

Final Report

**Social Impact Assessment (SIA) Study on
Extension of Delhi Metro Aerocity Tughlakabad Corridor Site:
Khanpur M.B Road, New Delhi**

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**Government of
National Capital Territory of Delhi
Land & Building Department
Vikas Bhawan, IP Estate, New Delhi
(Land Acquisition Branch)**

Submitted by



**Centre for Urban Studies
Indian Institute of Public Administration
IP Estate, Ring Road, New Delhi**

**Social Impact Assessment (SIA) Study on
Extension of Delhi Metro Aerocity Tughlakabad Corridor Site:
Khanpur M.B Road, New Delhi**

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ABBREVIATION

ADM	:	Additional District Magistrate
DM	:	District Magistrate
DMRC	:	Delhi Metro Rail Corporation
GNCTD	:	Government of National Capital Territory of Delhi
HHs	:	Households
IAP	:	Impact Assessment Plan
IIPA	:	Indian Institute of Public Administration
JE	:	Junior Engineer,
LARR Act	:	Land Acquisition, Rehabilitation and Resettlement Act.
LGs	:	Lieutenant Governor
NCT	:	National Capital Territory
OBC	:	Other Backward Classes
OW	:	Other Workers
PAFs	:	Project Affected Families
PAPs	:	Project Affected Persons
RAP	:	Resettlement Action Plan
RFCTLARR Act	:	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
RITES	:	Rail India Technical and Economic Service Limited
RRP	:	Rehabilitation & Resettlement plan
SC	:	Scheduled Castes
SDM	:	Sub Divisional Magistrate
SIA	:	Social Impact Assessment
ST	:	Scheduled Tribes
TBM	:	Tunnel Boring Machine

CHAPTER 1

About the Project and Methodology

1.1 Introduction: Social Impact Assessment-Concept and Definition

"Social impacts" means the consequences to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalize their cognition of themselves and their society.¹

Social impact assessment is defined as the efforts to assess or estimate, in advance, the social consequences that are likely to follow from specific policy actions (including programs, and the adoption of new policies), and specific government actions (including buildings, large projects and leasing large tracts of land for resource extraction).² Social Impact Assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.³ SIA is an umbrella or overarching framework that embodies the evaluation of all impacts on humans and on all the ways in which people and communities interact with their socio-cultural, economic and biophysical surroundings.

Social Impact assessment, thus, promotes community development and empowerment, builds capacity, and develops social capital (social networks and trust). Basic focus of SIA is thus better development so that positive outcomes are maximised and not just the identification or amelioration of negative or unintended outcomes. Important goal of SIA is to develop more ecologically, socio-culturally and economically sustainable and equitable environment. SIA contributes to the process of adaptive management of policies, programs, plans and projects, and therefore needs to inform the design and operation of the planned intervention. SIA builds on local knowledge and utilises participatory processes to analyse the concerns of interested and affected parties. It involves stakeholders in the assessment of social impacts, the analysis of alternatives, and monitoring of the planned intervention. By identifying impacts in advance: (1) better decisions can be made about which interventions should proceed and how they should proceed; and (2) mitigation measures can be implemented to minimise the harm and maximise the benefits from a specific planned intervention or related activity.

¹ Guidelines and Principles For Social Impact Assessment, Prepared by The Interorganizational Committee on Guidelines and Principles for Social Impact Assessment, U.S. Department of Commerce, National Oceanic and Atmospheric Administration National Marine Fisheries Service May 1994, https://www.iaia.org/pdf/IAIAMemberDocuments/Publications/Guidelines_Principles/SIA%20Guide.PDF

² Ibid

³ Bridget (Edt), Social Impact Assessment- Overview & History, <https://www.iaia.org/wiki-details.php?ID=23> accessed on December 14, 2021

1.2 Need for Social Impact Assessment

SIA is an important tool to assess the social, economic and cultural impacts of land acquisition on indigenous communities. This is particularly relevant for the any developmental projects, whose activities frequently encroach on the lands and waters that indigenous peoples depend on for their traditional livelihood activities. The loss of private assets resulting in loss of income and displacement makes social impact assessment an important input in project design while initiating and implementing developmental interventions. A detailed social impact assessment (SIA) therefore needs to be carried out to make project design responsive to social development concerns. SIA also helps in enhancing the project benefits to poor and vulnerable people while minimizing or mitigating concerns, risks and adverse impacts.

