : Rs.2,40,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @ 12%
Per Annum U/s 23(1A) and interest U/s 28

9. No. 9063/13 G.F. Kashmere Lal
Ram Bagh, Old Rohtak s/o Bali Ram
Rd. Delhi

1. Compensation for land : Rs. 30,000 Per Sq.Yds
2. For Structure : Rs.90,168/-
3. For Loss of Business
Income : Rs.4,50,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.3,90,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% from
the date of dispossession if any

✓ 10. No. 9063/B&C Ist Floor Surender Kumar Arora
Ram Bagh s/o Kashmeri Lal
Rohtak Road

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.42,750/-
3. For Loss of Business
Income : Rs.3,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.2,50,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12% From
Date of Dispossession if any

11. No. 9063/23 Ashok Kumar
Ram Bagh s/o Kashmeri Lal
Rohtak Road

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.1,68,682/-
3. For Loss of Business
Income : Rs.3,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.30,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl amount 12% From
Date of Dispossession if any.

12. No. 9063/23 A G.F. Yash Pal Arora
Ram Bagh s/o Kashmeri Lal
Rohtak Road Tenants

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.2,84,070/-
3. For Loss of Business
Income : Rs.4,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount 12%

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13. No. 9063/7 Ground Floor Manjeet Singh
Ram Bagh s/o Balwant Singh
Rohtak Road

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.1,44,355/-
3. For Loss of Business Income : Rs.2,50,000/-
4. For Shifting of Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl amount 12%

14. No. 9063/8 Ground Floor Kuldeep Chand Kohli
Ram Bagh s/o Mulah Raj Kohli
Rohtak Road and sons(HUF)

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.1,44,355/-
3. For Loss of Business Income : Rs.2,50,000/-
4. For Shifting of Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12%

15. No. 9063/18 G.f. Harish Kohli
Ram Bagh s/o Kuldeep Chander Kohli
Rohtak Road

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,24,875/-
3. For Loss of Business Income : Rs.4,00,000/-
4. For Shifting of Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12%

16. No. 9063/18 G.F. Manpreet
Ram Bagh w/o Upkar Singh
Rohtak Road

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,95,975/-
3. For Loss of Business Income : Rs.4,00,000/-
4. For Shifting of Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12%

17. No. 9063/26-B G.F. Sandeep Kumar
Ram Bagh s/Maharaj Krishan
Rohtak Road Sabarwal

1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.2,75,275/-
3. For Loss of Business Income : Rs.4,00,000/-
4. For Shifting of Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12%

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18. No. 9063/6,7,8 Ist Floor Satish Sabarwal
Ram Bagh s/o M.K.Sabarwal
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.6,15,315/-
 3. For Loss of Business Income : Rs.4,00,000/-
 4. For Shifting of Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl Amount @12%
19. No. 9063/6 Sandeep
Ram Bagh s/o M.K.Sabarwal
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.3,81,686/-
 3. For Loss of Business Income : Rs.3,50,000/-
 4. For Shifting of Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.3,50,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl Amount @12%
20. No. 9063/26 Ramesh Rani
Ram Bagh s/o Maharaj Krishan
Rohtak Road Sabarwal
1. Compensation for land : Rs.20,000/-Per Sq.Yd.
 2. For Structure : Rs.8,93,000/-
 3. For Loss of Business Income : Rs.1,00,000/-
 4. For Shifting of Business : nil
 5. Rehabilitation : nil
 6. Alternative Business Site
 7. 30 % Solatium and Addl Amount @12% from Date of dispossession if any.
21. No. 9063/26 A&B Satish Sabarwal
Ram Bagh s/o Maharaj Krishan
Rohtak Road Sabarwal
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.2,26,400/-
 3. For Loss of Business Income : Rs.3,00,000/-
 4. For Shifting of Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.3,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl Amount @12% from Date of dispossession if any.
22. No. 9063/28 & 29 F.F. Pardeep Kumar
Tin Shed Ram Bagh s/o Maharaj Krishan
Rohtak Road Sabarwal
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.2,28,608/-
 3. For Loss of Business Income : Rs.4,00,000/-
 4. For Shifting of Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl Amount @12% from Date of dispossession if any.

