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**Award No. :** 1/2008-09/North-East  
**Name of village :** Jhilmil Tahirpur  
**Nature of acquisition :** Permanent  
**Purpose of acquisition :** Construction of RUB on Road No.58 & 64 at G.T. Road Shahdara.

These are the proceedings for the determination of compensation u/s 11 of the L.A. Act 1894. The Land under acquisition for a public purpose, namely construction of Road Under Bridge (RUB) on Road No.58 & 64 at G.T.Road Shahdara situated in village Jhilmil Tahirpur was notified by Land & Building Department u/s 4 of LA Act 1894 vide Notification No.F.7(13)/2002/L&B/LA/8762 dated 14.10.2005. After considering report on objections u/s 5-A, a declaration u/s 6 was made vide Notification No. F.7(13)/2002/L&B/LA/10584 dated 05.10.2006 in r/o an area measuring 15 Bigha 07 Biswa. The substance of the said notification was given due publicity in the leading news papers & by pasting at the various points in the notified area. Notices u/s 9(1) & 10(1) of the Land Acquisition Act, 1894 were issued, inviting claims from the owners/ occupants/interested person. The claims from the interested persons were received which are detailed & discussed under the headings "Claims & Evidences"

Writ Petitions (Civil) bearing No(s) 17066-17075/2006 were filed in Delhi High Court titled as Sanjay Goyal & others versus UOI and others in which the notification under section 4 dated 14-10-2005 and declaration u/s 6 dated 05-10-2006 in respect of the Land & structures situated in Friends Colony Industrial Area, Gali no. 2, G.T. Road Shahdara Delhi-110032 were sought to be quashed and set aside as them being illegal, malafide and unconstitutional. In an interim order dated 17-11-2006 made by Hon'ble Court, status quo was ordered

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to be maintained by the parties . In the final judgement dated 09-05-2008 all the petitions were dismissed by the Hon'ble Court. Interim orders were recalled. However the status quo was to be maintained till 17-05-2008 for facilitating the petitioners to apply to the higher court, if willing.

### TRUE & CORRECT AREA

The Land was demarcated and measured on the spot by the staff of DDA & PWD with the help of LAC (NE) staff on 08.01.2007. The details of the area under present acquisition & also available at the spot is as under:-

S.No.	Kh. No.	Area			Sq. Mtrs.
		(Bigha & Biswa)			
1.	305/31	1	-	11	1306.75
2.	1135/320/306/1	0	-	12	505.84
3.	1136/320/306/2	0	-	12	505.84
4.	1137/320/306/3	0	-	13	547.99
5.	1138/320/306/4	0	-	12	505.84
6.	1139/320/306/ 5	0	-	12	505.84
7.	1140/320/306/ 6	0	-	12	505.84
8.	1141/320/306/ 7	0	-	10	421.53
9.	1142/320/306/ 8	0	-	10	421.53
10.	1143/320/306/ 9	0	-	08	337.23
11.	1144/320/306/10	0	-	08	337.23
12.	1145/320/306/ 11	0	-	08	337.23
13.	1146/320/306/ 12	0	-	08	337.23
14.	1147/320/306/13	0	-	07	295.07
15.	1148/320/306/ 14	2	-	06	1939.06
16.	304/31 min	0	-	04	168.61
17.	319/306 min,	0	-	01	42.15

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18.	1149/320/306/15 min 0	-	01	42.15
19.	1150/320/306/16 min 0	-	01	42.15
20.	1151/320/306/17 min 0	-	01	42.15
21.	1152/320/306/18 min 0	-	02	84.31
22.	1153/320/306/19 min 0	-	02	84.31
23.	1154/320/306/20 min 0	-	02	84.31
24.	1155/320/306/21 min 0	-	03	126.46
25.	1156/320/306/22 min 0	-	03	126.46
26.	1157/320/306/23 min 0	-	04	168.61
27.	1158/320/306/24 min 0	-	04	168.61
28.	1159/320/306/25 min 0	-	03	126.46
29.	1160/320/306/26 min 0	-	03	126.46
30.	1184/20/2/1	0	- 07	295.07
31.	1184/20/2/1	0	- 07	295.07
32.	1184/20/2/1	0	- 05	210.77
33.	1185/20 min (A) &	0	- 03	126.46