The social impact assessment involves the following steps:

Step-1 Define the Impact Area

Step-2: Identify Information/Data requirements and their sources

Step-3: Involve all affected stakeholders

Step-4: Conduct screening

Step--5: Carry out scoping in the Field

Step-6: Prepare a Socioeconomic profile of Baseline Condition

Step-7: Survey of host Population

Step-8: Identify and assess the Impacts

Step-9: Develop a Mitigation Plan

1.3 Approach and Methodology for the Social Impact Assessment Study

The main purpose of the study is to ensure that the present Metro project addresses the adverse impacts on the livelihood of the people and that nobody is left worse off after implementing Resettlement Action Plan (RAP) and those affected have access to project benefits, during project construction as well as operation stage. The report aims to highlight the social problems and suggests general and typical mitigation measures to alleviate social problems of the project-affected people such as loss of livelihood, displacement and loss of access to community facilities through widening of roads, service roads, underpasses and other facilities. The specific approach and methodology of the Impact Assessment Plan (IAP) are as follows:

1.3.1 Objectives

Objectives of the SIA are to:

- assess whether the proposed acquisition serves public purpose
- estimate the affected families and the number of families among them likely to be displaced;
- extent of lands- public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition;
- extent of land proposed for acquisition is the absolute bare minimum needed for the project;
- examine whether land acquisition at an alternate place has been considered and found not feasible: and
- Study of social impacts of the project and the nature and cost of addressing them and the impact of these costs on the overall costs of the project vis-à-vis the benefits of the project

1.3.2 Research Questions

1. Whether the proposed acquisition serves public purpose?
2. What is the estimation of affected families and the number of families among them likely to be displaced?
3. What is the extent of lands- public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition?
4. Whether the extent of land proposed for acquisition is the absolute bare minimum needed for the project?
5. Whether land acquisition at an alternate place has been considered and found not feasible?
6. What are the social impacts of the project and the nature and cost of addressing them and the impact of these costs on the overall costs of the project vis-à-vis the benefits of the project?

1.3.3 Scope of the Study

The study began with the identification of social issues and stakeholders and communities, including socially and economically disadvantaged communities. The focus of SIA is on identifying local population likely to be affected by the project either directly or indirectly and undertake field survey. The scope of the study in particular included the following:

- Identifying key social issues associated with the proposed project and specifies the project's social development outcomes;

- Assessing potential social and economic impacts both during the construction phase and in the operation phase;
- Reviewing policies, regulations and other provisions that related to resettlement and rehabilitation of project affected people and other social issues;
- Social screening of various project components and likely impacts in terms of land acquisition (loss of houses, livelihood, etc.), and resultant involuntary resettlement and provide inputs (in terms of magnitude of impacts and likely costs for mitigation) in preparing appropriate mitigation plans;
- Screening the social development issues in the project area and its vicinity and design the social services that may be provided by the project in order to improve the quality of life and achieve the projects economic and social goals;
- Update the profile of the population and available infrastructure facilities for services in the project affected area;
- Based on the assessment of potential social and economic impacts establish criteria that will assist in the formulation of strategies to extent possible maximize project benefits to the local population and minimize adverse impacts of the project interventions on the affected communities;
- Inform, consult and carry out dialogues with the project stakeholders on matters relating to project design, objectives, and implementation and provide specific recommendations to avoid/minimize high social risks;
- Screen the social development issues in the project area and its vicinity and accordingly design the social services that may have to be provided by the project in order to improve the quality of life;
- Identify likely loss of community assets (e.g. school, community assets) including the religious structures and common property resources (e.g. forest, grazing land) the impacts of their loss on the local population;
- Assess the impact of influx of construction workers and others (both during civil works and operation of the project) on the incidence of HIV/AIDS and other diseases and develop a strategy to control them; • Assess the capacity institutions and mechanisms for implementing social development aspects of the project implementation including the social safeguard plans and recommend capacity building measures; and,
- Develop monitoring and evaluation mechanism to assess the social development outcomes.