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| 23. | No. 9063/26 A
Ram Bagh
Rohtak Road | Pardeep Sabarwal
s/o Maharaj Krishan
Sabarwal | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,80,500/-
3. For Loss of Business
Income : Rs.4,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12% from
Date of dispossession if any. |
| 24. | No. 9063 6,7,8
Ram Bagh
Rohtak Road | Pardeep Sabarwal
s/o Maharaj Krishan
Sabarwal | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.5,00,650/-
3. For Loss of Business
Income : Rs.4,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12% |
| 25. | No. 9063/20 A
Ram Bagh
Rohtak Road | Vipin Kumar
s/o Bihari Lal
Prop of M/s V.K.Processor | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.13,77,000/-
3. For Loss of Business
Income : Rs.18,00,000/-
4. For Shifting of
Business : Rs.2,00,000/-
5. Rehabilitation : Rs.19,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12% |
| 26. | No. 9063/D
Ram Bagh
Rohtak Road | Vipin Kumar Dua
s/o Bihari Lal
Prop of M/s V.K.Processor | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,88,416/-
3. For Loss of Business
Income : Rs.3,50,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.3,50,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl Amount @12% from
Date of dispossession if any. |
| 27. | No. 9063/22
Ram Bagh
Rohtak Road | Vipin Kumar Dua
s/o Bihari Lal
Prop.of Dua Industries | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.14,18,100/-
3. For Loss of Business
Income : Rs.6,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.6,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |

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| 28. | No. 9063/21
Ram Bagh
Rohtak Road | Vipin Kumar Dua
s/o Bihari Lal
M/s Joney Plastic | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,73,204/-
3. For Loss of Business
Income : Rs.12,00,000/-
4. For Shifting of
Business : Rs.2,00,000/-
5. Rehabilitation : Rs.10,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 29. | No. 9063/20 on Firrst
Ram Bagh
Rohtak Road | Smt Meena Dua
W/o Vipin Kumar Dua
Prop of M/s Meenu Ind. | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,62,530/-
3. For Loss of Business
Income : Rs.7,00,000/-
4. For Shifting of
Business : Rs.2,00,000/-
5. Rehabilitation : Rs.7,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 30. | No. 9063/21 A G.F.s Ist
Ram Bagh
Rohtak Road | Vipin Kumar Dua
s/o Bihari Lal
Prop M/s V.K.Industries | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.4,18,625/-
3. For Loss of Business
Income : Rs.6,50,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.6,50,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 31. | No. 9063/14-15 Ist&IInd
Ram Bagh
Rohtak Road | Smt Sunita Madan
W/o Virender Kumar | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.6,31,120/-
3. For Loss of Business
Income : Rs.3,50,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.3,50,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 32. | No. 9063/26 G.F.
Mezzanine, Ram Bagh
Rohtak Road | Ajit Kumar Madan
s/o Harbans Lal | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.6,64,850/-
3. For Loss of Business
Income : Rs.5,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.5,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |

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33.	No. 9063/O G.F. Ram Bagh Rohtak Road	Deepak Tanja s/o K.D.Tanja	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.69,300/- 3. For Loss of Business Income : Rs.3,75,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.3,75,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
34.	No. 9063/HIG Ist F Ram Bagh Rohtak Road	Virender Kumar Madan s/o Harbans Lal	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.1,07,450/- 3. For Loss of Business Income : Rs.3,50,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.3,50,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
35.	No. 9063/2 G.F. Ram Bagh Rohtak Road	Ajit Kumar s/o Harband Lal	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.2,19,240/- 3. For Loss of Business Income : Rs.4,25,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.4,25,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
36.	No. 9063/1 G.F. Ram Bagh Rohtak Road	Rajinder Kumar s/o Harbans Lal	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.6,93,360/- 3. For Loss of Business Income : Rs.8,50,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.10,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
37.	No. 9063/26 B G.F. and Ist Floor Ram Bagh Rohtak Road	Rajender Kumar s/o Harbans Lal	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.2,01,600/- 3. For Loss of Business Income : Rs.4,00,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.4,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%