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Total	13	-	05	11,170.62
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The notified area under declaration u/s 6 dated 05.10.2006 was for 15 Bigha 07 Biswa of land. However, there was separate declaration u/s 6 vide notification No.F.7(5)/2005/L&B/LA/MRTS(NE)/2278 dated 22.05.2006 which included 2 Bigha 2 Biswa of land covered in the declaration u/s 6 dated 05-10-2006 and the possession of the same had been taken on 17.08.2006 for DMRC. The common area measuring 02 Bigha 02 Biswa of land in both the declarations dated 05-10-2006 and 22-05-2006 has been deducted from the acquisition being made presently. The details of these khasras are as below and the same is no more being acquired in the present award:-



<u>Kh.No.</u>	<u>Area</u>
307 min	0-01
304/31	0-07
1148/320/306/14	0-04
305/31	0-17
1184/20/2/1/	0-12
1185/20	0-01
Total	2-02

Thus at present we are acquiring the land measuring **13 Bigha 05 Biswa**, equivalent of **11,170.62 sq. Mtr.** at the rate 1 Bigha = 843.07 sq.mtr. and 1 Biswa = 42.15 sq. mtr. It is also noted that there is a difference of 0.04 sq. mtr. in the calculation of total area under acquisition which is being ignored due to standard error in aggregating the areas in terms of sq. mtrs. of individual khasras.

#### **COMPENSATION & CLAIMS**

The following owners/occupants/interested persons have filed their claims in response to notices u/s 9(1) & 10 (1) which are discussed as under :-

<u>S. No.</u>	<u>Name &amp; Address of the claimant</u>	<u>Kh. No. &amp; Area</u>	<u>Claim</u>
1.	Sh. Prem Singh Chauhan S/o Late Sh. S.C. Singh, F-80, Rajindra Nagar Industrial Area, Shahibabad, U.P. & Sh. Raj Kumar Jindal S/o Late Sh. Ahant Ram Jindal, 93, Rajindra Nagar Industrial Area, Shahibabad, U.P.	1158/320	Compensation @ 60,000/- per Sq. Yd. compensation Rs. 30,50,000. & Other relief. No justification/proof in support has been given. Sale Deed dated 11/02/03 is @ Rs.1202/ per sq. yds.

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2.	M/s Arun Kumar Dilip Kumar, 27/2, Friends Colony Industrial area, G.T. Road, Shahdara, Delhi.	1158/320	Alternative land in commercial area & compensation Rs. 85,00,000. No justification/ proof in support has been given.
3.	Sh. Rawal @ Rahul Sharma S/o Shashi Shanker Sharma, Plot No.29, Gali No.2, Friends Colony, Industrial Area, G.T. Road, Shahdara.	1160/320	Compensation @ 60,000/- per Sq. Yd. compensation Rs. 2,91,97,500/- & Other relief. & Alternative plot. No justification/ proof in support has been given.
4.	Smt. Gursharan Kaur W/o Sh. Devender Singh Negi, Municipal No.28, Lane No.2 & 3, Friends Colony, Industrial Area, G.T. Road, Shahdara.	1159/320	Compensation @ Rs.50,000/ per Sq. Yds. and compensation for built up. Alternative site for re- location of factory. No justification/ proof in support has been given. Sale Deed dated 05.02.75 is @ Rs. 80/- per sq.yds.
5.	Smt. Madhu Bhandari W/o Late Sh. Pramod Bhandari, M/s M.K. Rubber Mill, Plot No.23, Gali No.3, Friends Colony, Industrial Area, G.T. Road, Shahdara.	Plot No.23	Compensation @ Rs.31,20,600/- & alternative plot. Valuation report of structures from Pvt. Valuer.
6.	Sh. Vijay Bhandari & Smt. Neera Bhandari, Plot No.18, Gali No.3, Friends Colony, Industrial Area, G.T. Road, Shahdsara.	330/313 & 331/313	Compensation Rs. 33,03,150/- Valuation report of structures from Pvt. Valuer. Sale Deed dated 2.04.93 is @ Rs. 1310/- per sq. yds.
7.	Sh. Narain Kumar Sushil Kumar, M/S Electrical Instrument Co., Plot No.20, Gali No.3, Friends Colony, G.T. Road, Shahdara, Delhi.	1150/320	Compensation @ Rs.1,00,000/- per Sq. Yds. & 16 Lacks for construction etc. No justification/ proof in support has been given. Sale Deed dated 6.08.64 is @ Rs. 40/- per sq. yds. & Sale Deed dated 03.03.79 @ Rs. 52/- p.sq.yds.