1.3.4 Methodology

The study was an empirical research and consisted of both quantitative and qualitative tools and techniques. The entire study was divided into sequentially arranged functional components like schedule construction, staff-recruitment, secondary research, schedule construction, pilot study, primary data collection, interviews, group discussions with the affected people and relevant government agencies, data analysis and report writing.

The study in particular included the following:

- Site visit to proposed metro project at Khanpur village/Market area and assess likely impacts in terms of land acquisition (loss of houses, livelihood, etc.), and resultant involuntary resettlement and provide inputs (in terms of magnitude of impacts and likely costs for mitigation) in preparing appropriate mitigation plans;
- Detail assessment of potential social and economic impacts establish criteria that will assist in the formulation of strategies;
- Identifying key social issues associated with the proposed project and specifies the project's social development outcomes;
- Assessing potential social and economic impacts both on the land owners and labourers
- Reviewing policies, regulations and other provisions that related to resettlement and rehabilitation of project affected people and other social issues;
- Assess the profile of the population and available infrastructure facilities for services in the project affected area;
- Examine the best possible benefits to be given to the effected family and minimize adverse impacts of the project interventions on the affected communities;
- Initiate dialogues with the project stakeholders on matters relating to project design, objectives, and implementation and provide specific recommendations to avoid/minimize high social risks;
- Assess the impact of land acquisition on labourers engaged with the land owners

The study was conducted in three phases.

- I. Pre Survey Activities
- II. Survey Activities
- III. Report Preparation

I. Pre Survey Activities

- i. Specific time frame was earmarked for each functional component of the project. Pre Survey Activities started with collection and review of project literature. This phase intended to familiarize with the concerned and important stakeholders to identify and collect the available literature and to scope the activities. This involved two pronged approach (a) discussions with Project Implementing Agency i.e. Delhi Metro and other concerned, b) collection of available relevant project literature. Consultations were held with concerned revenue officials to establish the ownership of land. Literature review and consultations formed the basis for identification of key stakeholders.
- ii. The Research team also conducted physical inspection of Khanpur Metro Project as part of ground trusting exercise. It provided an overall idea about field research preparation and also helped for pilot testing of questionnaires and checklists.

- iii. Detailed examination of the Detailed Project Report and documents related to the IV phase of Delhi Metro Project was also undertaken.
- iv. The relevant secondary information has been collected from Revenue Department, Census Report, Directorate of Economy & Statistics, Govt. of Delhi etc. to supplement the primary survey data.

II. Survey Activities

- i. Prior to initiation of physical identification and inspection of the structures, detailed discussions were held with District Magistrate Officials at Central Delhi and also with Delhi Metro officials to collect information on ownership of land.
- ii. Based on the study undertaken in stage 1, a tentative Structured Schedule was prepared and a pilot study was undertaken to test the Schedule. After the pilot survey and based on its results, required changes were incorporated in the structured schedules and the schedules were finalized for the primary data collection.
- iii. The gathered preliminary database was used to identify structures coming within proposed Khanpur Metro Project. All the affected properties belonging to land owners were incorporated in Final Feasibility Report. The required volume of land and structures with location, size, geometry, type of construction, name of the owner(s), address etc. was also covered.

The following points were included in the exploratory survey:

- Details of property to be acquired;
 - Loss of immovable assets by type and degree of loss;
 - Categorisation and Assessment of potential loss;
 - Status of ownership;
 - Comprehensive examination of land owner's assets.
- iv. **Consultations with Project Affected Families:** The consultations were undertaken with Landowners, Tenants and labours for dissemination of information about the Aerocity Tughlakabad Corridor of Delhi MRTS Project Phase IV DMRC is constructing Integrated Metro viaduct from Saket to Sangam Vihar. Integrated structure consist of 6 lane flyover at level 1 and metro line on level 2 from Ambedkar Nagar to Sangam Vihar. The alignment is passing through the congested area of Khanpur Market on M.B. Road. The PAFs were also informed about the project benefits.
 - v. The study also makes an attempt to identify people losing their livelihood directly or indirectly. The consultative process paves the way to develop rehabilitation strategies that helps for income generation and other remedial and restoration measures for the labourers which were engaged with three properties.
 - vi. The important aspect of the study was also participatory appraisal with the involvement of the community to enable them to understand the process of the study.
 - vii. Photographs were also taken to record the existing structures for identification.