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| 38.. | No. 9063/14 G.F.
Ram Bagh
Rohtak Road | Rakesh Madan
s/o Harbans Lal | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.1,92,474/-
3. For Loss of Business,
Income : Rs.4,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.4,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 39. | No. 9063/26 D Ist F.
Ram Bagh
Rohtak Road | Rita Madan
W/o Rakesh Kumar | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,07,325/-
3. For Loss of Business
Income : Rs.3,25,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.3,25,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 40. | No. 9063/26 D G.F.
Ram Bagh
Rohtak Road | Naresh Kumar
s/o Harbans Lal | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,29,970/-
3. For Loss of Business
Income : Rs.3,60,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.3,60,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 41. | No. 9063/26 E Ist &
Iind Floor Ram Bagh
Rohtak Road | Charanjeet
s/o Naresh Kumar | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,30,550/-
3. For Loss of Business
Income : Rs.3,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.3,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |
| 42. | No. 9063/15 G.F.
Ram Bagh
Rohtak Road | Virender Kumar
s/o Harbans Lal | 1. Compensation for land : Rs.30,000/-Per Sq.Yd.
2. For Structure : Rs.3,03,000/-
3. For Loss of Business
Income : Rs.5,00,000/-
4. For Shifting of
Business : Rs.1,00,000/-
5. Rehabilitation : Rs.5,00,000/-
6. Alternative Business Site
7. 30 % Solatium and Addl. Amount @12% |

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43.	No. 9063/1&2 II nd Floor, Ram Bagh Rohtak Road	Arun Kumar s/o Ajit Kumar	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.4,54,720/- 3. For Loss of Business Income : Rs.3,80,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.3,80,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
44.	No. 9063/26 E-G-F Ram Bagh Rohtak Road	Virender Kumar s/o Harbans lal	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.3,41,700/- 3. For Loss of Business Income : Rs.4,00,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.4,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
45.	No. 9063/4 G.Floor to IIIrd Floor Ram Bagh Rohtak Road	Raj Kumar Ahuja s/o Ram Kishan Ahuja	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.6,27,125/- 3. For Loss of Business Income : Rs.5,00,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.5,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
46.	No. 9063/3 G.Floor to III Floor , Ram Bagh Rohtak Road	Ram Kishan Ahuja s/o Ram Ashremal	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.6,27,125/- 3. For Loss of Business Income : Rs.4,50,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.4,50,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%
47.	No. 9063/22 Ground Ram Bagh Rohtak Road	Suraj Transport Pvt Ltd. Through Manager Sh. S.P.Mehta S/o P.K.Mehta	<ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.7,84,635/- 3. For Loss of Business Income : Rs.10,00,000/- 4. For Shifting of Business : Rs.1,00,000/- 5. Rehabilitation : Rs.10,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12%

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48. No. 9063/N Ground Adbul Wahid
Ram Bagh s/o Adbul Hamid
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.2,77,628.70/-
 3. For Loss of Business
Income : Rs.2,50,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.2,50,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
49. No. 9063/19 Ground Gurbax Singh
Ram Bagh s/o Sher Singh
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.6,14,550/-
 3. For Loss of Business
Income : Rs.4,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
50. No. 9063/24 Sh. Ajit Bansal
Ram Bagh, Rohtak Road s/o Subhash Bansal
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.5,71,389/-
 3. For Loss of Business
Income : Rs.10,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.10,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
51. No. 9063/28 & 29 Govind Narain Mantri
Ram Bagh s/o Chattar Mal Mantri
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.4,23,963/-
 3. For Loss of Business
Income : Rs.6,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.6,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
52. No. 9063/MG Partly Ist Deepak Gulati
Ram Bagh s/o Atam Parkash
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.4,37,814/-
 3. For Loss of Business
Income : Rs.14,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.14,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%

