

AWARD NO. 1/2012-2013

Name of village	:	Modal Basti, Village Sidhipura.
Nature of Acquisition	:	Permanent
Purpose for Acquisition	:	Grade Separator at Rani Jhansi Road.

I. These are the proceedings for Acquisition of Land u/s 11 of Land Acquisition Act, 1894 initiated for the purpose of Grade Separator at Rani Jhansi Road. The Notification u/s 4 of Land Acquisition Act, 1894 for Land Measuring 1244.63 Sq. Meter was issued by the Land & Building Department on 20/04/2010 vide notification No. F10(36)/06/L&B/LA/889. Declaration u/s 6 of Land Acquisition Act was issued vide Notification No. F10(36)/06/L&B/LA/7023 dated 29/07/2010. Since the land was also notified u/s 17(1) of Land Acquisition Act vide notification No. F10(36)/06/L&B/LA/7024, dated 29/07/2010 the provisions of section 5 (A) of the of Land Acquisition Act were dispensed with. The details of area under present acquisition is as under:-

S.No.	Property No.	Locality	Area Sq. Meter
1.	1 (Shops)	Modal Basti Vill. Sidhipura	90.94
2.	2 (Residential)	-do-	63.96
3.	3(8415) (Residential)	-do-	53.46
4.	4 (Residential)	-do-	45.55
5.	5 (8421) (Residential)	-do-	37.28
6.	6 (Residential)	-do-	22.84
7.	7 (Shop)	-do-	12.92
8.	8 (8442) (Shop)	-do-	2.16
9.	73 (8558) (Shop)	-do-	4.25
10.	10140 (Shop)	-do-	0.60
11.	10139 (Shop)	-do-	1.35
12.	10138 (Shop)	-do-	2.11
13.	10137-A (Shop)	-do-	2.25
14.	10137-B (Shop)	-do-	3.50
15.	10136-10134 (Shop)	-do-	37.35
16.	10133-10132 (Shop)	-do-	14.76
17.	10131 (Commercial)	-do-	13.49
18.	10126 (Shop)	-do-	15.52
19.	10125 (Shop)	-do-	15.47
20.	10124 (Shop)	-do-	17.24
21.	10123 (Shop)	-do-	36.25
22.	10122 (Shop)	-do-	18.06
23.	10121 (Shop)	-do-	62.06

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24.	10120 (Shop)	-do-	26.64
25.	10119 (Shop)	-do-	33.35
26.	10118 (Shop)	-do-	29.09
27.	10117-10116 (Shop)	-do-	71.03
28.	10115-10113 (Shop)	-do-	51.03
29.	10111-10112 (Shop)	-do-	93.08
30.	10110 (Shop)	-do-	50.92
31.	10109 (Shop)	-do-	27.09
32.	10108 (Shop)	-do-	10.08
33.	10107 (Shop)	-do-	34.02
34.	10105-10103 (Shop)	-do-	72.85
35.	10102 (Shop)	-do-	18.15
36.	10101 (Shop)	-do-	19.25
37.	10100 (Shop)	-do-	13.08
38.	10099 (Shop)	-do-	11.76
39.	10098 (Shop)	-do-	6.06
40.	10097 (Shop)	-do-	4.95
41.	10096 (Shop)	-do-	2.03
42.	10095 (Shop)	-do-	4.12
43.	10094 (Shop)	-do-	2.53
44.	Back Side 10128 (Shop)	-do-	28.08
45.	10129 (Shop)	-do-	62.07
		Total	1244.63 Sq. Mtr.

II. Wide publicity of the notification was given through important Dailies both in English (The Time of India) and Hindi (Punjab Kesari) having very large circulations in Delhi for the knowledge of interested parties/persons.

III. The notices u/s 9 (i) & 10 (i) of the L.A. Act were issued on 31/08/2010 inviting claims from the owners/occupants/interested persons of the properties. They have filed their claims which are detailed under the heading claims & evidence. This acquisition involves land & structures appurtenant thereto. The structures were got evaluated by Govt. approved valuers and vetted by PWD Deptt. of GNCT of Delhi.

MESUREMENT AND TRUE AREA

IV. As per the notification, the total area of land measuring 1244.63 Sq. Meters was notified for acquisition. On physical survey conducted by a team of the staff of LAC (Central), Land & Building Department and MCD the total area was found to be the same i.e. 1244.63 Sq. Meters. The entire area required for MCD project have been covered in the notification u/s 4, declaration under section 6 and 17(1) of the LAC Act, 1894 and no discrepancy noticed on this account.