III. Report Preparation

Results of the field survey undertaken in the previous stage are properly tabulated and calibrated using appropriate statistical tools.

- Responses were scrutinized before tabulation. It helped us in assessing the appropriateness of the land acquisition, and understanding the grievances of PAFs i.e. Land Owners, Tenants and labours with respect to the future challenges in land acquisition, livelihood concerns and immovable property losses.
- Based on data analysis, conclusion and recommendations has been drawn.

The key activities conducted during the Social Impact Study by the SIA Unit team of the area are shown in Table 2.2.

1.4 Structure of the Report

The report is presented in the following ten chapters:

- **Chapter 1:** About the Project and Methodology
- **Chapter 2:** Project Stretch Profile
- **Chapter 3:** Legal Policy Frame Work and & Entitlement Matrix
- **Chapter 4:** Socio-Economic Profile of Project Influenced Area District
- **Chapter 5:** The Socio-Economic profile of the Project Affected Families at Khanpur village, South Delhi.
- **Chapter 6:** Stakeholder's Consultations
- **Chapter 7:** Cost and Benefit Analysis
- **Chapter 8:** Rehabilitation & Resettlement Plan

CHAPTER 2

PROJECT STRETCH PROFILE

This chapter covers project description, route alignment, benefits, background of affected site, importance of location and site for resettlement.

2.1 Project Description:

Name of the Project: Aerocity Tughlakabad Corridor of Delhi MRTS Project Phase IV DMRC is constructing Integrated Metro viaduct from Saket to Sangam Vihar. Integrated structure consist of 6 lane flyover at level 1 and metro line on level 2 from Ambedkar Nagar to Sangam Vihar. The alignment is passing through the congested area of Khanpur Market on M.B. Road.

The proposed corridor is partly elevated and partly underground. The total length of the corridor is 23.622 of which 4.279 Km is elevated and 19.343 km is underground. In this Corridor a total of 15 stations have been proposed out of which 11 Stations are planned as underground and 4 Stations are planned as Elevated, It will also include four interchange stations at Aerocity, Chattarpur, Saket and Tughlakabad. The newly built Tughlakabad interchange station will also connect the existing Sarita vihar depot through a tunnel, making it one of the most essential corridors of the DMRC network.

2.2 Description of Route Alignments

This corridor originates from Aero City; adjacent to an existing station on the Airport Express line; crosses National Highway-8; leads in the southeast direction as an underground section under Mahipal Pur village up to km 1.4. Thereafter it aligns along the Abdul Gaffar Khan Marg leading towards Andheria Mor and runs along it up to Kishangarh. Here it turns left passes under Vasant Kunj and Mehrauli by the side of Bhul Bhulaiya and aligns along Mehrauli – Badarpur Road. It emerges out from underground section to elevated section after Neb Sarai. First elevated station is Saket G Block. Alignment continues to run along the Mehrauli – Badarpur road as elevated section up to Sangham Vihar Station. After Sangham Vihar station the alignment changes from elevated section to the underground section and remains underground till Tughlakabad.

Development of new high capacity, high-frequency public metro route system from Aerocity to Tughlakabad corridors have the potential to cater for existing and future passenger demand and will relieve congestion on the road corridor and the existing public transport network. Besides, this form of public transport will significantly benefit the environment. The project will, therefore, be of benefit to the population in the project area. The proposed station between Aerocity to

Tughlakabad metro corridor are follow, Aerocity, Mahipalpur, Vasant Kunj, Kishangarh, Chhatarpur, Chhattarpur Mandir, IGNOU, Neb Sarai, Saket G-Block, Ambedkar Nagar, Khanpur, Sangam Vihar, Maa Anandmayee Marg Junction, Tughlakabad Railway Colony (Pul Prahaladpur) and Tughlakabad. This will be the 10th corridor of the network so it will also be called Line 10. "Silver has been selected as the colour code for the Tughlakabad-Aerocity Metro corridor of Phase 4.