8.	Sh. D.P. Gupta, R/o H.No.7-B - 824, Sukhdev Nagar, Kotla Mubarakpur, New Delhi-3.	1135/320 Plot No.3	Compensation & Alternative plot. No justification/ proof in support has been given.
9.	Smt. Shakuntala Gupta W/o Sh. D.P. Gupta, R/o H.No.7-B - 824, Sukhdev Nagar, Kotla Mubarakpur, New Delhi-3.	1135/320 Plot No.3	Compensation & Alternative plot. No justification/ proof in support has been given.
10.	Sh. Rajeev Batra S/o Sh. R.P. Batra, Plot No.15, Gali No.2, Friends Colony, Industrial Area, Shahdara, Delhi.	1147/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.62,87,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given.
11.	Smt. Juhi Gupta W/o Late Sh. Devender Gupta, Plot No.15, Gali No.2, Friends Colony, Industrial Area, Shahdara, Delhi.	1147/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.83,92,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given.
12.	Sh. Jai Prakash Gupta, Manoj Gupta S/o Late Sh. Trilok Chand, Plot No.26, Gali No.2 & 3, Friends Colony, Industrial Area, Shahdara, Delhi.	1157/320	Compensation @ Rs.70,000/- per Sq. Yards for land, Rs.1,52,00,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given.
13.	Smt. Sushila Bhatnagar, 10/9 B, Gali No.2, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1142/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.2,68,29,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given. Sale Deed dated 1959 is @ Rs. 4/- per sq. yds.
14.	Sh. Daya Nand Sharma, M/S Quality Tools and Appliances, Plot no.9, Gali No.2, Friends Colony, G.T. Road, Shahdara, Delhi.	1141/320 Tenant	Compensation @ 50,000/- per Sq. Yd. compensation Rs. 8,00,000, Other relief. & alternative land. No justification/ proof in support has been given.

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15.	Shri Ram Kishan Singhal, M/S Deepak Wire Industries, Plot no.9, Gali No.2, Friends Colony, G.T. Road, Shahdara, Delhi.	1141/320 Tenant	Compensation @ 50,000/- per Sq. Yd. compensation Rs. 11,00,000, Other relief. & alternative land. No justification/ proof in support has been given.
16.	Smt. Shashi Rani W/o Sh. Daya Nand Sharma M/S Ravi Industries, Plot no.9, Gali No.2, Friends Colony, G.T. Road, Shahdara, Delhi.	1141/320 Tenant	Compensation @ 50,000/- per Sq. Yd. compensation Rs.8,00,000, Other relief. & alternative land. No justification/ proof in support has been given.
17.	Sh. P.N. Sharma S/o Sh. Mulak Raj, R/O 3/39 A, Vijay Nagar, Delhi. & Sh. Shyam Sunder Sharma S/o Late Sh. Mulak Raj, R/o 1/9375, West Rohtas Ragar, Shahdara, Delhi.	Plot No.27, 29 & 42	Compensation & alternative land. No justification/ proof in support has been given.
18.	Sh. Satish Chandra M/s Chandra Engineers, 16, Friends Colony, Lane No.2, G.T. Road, Shahdara, Delhi.		No Claim
19.	Sh. Surender Kumar Jain, M/s Satya Metal Industries, 562/1/B, Gali No.2, Friends Colony, Plot No.15, G.T. Road, Shahdara, Delhi.	1147/320	Compensation @ Rs.40,000/- per Sq. Yards for land, Rs.27,21,250/- for construction etc. & Alternative plot. No justification/ proof in support has been given. Sale Deed dated 24.11.2004 is @ Rs. 1500/- per sq. yds.
20.	Sh. Sandesh Chawla & Ors. S/o Late Sh. Balak Ram Chawla, Plot No.9, Gali No.2, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1141/320/ 306/7	Compensation @ Rs.70,000/- per Sq. Yards for land, Rs.90,00,000/- for construction etc. & Alternative plot. Valuation report of structures from Pvt. Valuer. Sale Deed dated 28.03.59 is @ Rs. 4/- per sq. yds.