- 14/2
53. No. 9061/11 on left Floor Smt. Ritu
& Terrace, Ram Bagh s/o Sanjay
Rohtak Road
1. Compensation for land : Rs.20,000/-Per Sq.Yd.
 2. For Structure : Rs.65,000/-
 3. For Loss of Business
Income : Rs.5,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.2,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
54. No. 9063/11 Grd. Floor Siri Ram Shawany
Ram Bagh s/o Bal Mukand Shawany
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.94,070/-
 3. For Loss of Business
Income : Rs.4,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
55. No. 9063/5 Ground to Smt Nanki Devi
Iind Floor, Ram Bagh W/o Mam Chand Deshwal
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : --
 3. For Loss of Business
Income : Rs.4,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
56. No. 9063/16 on G.F. & Dalip Kumar
Duplex in Ist Floor s/o Gopi Singh
Ram Bagh, Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.4,68,750/-
 3. For Loss of Business
Income : Rs.4,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%
57. No. 9063/17 Double Smt. Jagjit Kaur
Story , Ram Bagh W/o Inderjeet singh
Rohtak Road
1. Compensation for land : Rs.30,000/-Per Sq.Yd.
 2. For Structure : Rs.4,60,750/-
 3. For Loss of Business
Income : Rs.4,00,000/-
 4. For Shifting of
Business : Rs.1,00,000/-
 5. Rehabilitation : Rs.4,00,000/-
 6. Alternative Business Site
 7. 30 % Solatium and Addl. Amount @12%

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|-----|--|-----------------------------------|--|
| 58. | No. 9063 First Floor
Ram Bagh
Rohtak Road | Ramesh Kumar
s/o Kishan Lal | <ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.77,962.50/- 3. For Loss of Business
Income : -- 4. For Shifting of
Business : -- 5. Rehabilitation : Rs.1,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12% |
| 59. | No. 9063/M Ist Floor
Ram Bagh
Rohtak Road | Gopal Singh
s/o sohaban Singh | <ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.94,050/- 3. For Loss of Business
Income : Rs.3,75,000/- 4. For Shifting of
Business : Rs.1,00,000/- 5. Rehabilitation : Rs.3,75,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12% |
| 60. | No. 9063 Ground Floor
Ram Bagh
Rohtak Road | Kishan Lal
s/o Jangli Ram | <ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.1,06,029/- 3. For Loss of Business
Income : nil 4. For Shifting of
Business : nil 5. Rehabilitation : Rs.1,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12% |
| 61. | No. 9063/K Grd.Floor
& Ist Floor, Ram Bagh
Rohtak Road | Salim
s/o Abdul Aziz | <ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : -- 3. For Loss of Business
Income : Rs.3,75,000/- 4. For Shifting of
Business : Rs.1,00,000/- 5. Rehabilitation : Rs.3,90,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount@12% |
| 62. | No. 9063 G.F.
Ram Bagh
Rohtak Road | Mahender Kumar
s/o Kishan Lal | <ol style="list-style-type: none"> 1. Compensation for land : Rs.30,000/-Per Sq.Yd. 2. For Structure : Rs.68,119.50/- 3. For Loss of Business
Income : -- 4. For Shifting of
Business : -- 5. Rehabilitation : Rs.1,00,000/- 6. Alternative Business Site 7. 30 % Solatium and Addl. Amount @12% |
| 63. | 10 Ram Bagh.
Rohtak Road | TCI
Adm. Officer
Sh.Santosh | <p>Claimed no compensation,
But raised some query which is irrelevant at the
stage of inviting claims.</p> |

Amir Kishan

MARKET VALUE

In determining the amount of compensation for the land being acquired, the Market Value of the land at the date of publication U/s 4, Land Acquisition Act i.e. on 12.6.97 is being taken into consideration.