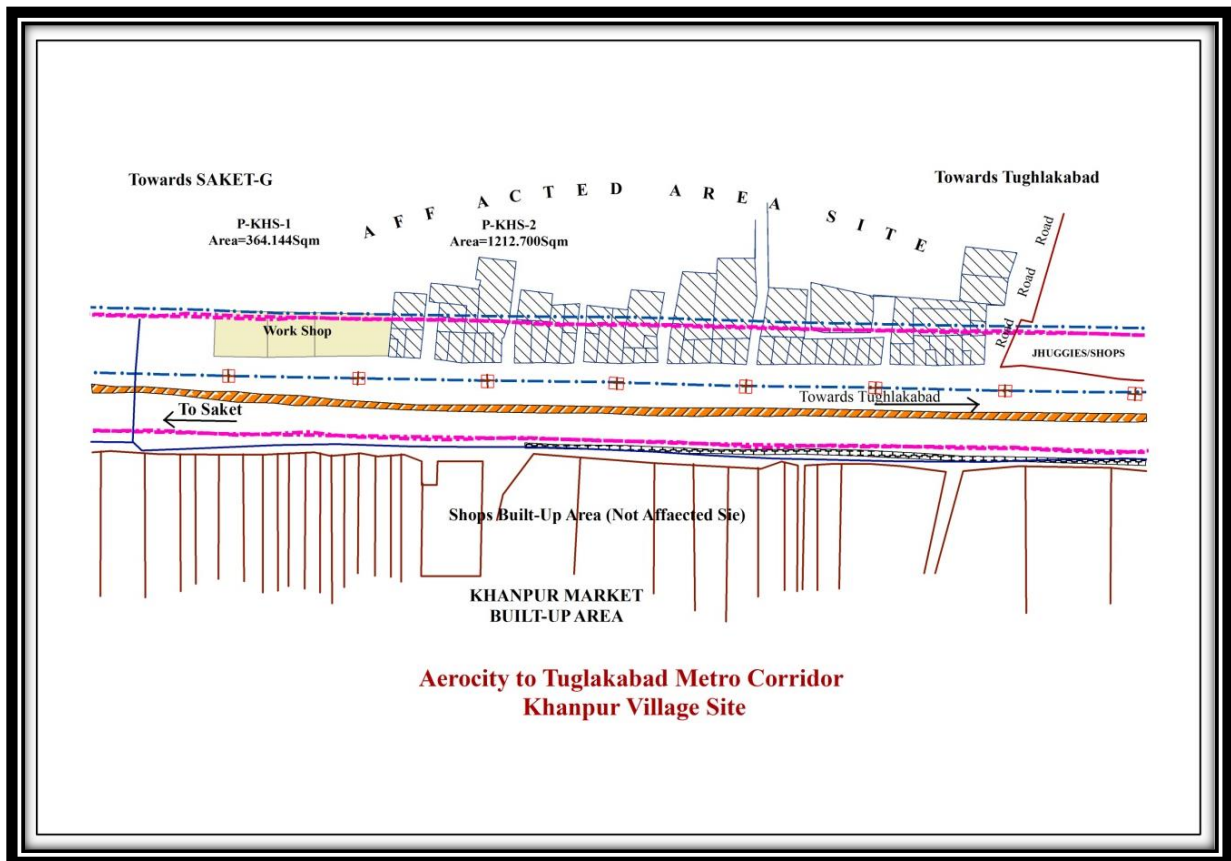


Figure 2.1: Location Map of Affected Site

This corridor originates from Aero City; adjacent to an existing station on the Airport Express line and passes through Mahipalpur, Vasant Kunj D-Block, Masoodpur, Kishangarh, Chattarpur, Chattapur Mandir, IGNOU, Neb Sarai, Saket GBlock, Khanpur, Tigri, Anandmayee Marg and terminates at Tughlakabad where it has passenger interchange with existing Tughlakabad Station of Line-6. This stretch is partially elevated and partially underground. From Aerocity till Saket-G Block the alignment is underground. It emerges out from underground section to elevated section after Neb Sarai Station. The first elevated station is Saket-G Block. Alignment continues to run along the Mehrauli – Badarpur road as elevated section till Anandmayee Marg Station. Here the alignment further changes from elevated section to the underground section and remains underground till Tughlakabad. The corridor has eleven underground stations and four elevated stations. No new depot has been proposed for this corridor. The existing depot at Sarita Vihar will

be augmented to fulfil the requirement from this corridor. This alignment completely excludes the Mehrauli Archaeological area and the Tughlakabad archaeological area. The Tughlaqabad interchange station will be on level 4, with accessibility through lifts, stairs, and escalators leading to the Violet and Silver line stations. Further, there will be a 100-meter subway to connect the existing station at Tughlaqabad with the new interchange station.