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21.	Sh. Manjit Kumar S/o Late Sh. Om Prakash, M/s Jupiter Automotive, Municipal No.25, Lane No.2 & 3, Friends Colony, G.T. Road, Shahdara, Delhi.	1156/320	Compensation & alternative land. No justification/ proof in support has been given.
22.	Sh. G.R. Khan, M/s Western Engineering Co., Plot No.8, Gali No.2, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1140/320 Plot No.8	Compensation @ 50,000/- per Sq. Yd. compensation Rs.23,50,000, Other relief. & alternative land. No justification/ proof in support has been given.
23.	Smt. Barkha Khanna, M/s Ashima Enterprises, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1157/320	Compensation of Rs.40,72,500/- Valuation report of structures from Pvt. Valuer.
24.	Sh. Arun Aggarwal, M/S Regal Dies, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1156/320	Compensation Rs.27,11,500/- Valuation report of structures from Pvt. Valuer.
25.	Sh. Deputy Lal, M/S Accurate Cutting Tools, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1156/320	Compensation Rs.32,00,000/- No justification/ proof in support has been given.
26.	Sh. Umesh Kapoor, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1155/320	Compensation Rs.30,00,000/- No justification/ proof in support has been given.
27.	Sh. Krishan Kumar Gupta S/o Late Lajpat Rai Gupta, Plot No.7, Gali No.2, Friends Colony Industrial area, G.T. Road, Shahdara, Delhi.	1139/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.53,75,000/- for construction etc. & Alternative plot. Valuation report of structures from Pvt. Valuer.

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28.	Sh. Rakesh Kumar Gupta S/o Late Lajpat Rai Gupta, Plot No.7, Gali No.2, Friends Colony Industrial area, G.T. Road, Shahdara, Delhi.	1146/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.41,50,000/- for construction etc. & Alternative plot. Valuation report of structures from Pvt. Valuer.
29.	Sh. Krishan Kumar Gupta S/o Late Lajpat Rai Gupta, Plot No.7, Gali No.2, Friends Colony Industrial area, G.T. Road, Shahdara, Delhi.	1145/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.43,00,500/- for construction etc. & Alternative plot. Valuation report of structures from Pvt. Valuer.
30.	Sh. Krishan Kumar Gupta S/o Late Lajpat Rai Gupta, Plot No.7, Gali No.2, Friends Colony Industrial area, G.T. Road, Shahdara, Delhi.	1144/320	Compensation @ Rs.60,000/- per Sq. Yards for land, Rs.41,50,000/- for construction etc. & Alternative plot. Valuation report of structures from Pvt. Valuer.
31.	Sh. Pyare Lal Khanna S/o Sh. B.D. Khanna, Plot No.21-22, Gali No.2, Friends Colony Industrial Area, Shahdara, Delhi.	1136/320	Compensation @ Rs.40,000/- per Sq. Yards for land, Rs.41,50,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given. Valuation by private valuer.
32.	Sh. Sanjay Goyal S/o Sh. C.P. Gupta, Plot No.4, Gali No.2, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	1136/320	Compensation @ Rs.70,000/- per Sq. Yards for land, Rs.2,25,50,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given.
33.	Sh. Naval Kishore Jain, 360/367, Gali No.2, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi.	Kh. No.304/31, Gali No.2 (Owner)	Compensation @ 55,000/- per Sq. Yards for land & Alternative plot. No justification/ proof in support has been given.