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CLAIMS & EVIDENCES

In response to the notices issued u/s 9(i) and 10(i) of the Land Acquisition Act, 1894 to the owners/occupants/interested persons, the following persons filed their claims:-

S.No.	Property No.	Name of the Claimant	Claims
1.	10109	Daleep Singh	Alternate Land
2.	10109	Mandeep Singh	Alternate Land
3.	8411	Ashok Kumar	No Specific Claim
4.	8412	Subhash Chander	No Specific Claim
5.	10129	Anand Parkash Goel	No Specific Claim
6.	10138	Santosh Gupta	Rs. 3 Lac per sq. mt.
7.	10108-10109	Ranjeet Singh	Rs. 1,50,000 per sq mt and Alternate Land
8.	10108-10109	Pramjeet Singh	Rs. 1,50,000 per sq mt. and Alternate Land
9.	10108-10109	Suvinder Jit Singh	Rs. 1,50,000 per sq mt. and Alternate Land
10.	73(8558)	Pradeep Sharma	Rs. 1,50,000 per sq mt. and Alternate Land
11.	10121/1	Om Praksh Gupta	Rs. 3 Lac per sq. mt.
12.	10122-10123	Om Praksh Gupta	Rs. 3 Lac per sq. mt.
13.	10129	Kusum Goel	Rs. 3 Lac per sq. mt.
14.	10121	Subhash Goel	Rs. 3 Lac per sq. mt.
15.	10129	Sarla Aggarwal	Rs. 3 Lac per sq. mt.
16.	10124	Bhagat Ram Gupta	Rs. 3 Lac per sq. mt.
17.	10098	Om Prakash	Alternate Land
18.	10128-B	Geeta Rani Gupta	Alternate Land
19.	10126	Ajay Goel Karam Chand Iswar Chand	Alternate Land
20.	10137	Bhushan Kumar	No Specific Claim
21.	10120	R.P. Mangal	No Specific Claim
22.	10095	Ram Gopal	Alternate Land
23.	10129	Yougesh Kumar Satija	Alternate Land
24.	10094 – 10100	Ajay Goel Ashish Goel	No Specific Claim
25.	10122-10123	Arun Jain	No Specific Claim
26.	10129	Kamal Kumar Jain	Alternate Land
27.	10129	Krishan Aggarwal	Alternate Land
28.	10119	Krishan Mangla	Alternate Land
29.	10097	Rajesh Kumar	Alternate Land
30.	10099	Suresh Kumar	Alternate Land
31.	10111-10112	Joginder Singh Talwar	Alternate Land

32.	73(8558)	Anil Kumar & Satish Sharma Pardeep,	Alternate Land
33.	10139	Ruby Dhingra	No Specific Claim
34.	73(8558)	Yougesh Chand Sharma	Alternate Land
35.	10133-10136	Padam Chand Gupta Gian Chand Gupta Krishan Chand Gupta Duli Chand Gupta	Alternate Land
36.	10137-A 10137-B	Padam Chand Gupta Gian Chand Gupta Krishan Chand Gupta Duli Chand Gupta	Alternate Land
37.	73(8558)	Satish Chand	Alternate Land
38.	10114-10115	Dr. N.L. Vaish	Alternate Land
39.	10129	Umang Shain Aggarwal	No Specific Claim
40.	10129	Mukesh Kumar Aggarwal	No Specific Claim
41.	10094	Subhash Chand	Alternate Land

One perusal of the claims filed by the above interested persons, it is noted that none of the interested persons have furnished, any documentary evidence like registered sale deed/circle rates to the similar lands any where nearer to the claimed market value. It is further observed that the claims are not only exorbitantly high but also lacks supporting evidences/documents.

MARKET VALUE :

VI. The Market value of the land under acquisition is to be determined with reference to the date of notification u/s 4 of the Land Acquisition Act, 1894 i.e. 20/04/2010. To arrive at fair market value of the land under acquisition the locality of the site, it's current land use, situation of the area and finally the quality, potentiality and use of land has been kept in mind.

The property under acquisition is situated in Model Basti which is of commercial activities all around in vicinity. The properties are situated near main commercial centres like Karol Bagh, Pahar Ganj, Connaught Place etc.