- (a) To arrive at a fair market value, the sale-prices of similar lands sold in the neighbourhood over a period of 5 years before the date of notification Under Section 4, L.A. Act were referred. The Sale-prices mentioned in registered Sale-deeds for the land transfers sales in this period are listed as under:-

BERI WALA BAGH/AZAD MARKET/PUL BUNGASH						
S.No	Registry No	Year	Property No	Area in Sq. Yd	Saledeed Amt	Consideration Rate Per Sq. Yards
1.	1701	1993	XII/8974 Gali No. BrushWali, Naya Mohalla , Pul Bungush, Delhi	170	55,000.00	324.00
2.	1773	1995	6863-64 Ward No 13 Gali Fateh Puri Beri Wala Bagh Azad market Delhi	100	75,000.00	750.00
3.	10515	1995	7672(Old)and6957(New)Gali Batua Wali Beri Wala Bagh Pul Bangash, Delhi	90	1,00,000.00	1111.11
4.	1263	1996	8640-41 Gali NalWali, Naya Mohalla, PulBungash, Delhi	110	90,000.00	818.00
5.	176	1996	41 Block F Malka Ganj, Delhi, Lease hold Right	80	1,45,000.00	1812.00
6.	8732	1996	6174 A Jawahar Nagar, delhi	170	3,55,000.00	2088.24
7.	7733	1996	XII 9033 Ram Bagh Road, Pul Bungash, Delhi	250 Sq.Feet Shop 1/2 Share	40,000.00	2857.14
8.	8528	1996	2868-69/XII Malka Ganj	120	1,25,000.00	1041.67
9.	834	1997	XII/9762	125	40,000.00	640.00
10.	4206	1997	Ward No. XIII, MPL. No. 10187-88, Library Rd, Nawab Ganj ,Azad Mkt., Delhi (Above G.F.)	60	80,000.00	2666.47
11.	671	1997	Subzi Mandi	400	90,000.00	225.00

To remove the inconsistencies among these prices, the average Sale price was calculated and taken into consideration. It works out to Rs.1303 per Sq. yds. But this sale consideration includes the sale price of land and sale price of structures appurtenant there-to. In this area the structures are quite old and are constructed in a haphazard manner. The quality of construction is poor, most of there are temporary sheds. Hence, the

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ratio of the cost of land to the cost of construction has been considered appropriate at 80:20, i.e. 80% to the cost of land and 20 % to the cost of structure. On this principle, the average sale price of land only works out to Rs. 1043 per sq. yds. Or Rs. 1247 per sq. metre.

- (b) Besides the above method; another method of using the 'Schedule of Market Rates' issued by the Ministry of Urban Affairs and Employment Govt. Of India, for land-transfers in Delhi was also considered. As per this schedule, the prices for land transfer for the corresponding period i.e. 1st April 1996 till 31st March 1998 which comes to Rs. 6300/ per Sq. Metre for residential areas and Rs. 12,600/ per sq.metre for commercial areas are noted. Before arriving at a fair market-value, the following factors regarding the land under acquisition were observed.

- The nature of land use in mixed. Petty commercial establishments, non-conforming household industries, one go-down, small rooms on top of the shops used for residences, cover the area.
- The area is not located on the main road and can be approached through a narrow opening from the main road.
- The area is surrounded by squatter settlements on the front and railway line on the back.

On perusal of the above factors indicate that the potential for development in this area is very limited.

Keeping the above in mind; the rates indicated by the Ministry of Urban Affair & Employment are on a very higher side particularly for this area in comparison to the actual registered rates on transfer of similar lands. Hence the market value arrived at by averaging the registered sale prices registered over 5 years of similar lands in the neighborhood, is considered as the "Fair market value". It is assessed at Rs. 1247 per sq.metre for the land only. This rate is finalized as the basis for compensation.

OTHER COMPENSATION

- (a) **Solatium :**

The owners/interested persons are entitled to get over 30% over and above the compensation amount decided on the basis of market rates as solatium.

- (b) **Additional Benefits :**

The interested persons are also entitled to have an additional benefits @ 12% per annum on the market value under section 23(1)(a) of the Land Acquisition Act from the date of notification Under section 4 till the date of possession or the announcement of award which ever is earlier.

- (c) **Interest :**

Although there is a provision of 15% per annum interest chargeable Under Section 28 of the Land Acquisition Act, but in this case the position is not taken over as yet, so interest is not allowed.