34.	Sh. B.S. Kochar S/o Late Sh. Tej Singh Kochar, R/o 88, National Park , 1 <sup>st</sup> & 2 <sup>nd</sup> Floor, Lajpat Nagar IV, New Delhi-24.	Kh. No.304/31, Prop.No. 360/367 Gali No.2 (Tenant)	Compensation @ Rs.5 Lacs per Sq. Yards for land, Rs.5,30,00,000/- for construction etc. & Alternative plot. No justification/ proof in support has been given.
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#### Market Value of the land under acquisition:-

It can be seen that 34 individuals had submitted their claims. Most of the claims require compensation to be paid ranging from Rs.40,000/- to Rs. 1,00,000/- per sq. yard. And in many cases, a total compensation to be paid to these individuals ranges from Rs. 20,00,000/- to Rs. 2,68,00,000/-. The claimants have failed to provide any legally admissible document to support their highly exaggerated claims. Sale Deeds submitted by them are apparently out dated to have any bearing on the market rate prevailing around 14.10.2005, the date of notification u/s 4. The valuation by private valuers appears to be exaggerated, perhaps for the satisfaction of their clients. Thus the claims of compensation which has been received from the 34 individuals do not serve the purpose to arrive at the appropriate market value of the land under acquisition around 14.10.2005. I, therefore, reject the exaggerated claims submitted by the individuals/affected parties.

As an another method, a schedule of rates circulated by Ministry of Urban Affairs & Employment, Deptt. of Urban Development (Land Division) vide No.J-22011/4/95-LD dated 16.04.99 for the period from 01.04.98 to 31.03.2000 was referred which is re-produced below:-

#### Zone-V East Delhi

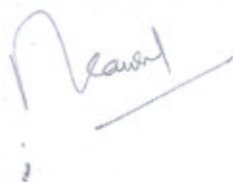
S.No.	Name of the locality	Residential (Rs.per Sq.Mtrs)	Commercial (Rs.per Sq.Mtrs)
1.	Jheel Khuranja	2805/-	5865/-
2.	Geeta Colony	2805/-	5865/-
3.	Narela & Other Outlying Colonies	1980/-	4140/-





None of the area mentioned in the schedule falls in District North-East and these are located away from the site of the land under acquisition. Accordingly, the rates in respect of the above area provided by L&DO do not represent the market value of the land under acquisition. To arrive at a fair market value, the locality of the site, the situation of the area, the quality, potentiality and use of land are to be kept in mind. The properties/land under acquisition are situated close to Shahdara Flyover and have commercial activities in the vicinity. The said properties are serving both Commercial as well as residential purposes. However, no proof has been submitted either from the claimants or from the PWD, the requisitioning authority, to indicate the land use of the concerned properties/land under acquisition. Therefore, I reject this method of assessing the market value on the basis of rates provided by L & DO, Ministry of Urban Affairs & Employment, Deptt. Of Urban Development (Land Division).

As yet another method for assessing fair market value, it will be appropriate to look into the Sale Deeds of the same area, (village Jhilmil Tahirpur) from where the land is under acquisition, registered during the period before 14.10.2005, the date of notification u/s 4. Accordingly the Office of Sub-Registrar (Shahdara/Seemapuri) was requested to provide the copies of sale deeds of the relevant area. The photo copies of 3 such Sale Deeds have been received. One relevant (preceding the date of notification u/s 4) sale deed has been received from the PWD, which is forwarded to them (PWD) along with the copy of Writ Petitions. On perusal of Sale Deeds, it reveals that in the Sale Deeds for Built up properties, there is no separate consideration amount for structures, therefore, the rates includes the market value of land as well as structure. The details of the sale deeds received are as below:-



Sl. No	Details of documents	Details of properties	Total area	Area in Sq. Yds.	Total consideration	Rate per sq. yds.
1.	Regn. No.5007 Vol. No. 3705 Dated 25.11.2004	Prop. No. Kh. No. 1147/320 Gali No.2, Friends Colony, G.T. Road, Shahdara, Delhi.	100 sq. yds.	100	1,50,000/-	1500/- per sq. yds.
2.	Regn. No.4311 Vol.No.3874 dt. 23.06.2005	Plot No.-B-15, Kh. No.1076/5/2/272, Jhilmil Tahirpur	282 Sq. Mtr.	282	8,00,000/-	2836/- per sq. yds.
3.	Regn. No. 4216 Vol.No.3871 Dt. 22-06-2005	Plot No. 488/B/1-D Kh. No. 444/394/65	35 Sq. Yds	35 Sq. Yds.	70,000/-	2000/- per sq. yds.
4.	Regn. No. 1652 Vol.No.3784 dt. 16-03-2005	Plot No. 4 Kh. No. 386/301	50.5 Sq. Yds	50.5 Sq. Yds.	1,56,000/-	3089/- per sq. yds.