For arriving at a true market value the schedule of rates circulated by the department of Revenue, Govt. of NCT of Delhi vide Notification No. F.2(12)/Fin.(E-I)/Part File/Vol.(II)/3548 dated 18/07/2007 was referred. It was noted that the circle rates for the commercial property in the nearby area is prescribed @ 18,400/- per sq. mtr. X 3 times and the

same is applicable for this area at the time of issue of notification u/s 4, dated 20/04/2010. As these have been arrived at by an impartial Govt. Body, it can be considered and accepted as the basis for arriving at the true market value of the land under this Award.

Considering all the above facts, I assess Rs. 55,200/- per sq. mt. as the fair and reasonable market value for the land under acquisition for commercial shop & Rs 18,400/- per sq. mtr. for residential. In addition to the market value, the interested persons will be entitled to other benefits under the provisions of the Act.

STRUCTURES :

The value of structures including permanent structures, boundary wall, gates and shops any other things should be given as per the valuation report submitted by PWD – the summery of the values awarded are summarized as under :

Sr. No.	Property No.	Name of Firm/Owner/ Occupant	Ground Floor	Ist Floor	IInd Floor	Top Floor	Total Amount
1.	10094	Sh. Subhash Chand	5876/-	5063/-	--	--	10,939/-
2.	10095	Sh. Ram Gopal	7774/-	6744/-	--	--	14,518/-
3.	10096	Sh. Ashish Goyal	2030/-	--	--	--	2,030/-
4.	10097	Sh. Rajesh Kumar	10,796/-	--	--	--	10,796/-
5.	10098	Sh. Om Prakash	24,452/-	12,697/-	--	--	37,149/-
6.	10099	Sh. Suresh Kumar	26,044/-	12,697/-	--	--	38,741/-
7.	10100 to 10102	Sh. Ashish Goyal	1,26,327/-	66,197/-	18,820/-	--	2,11,344
8.	10103	Smt. Satyawati	49,146/-	--	--	--	49,146
9.	10104 to 10106	Sh. Sita Ram	1,49,387/-	2,42,696/-	95,055/-	--	4,87,138
10.	10107	Sh. Puja Gupta	29,473/-	--	--	--	29,473
11.	10108 to 10109	Sh. Suvinderjeet Singh Talwar, Ranjeet Singh, Paramjeet Singh & Dalip Singh	1,58,283/-	1,35,836/-	--	--	2,94,119/-

12.	10110	Sh. Sandeep Sachdeva	1,51,655/-	1,77,712/-	--	--	3,29,367
13.	10111 – 10112	Sh. Joginder Singh	1,67,878/-	1,36,415/-	82,782/-	1,34,481/-	5,21,556
14.	10113 to 10115	Smt. Urmila Yadav	57,648/-	48,738/-	94,247/-	33,986	2,34,619
15.	10116 – 10117	Sh. Ashok Kumar & Dr. N.L. Vaish	57,649/-	48,738/-	94,247/-	33,987	2,34,621
16.	10118	Sh. Sanjay Kumar	50,596/-	42,766/-	28,224/-	--	1,21,586
17.	10119 – 10120	Sh. Krishna & Sh. D. Mangla	1,03,702/-	1,22,774/-	88,384/-	61,621	3,76,481
18.	10121	Sh. O.P. Gupta	1,25,033/-	1,03,108/-	1,05,887	52,293	3,86,321
19.	10122 – 10123	Sh. Arun Jain	1,01,614/-	42,689/-	43,839/-	33,569	2,21,711
20.	10124	Sh. Bhagat Ram	85,172/-	42,654/-	12,011/-	--	1,39,837
21.	10125	Sh. R.P. Gupta & Sh. S.R. Gupta	49,298/-	41,167/-	44,330/-	10,021	1,44,816
22.	10126 – 10127	Sh. Pyare Lal	76,846/-	66,941/-	68,636/-	23,594	2,36,017
23.	10128	Sh. Sampat Singh, Smt. G.R. Gupta, Smt. Geeta Rani Gupta & Sh. Girja Shankar	3,67,486/-	2,98,314/-	--	--	6,65,800
24.	10129	Sh. Arun Jain, Smt. Sona Devi & Sh. Om Prakash	5,74,542/-	19,40,505	--	--	25,15,047/-
25.	10132	Sh. Sanjay Kumar	47,040/-	38,591/-	52,206/-	--	1,37,837
26.	10133 to 10136	Sh. Gyan Chand	3,24,914/-	22,299/-	--	--	3,47,213
27.	10137	Sh. Bhushan Kumar	17,275/-	13,991/-	--	--	31,266/-
28.	10138	Sh. Vinay Gupta	9,099/-	7,848/-	--	--	16,947/-
29.	10139	Smt. Ruby Dhingra	14,185/-	12,308/-	12,308/-	--	38,801/-
30.	10140	Sh. Vivek Bansal	33,097/-	28,718/-	--	--	61,815/-