- (d) **Compensation for super Structure :**

The properties with super-structures such as boundary walls, buildings, gates, sheds were surveyed by Delhi Metro Rail Corporation (DMRC), the agency executing the Mass Rapid Transit System. DMRC also got these properties evaluated

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these properties evaluated and submitted evaluation report after duly vetted by the Public Works Department of Govt. of NCT of Delhi. The details of evaluation reports and allowed on compensation is as under :

S.No.	Building No.	Valuation No.	Amount Allowed In lacs in Rupees	
1.	10 Ram Bagh ,Old Rohtak Rd, Delhi-7	BSG/VAL/1	79.31 ,	26.07
2.	10 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/2	36.32-11.2749	12.03
3.	24 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/3	2.13 ✓	✓ 2.13
4.	23-A Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/4.	1.69	
5.	23 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/5	1.02	
6. ✓	9063/22Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/6	5.63	
7. ✓	F.F.of 9063/22Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/7	4.94	
8.	9063/21-ARam Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/8	2.07	
9.	9063/21Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/9	1.79	
10.	9063/20 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/10	1.91	
11.	9063-26A G.F.Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/11	1.86.	
12.	9063/26 B Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/12	1.63	
13.	9063/26 B (F.F.) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/13	1.85	
14.	26-D/9063(F.F.) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/14	1.45	
15.	9063/26 B Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/15	1.51	
16.	9063/26 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/16	2.52	
17.	9063/26 A Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/17	2.44	
18.	9063/26 B Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/18	1.48	
19.	9063/26 A&B (FF) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/19	1.29	
20.	9063/28&29 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/20	2.54	
21.	9063/28&29 First Floor Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/21	0.29	
22.	9063/A Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/22	2.30	
23.	9063/B Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/23	1.24	
24.	9063/C Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/24	0.83	
25.	9063 B&C (FF) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/25	0.16	
26.	9063-F (G.F.) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/26	2.61	
27.	9063-D (G.F.) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/27	1.54	
28.	9063/M Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/28	0.57	
29.	9063/M(FF) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/29	0.71	
30.	9063/M Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/30	1.18	
31.	9063-K Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/31	1.37	
32.	9063 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/32	0.37	
33.	9063/J Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/33	0.77	
34.	9063/N Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/34	2.61	
35.	Property over M/sSidharth Super Spinning Mills	BSG/VAL/35	0.64	
36.	9063 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/36	2.23	
37.	9063/F Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/37	3.38	
38.	9063/F Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/38	2.07	
39.	9063/20 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/39	9.34	

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40.	9063/18 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/40	7.47
41.	9063/16&17 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/41	5.54
42.	9063/15 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/42	2.62
43.	9063/14 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/43	1.49
44.	9063/14&15(FF) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/44	4.13
45.	9063/13 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/45	0.70
46.	9063/12 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/46	1.10
47.	9063/11 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/47	1.20
48.	9063/9&10 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/48	3.57
49.	9063/7&8 (GF) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/49	1.85
50.	9063/6,7,8 (2nd Floor) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/50	2.69
51.	9063/6,7,8 (2nd Floor) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/51	2.98
52.	9063/6(GF) Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/52	1.63
53.	9063/5 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/53	3.28
54.	9063/3&4 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/54	5.90
55.	9063/2 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/55	1.34
56.	9063/1, (G.F.), 1 st & 3 rd Floor of 9063/1&2 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/56	5.33
57.	Second Floor of 9063/1&2 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/57	2.63
58.	2/756/419 Ram Bagh, Old Rohtak Rd, Delhi-7	BSG/VAL/58	19.00 ✓
Total			264.04

(e) **Compensation for Trees :**

On survey of the land under acquisition , it was found that two large trees one in A-21 and the other in 28-29 of Ram Bagh, Old Rohtak Road are standing. Taking weight of each tree at 3 tonnes and cost of fuel wood @1500/-per tone the compensation is assessed at 4500/-per tree.