As per the above table, the aggregate amount of land inclusive of structure thereon, on the basis of sale consideration comes to Rs. 2,356/- per Sq. Yard (equivalent to Rs. 2,818/- per Sq. Meter @ 1 sq. mtr. = 1.19599 sq yd.. ) After deducting the cost of structure on the land @ 30% of the total value, the cost of land comes to Rs. 1,973/- per Sq. Meter. I therefore, determine the cost of land under acquisition @ Rs. **1,973/- per Sq. Meter.**

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**Structures;**

This Acquisition in values of land & structures appurtenant thereto. The structures were got evaluated by the PWD, Govt. of NCT of Delhi.

The Value of the structures including permanent structures, boundary walls, gate if any and other fittings would be given as per the evaluation report submitted by the PWD, Govt. Of NCT of Delhi. The cost of structures also includes the land appearing in Khasra Nos. mentioned above under heading "Correct & True Area" which have already been handed over to DMRC. The amount of the properties located on the Khasras already handed over to DMRC will be refunded to the P.W.D. as and when a formal request, with appropriate evidence, is received from P.W.D.

The summary of the values awarded are given as under:-

S. No.	Property No.	Area Sq. Mtr.	Name of Property Holder at spot	Amount Rs.
1	Plot No.1 & 2		Sh. Inder Narain & Sh. Hari Narayan	1,10,700/-
2	Plot No.3		Mrs. Sheela Devi	33,69,900/-
3	Plot No.4		Sh. Sanjay Goel & Smt. Pushpa Devi	39,79,200/-
4.	Plot No.5-A		Sh. Laxman Das Gupta	13,23,600/-
5.	Plot No.5-B		Mrs. Sheela Devi	4,15,300/-
6.	Plot No.5-C		Sh. Laxman Dass Gupta & Sh. Narinder Gupta	18,79,800/-
7.	Plot No.6		Sh. Jatinder, Sh. Vinod, Sh. Jagan & Smt. Neeraja	8,19,800/-
8.	Plot No.7		Sh. Krishan Kumar Gupta	13,11,100/-
9.	Plot No.8		Sh. G.R. Khan	6,01,900/-
10.	Plot No.9		Sh. Sandesh Chawla & Smt. Neelam Chawla	6,95,550/-
11.	Plot No.10		Smt. Sushila Bhatnagar	4,33,700/-
12.	Plot No.11,12,13 & 14		Sh. Rakesh Kumar Gupta & Sh. Krishan Kumar Gupta	26,32,200/-