31.	Plot No. 1	Sh. Harish Chand Gupta & Smt. Usha Gupta	9,26,170/-	11,92,353/-	12,64,452/-	2,83,214/-	36,66,189/-
32.	Plot No. 2	Sh. Anoop Kumar Kamal &	2,18,515/-	1,83,665/-	40,656/-	--	4,42,836
33.	Plot No. 3	Sh. Subhash Jain	7,54,671/-	6,45,928/-	3,70,505/-	--	17,71,074/-
34.	Plot No. 4	Sh. Ramesh Chand Jain	10,95,462/-	10,72,792/-	10,72,792/-	--	32,41,046/-
35.	Plot No. 5	Sh. Satya Narayan Aggarwal	2,05,296/-	1,99,752/-	--	--	4,05,048
36.	Plot No. 6	Sh. Suresh Gupta	1,17,908/-	1,17,027/-	1,17,027/-	--	3,51,962
37.	Plot No. 7	Sh. Harbans Gupta	1,45,944/-	1,42,603/-	33,710/-	--	3,22,257
38.	Plot No. 8	Sh. Ravinder Nath Malhotra	56,516/-	68,675/-	66,255/-	--	1,91,446
39.	Property No. 73, 8558	Sh. Yogesh Sharma, Sh. Satish Sharma & Sh. Anil Sharma	73,421/-	73,421/-	--	--	1,46,842
		TOTAL					1,84,85,751/-

In property number referred at Sl. No. 1 to 39, the super structure were raised by the occupants and claim for these have been filed by the recorded owner(s). These claims are supported by evaluation reports furnished by PWD, Govt. of NCT of Delhi. As such the whole amount assessed for structure was given to the occupants.

VIII. OTHER COMPENSATION :

- A. **Solatum u/s 23(2) :** On the market value so determined by the LAC, the owners/interested persons are entitled to get 30% extra compensation as solatum as per the provisions of section 23(2) of Land Acquisition Act 1894.
- B. **Additional Benefits u/s 23(1-A) :** The interested persons are also entitled to have additional benefits @ 12% p.a. on the market value of the land and structure u/s 23


(1-A) of the Land Acquisition Act from the date of notification u/s 4 of the Land Acquisition Act, 1894 i.e. 20/04/10 till the date of award.


- C. **Interest u/s 34** : The interest @ 9% will also be paid to the interested persons from the date of notification u/s 4 of LA act, 1894 i.e. 24/04/2010 till the date.
- D. **Compensation for Trees and Borewells** : NIL
- E. **Apportionment**: 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 the matter will be referred to the Court of ADJ, Tis Hazari, Delhi u/s 30, 31 of the Land Acquisition Act, 1894.

SUMMARY OF AWARD


S. NO.	ITEM	AMOUNT (RS.)
1.	Compensation for the land measuring 1244.63 sq. mt. total land. i) Commercial land – 1021.54 sq. mt. ii) Residential land – 223.09 sq. mt. Commercial land 1021.54 X 18,400 X 3 = Residential land 223.09 X 18,400/-=	5,63,89,008/- ✓ 41,04,856/-
2.	Solatium @ 30%	1,81,48,159/- ✓
3.	Value of structure as assessed by PWD	1,84,85,751 ✓
4.	Additional benefit interest on compensation u/s 34 @ 9% p.a. from the date of possession i.e. 20/04/2010 to the date of announcement of award say upto 15/06//2012 for 788 days on amount 6,04,93,864/-	1,17,54,040/- ✓
	Total	10,88,81,814/- ✓

(Rs. Ten Crores Eighty Eight Lakhs Eighty One Thousand Eight Hundred Fourteen only)


Divisional Commissioner /
Pr. Secretary (Revenue)


(BANSI RAJ)
Land Acquisition Collector
Central District, Delhi

Award announced in open court today at 11.15 AM.
29 interested persons were present at the time of announce-
ment of Award. Kist placed at Annexure-A.


15/6/2012
LAC(Central)