(f)

APPORTIONMENT :

The details of recorded owners of the lands under acquisition were collected from the revenue records. The details are as under:

S.No.	Khasra No.	Area Bighas-Biswas	Name of Recorded Owners
1.	826/424	6-01	Globe Motor
2.	425	0-11	Globe Motor
3.	431	1-14	Globe Motor
4.	827/424 Min	4-11	Govind Ram
5.	828/756/419	1-11	Atma Ram, Devi Duttamal, Hans Raj, Kedar Nath
6.	829/756/419	1-09	Smt Ambika Kalra, Raghubir Singh, Harish Kalra

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A. FOR LAND IN KHASRA NOS 826/424, 425, 431 :

On the basis of documents/claims available on record, it is noted that M/s Globe Motors was a company managed by Sh. Gavind Ram s/o Himat Rai, R/o 11, Puss Road, Delhi. The land with khasra no. 827/424 at Sl.No.4 is also owned by Sh. Govind Ram. So the total land owned by Govind Ram and Globe-Motors and covered under this acquisition is 12 bighas 17 biswas. Further, it appears from records that, a trust in the name of Gujranwala Gurukul Trust Society has been constituted to manage the land (12 bighas -17 biswas) owned by Sh. Govind Ram/Globe Motors.

The Gujranwala Gurukul Trust Society has constructed a number of shops/structures on the land under acquisition. It has further executed settlement/lease deeds with tenants on payment of rent. Some of the tenants have been delegated rights of transfer, subletting, alterations and further constructions.

The details of apportionment between the landlord and the various type tenants are as under: -

(1) Permanent Tenancy/Lessee :

The claimants at Serial no 7, 9, 10, 11,12,13, 14, 15, 16, 17, 18, 19, 20, 28, 30, 32, 35, 36, 37, 38, 40, 42, 43, 46, 49, 50, 54, 55 (28 in numbers) of the column under claims and evidences have executed lease deeds of permanent nature with the Gujranwala Gurukul Trust Society on payment of lump sum rent. The rights conferred on these permanent tenants are subletting, rights of transfer, addition and alterations. Under these circumstances, the ratio of apportionment between the owners to tenants is held at 20:80, i.e. 20% to owners and 80% to tenants.

(2) Sub Tenants/Sub Lessee :

The claimants at serial nos. 21,22,23,24,27,31,39,44,45,47 (10 in numbers) of the column under claims and Evidences have executed rent agreements with the original leaseholders but not with Gujrawala Gurukul Trust Society. As per the agreements, the sub tenants are required to pay monthly rent and no rights of transfer are conferred. Under these circumstances, the ratio of apportionment between the original leaseholder and sub-tenants is held at 80:20, i.e. 20% to the Sub-tenants and 80% to the tenants out of the permanent tenancy share as at A(1) above.

(3) Tenants on Simple Rent with no additional rights :

The claimants at serial nos. 3 and 51 are occupying the premises on payment of monthly rent to the owner. But these claimants have not been conferred any rights. Neither they have produced any lease deed/tenancy agreements in their favour. In such cases, the ratio of apportionment is held at 80:20, owners to receive 80% and tenants 20%. Lower percentage has been allowed to simple tenants in such cases, as they enjoy no substantial rights as discussed in the case of permanent tenants.

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- (4) Claimants at S.No.1, 5, 6, 8, 25, 26, 29, 33, 34, 41, 48, 52, 53, 56, 57, 58, 59, 60, 61, 62 (20 in numbers) :

Such Claimants have not filed any documentary evidences in support of their level of interest but have claimed physical possession. These claims are supported by evaluation reports, based on which the share of compensation is apportioned in the ratio of 20:80, i.e. 20 % to the claimants of this category and 80% to the owners of corresponding land.

- (5) Claimant at S.No. 63 :

The claimant at S.No. 63 is M/s Transport Corporation of India Ltd. (TCI), neither they have filed any specific claim regarding compensation in spite of sufficient time was afforded for the same, nor they have submitted any documentary evidence in support of their level of interest. However, it was found that M/s TCI is in physical possession of land 10 Ram Bagh Old Rohtak Road, owned by globe-motors/Govind Ram. Though there is no supporting documentary evidence regarding their level of interest, even then, like-wise in other cases TCI's share of compensation only for land is fixed at 20% due to physical possession only. The owner's share is held at 80%.