13.	Plot No.15	Sh. Rajeev Batra	10,62,000/-
14.	Plot No.16-A	Sh. R. Shrivastava	83,700/-
15.	Plot No.15 (562/1/B)	Sh. Surindra Jain	6,69,800/-
16.	Plot No.15	Mrs. Juhi Gupta	5,33,450/-
17.	Plot no.15 (562/1)	Mrs. Juhi Gupta	7,54,600/-
18.	Plot No.16	M/s Chandra Enterprises	2,92,200/-
19.	Plot No.16 (360/367)	Sh. Naral Kishore Jain	4,94,100/-
20.	Plot No.360/367	Sh. Pyare Lal Khanna	2,69,900/-
21.	Plot No.360/367	Sh. Rakesh Sharma	14,100/-
22.	Plot No. 360/367	Sh. F. C. Mathur & Others	5,21,500/-
23.	Plot No. 360/367 (Left of Chandra)	Sh. F.C. Mathur & Others	77,100/-
24.	Plot No. 16 (B)	Sh. Ved Prakash Gupta	1,57,700/-
25.	Plot No. 18	Sh. Vijay Kumar Smt. Neera Bhandari	5,02,950/-
26.	Plot No. 19	Sh. Narayan Kumar & Sons	1,72,400/-
27.	Plot No. 20 (58/53)	Electrical Instrument Company	35,500/-
28.	Plot No. 20-A	Sh. Rajesh Gupta	3,39,000/-
29.	Plot No. 21	Sh. Payare Lal	3,93,600/-
30.	Plot No. 22	Sh. Shyam Sunder Nagpal	4,66,000/-
31.	Plot No. 23	In between plots of Sh. S.S. Nagpal & Sh. Umesh Kapoor	3,08,900/-
32.	Plot No. 24	Smt. Anju Gupta & Mr. Udey Gupta	10,56,000/-
33.	Plot No. 24 (Left)	Sh. Umesh Kapoor	40,200/-
34.	Plot No. 25	Sh. Manjeet Kumar	28,600/-
35.	Plot No. 25	Sh. Arun Aggarwal	2,68,700/-
36.	Plot No.25/A	Sh. Manoj Gupta & Sh. Jai Prakash	7,61,100/-
37.	Plot No. 26B	M/s Ashiana Enterprises Mrs. Barkha Khanna	7,29,900/-
38.	Plot No. 27/2	Sh. Arun Kumar & Sh. Dilip Kumar	2,87,300/-
39.	Plot No. 28/2	Mrs. Gursharan Kaur	3,21,000/-
40.	Plot No. 29/2	Sh. Rahul Sharma	4,03,850/-

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41.	Plot Adjacent to plot No. 1 and 2	Sh. Vijay Gupta	25,82,700/-
		Total	3,11,44,800/-

WALLS : Included in the Structures.

BOUNDARY: As above. ;

TREES : Nil

**Solatium:-**

On the market value so determined, the owners/interested persons are entitled to get 30% extra compensation as solatium as per the provision of the Land Acquisition Act, 1894.

**Additional Amount:-**

The interested persons are also entitled to have an additional benefit @ 12% per annum on the market value of the land u/s 23 (1-A) of the Land Acquisition Act from the date of notification u/s 4 till the date of Award. It is expected that the award will be announced by 26.07.2008. Therefore the additional amount has been calculated upto 26.07.2008. However, the period of stay granted by Hon'ble High Court of Delhi in Writ Petitions (civil) bearing No. 17066-17075/2006 i.e. from 17.11.2006 to 17.05.2008 total 559 days will be excluded from the calculations of additional amount, as per provisions u/s 23(1-A) of the L.A Act.

**Apportionment**

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

*N. Kaur*

**SUMMARY OF AWARD (1/2008-09/NE)**

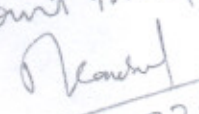
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|----|--|-------|----------------|
| 1. | Rate of 1 Sq. Meter  | Rs.   | 1,973/-        |
| 2. | Market value of the land measuring 13 Bigha 05 Biswa (i.e. 11,170.62 Sq.Mtr.)  | Rs.   | 2,20,39,633.26 |
|    |  | Rs.   | 2,20,39,633/-  |
| 3. | Solatium @ 30% of market value   | Rs.   | 66,11,889.98   |
|    |  | Rs.   | 66,11,890/-    |
| 4. | Additional amount @ 12% of market value  | Rs.   | 34,05,576.20   |
|    |  | Rs.   | 34,05,576/-    |
| a) | w.e.f. 14.10.2005 (Date of Not. u/s 4) to 17.11.2006 (Date of granting stay by Hon'ble High Court)) 400 days                         |       |                |
| b) | w.e.f. 18.5.2008 (date from when stay was vacated) to 26.07.2008 (date of award) 70 days (i.e. Total 470 days.) @ Rs.7245.91 per day |       |                |
| 5. | Cost of Structures (As per PWD Report)   | = Rs. | 3,11,44,800/-  |
| 6. | Total (addition from 2 to 5)   | =Rs.  | 6,32,01,899/-  |



(AK KAUSHAL)  
LAND ACQUISITION COLLECTOR/  
A.D.M. (NORTH EAST)

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

  
**Principal Secretary (Revenue)**

Announced in open court today (22.7.08)  
  
22.7.08