- (6) Claimants at S.No.2:

Sh. Vinay Kumar Mehta, the claimant at S.No. 2 has claimed ownership for land in khasra nos. 826/424, 425, 431 and 827/424, measuring 12 bighas 17 biswas; which is in the name of Sh. Govind Ram and M/s Globe Motors (a company floated by Govind Ram). Sh. Vinay Kumar Mehta has claimed, ownership on the basis of will executed by Ms.Dr.Satya Devi Mehta, who is also not the recorded owner as per the revenue records. Further no probate has been filed by the claimant along with the will to substantiate his claim. Hence no compensation is assessed in his name.

B. FOR LAND AND BUILDINGS IN KHASRA NO:828/756/419 MEASURING 1 BIGHAS 11 BISWAS

For this property, there is no evidence on record suggesting that these lands have been leased out to any person. Hence the entire compensation is allowed to the recorded owners of land i.e. Atma Ram, Devi Duttamal, Hans Raj and Kedar Nath.

**C. FOR LAND AND BUILDINGS IN KH.NOS. 829/756/419 MEASURING 1 BIGHAS 09 BISWAS:
(CLAIMANT AT S.NO.4)**

For the above mentioned property there is no evidence on record that the land with buildings have been leased out to any person. Hence the entire compensation is allowed to the recorded owners of land i.e. Smt. Ambika Klara, Sh.Raghubir Singh and Sh. Harish Kalra.

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D. APPORTIONMENT OF EVALUATED COST OF THE STRUCTURES STANDING ON THE LAND UNDER ACQUISITION :

The built up structures on the land under acquisition were got evaluated and approved by the Public Works Department of Govt. of NCT of Delhi.

In this method the built up structures are evaluated as one unit whereby both the interests of the lessee and the landlord are determined and total compensation money is apportioned as under :-

- (1) Where the properties are leased on perpetuity the compensation amount is to be divided between the landlord and lessee in the ratio of 20:80, i.e. 20% to the landlord and 80% to the lessee/permanent tenant. The cases of such permanent tenants are mentioned at (A) (1) above.
- (2) In case of sub tenants, with no further transferable rights, the compensation amount out of the original lessee's share for the built up structures to be shared between original lessee and sub tenant in the ratio of 80:20. The serial nos. of such claimants are mentioned at A(2) above.
- (3) In case of tenants on simple rent with no additional rights, the compensation amount for built up structures is divided between the simple tenants and landlords, in the ration of 20:80. The serial nos. of such cases are 3, and 51 as mentioned in A(3) above.
- (4) Twenty claimants as listed in A(4) above have not filed any documentary evidences in support of their level of interest. But based on claims regarding physical possession, the compensation is divided between the tenant and the owner in the ratio of 20:80 i.e.20% to the claimants and 80% to the owners. The Transport corporation of India the claimant at Sl.No.63 also comes within this category, hence allowed 20% of compensation amount of the evaluated cost of structure.

Arjun Mishra

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SUMMARY OF AWARD

<u>ITEM</u>	<u>RUPEES</u>
1. Compensation for the land measuring 15 bighas 17 biswas or 15976 Sq.Yds.or 13357 Sq.Metre '@ Rs.1247/-per Sq.Metre	1,66,56,179.00
2. Solatium @ 30%	49,96,854.00
3. Addl. Benefits @ 12% per annum for 2 years	39,97,483.00
4. Compensation of two trees @ Rs.4500/- per tree	9000.00
5. Cost of Structures evaluated by PWD and Submitted by DMRC	2,64,04,000.00

Total : 5,20,63,516.00

(Rupees Five Crores Twenty Lacs Sixty Three Thousand and Five Hundred Sixteen only)

Arun Mishra
(ARUN MISHRA)
LAND ACQUISITION COLLECTOR
CIVIL LINES, DELHI

Approved
26/7/99

The award is drawn with the approval of Secretary (Revenue), Govt. Of NCT of Delhi and announced accordingly.

Arun Mishra
30/7/99

Issue notices u/s 12(2),
LA Act.

LAC - Civil Lines.

Arun Mishra
30/7/99

Land Acquisition
Civil Lines, Delhi

AWARD OF LAND ACQUIRED IN CIVIL LINES DELHI PARTLY BY LAC (CIVIL LINES)
FOR MASS RAMP TRANSFER SYSTEM