2.3 Benefits of the Project:

The successful commissioning of this corridor will provide one of the most convenient, swift and seamless mode of transit through the highly congested areas such as Mahipal Pur village, Kishangarh, Vasant Kunj, Mehrauli, Neb Sarai, Saket, Sangham Vihar , Tughlakabad, Chhatarpur, Khanpur, Ambedkar Nagar and Tughlakabad etc. wherein it is a usual sight for the traffic to come to a standstill numerous times a day. Further, the Line-10 will work as a major bridge for the Delhi Metro networks by providing many interchange locations for the commuters. In fact, 4 stations out of 15 stations in the Package DC-05 itself have been designed as interchange stations and would help the metro users to plan their travel making it time as well as cost effective.

2.4 Background of the affected Site:

Khanpur Village is densely populated locality in South Delhi. Acquisition of Private land is required at Built up area of west side of M.B Road at Khanpur. As per the LG'S notification the 42 private Commercial land, 11 Private Residential land and 6 street or open area affected are measuring 746.695 sqm, 309.537 and 520.612 Sqm respectively wherein elevated metro corridor to be constructed and are having details as follows:

Table 2.1: Details of Project Affected Site (Under Commercial Area)

Shop No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
1	Shashi	Lt. Devi Singh	Grand Father	Scrap/kabadi Shop	Give on Rent	Sanjeev	6.276	
2	Satish Kumar	Lt. Devi Singh	Father	Scrap/kabadi Shop	Give on Rent	Rahul	14.743	
3	Rohtash Basist	Lt. Shubhram	Father	Ebenezer Path Lab	Give on Rent	Vargese PA	22.062	
4	Rakesh Kumar and Madhu	Lt. Jaikesh	Husband	Girdhari lal & sons	Give on Rent	Kamal	16.889	
5	Kalicharan	Kalicharan	Self	Riya Helmet Place	Give on Rent	Manoj Kumar	17.021	
6	Dhir Singh	Dhir Singh	Self	Tannu Trading	Give on Rent	Parveen Kumar	16.824	
7	Joginder Singh	Lt. Kishan Lal (Sold by GPA to Joginder by Sunil)	Grand Father?	Shiva Dairy	Self	Mohar Singh	16.652	Disputed Shop no. 7, 8 and 9 Between Mohar Singh and Joginder Singh for ownership
8	Mohar Singh	Lt. Kishan Lal (Sold to Mohar Singh, GPA)	Self	Shiva Cold Drink	Self	Mohar Singh	9.76	
9	Joginder Singh (G+1) in half	Lt. Kishan Lal	GPA in Name of Joginder	Choudhary Barf Depot	Self	Suresh S/o Joginder	26.683	
10	Rohit S/O Ganesh	Lt. Ganesh	Grand Father	Dr. Singh Clinic	Give on Rent (closed Seeled)	Dr. S.K Singh	30.667	Shop No 10 ownership Claim by Dr. S.K. Singh

Shop No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
11	Vijender S/o Ganesh	Lt. Ganesh	Grand Father	Scrap/kabadi Shop	Give on Rent	Amit	29.751	
12	Hari Niwash Choudhary (G+0)	Lt. Sukhi Ram	Father	Mahdev Cigrate Store	Give on Rent	Mahadev Kumar	30.214	
12A	Hari Niwash Choudhary (G+1)			Office Area	Self	Hari Niwas	30.214	
12B	Hari Niwash Choudhary (G+2)			Office Area	Self	Om Parkash Choudhary	30.214	
13	Mahender Singh	Lt. Hari Singh	Father	Scrap/kabadi Shop	Give on Rent	Nitin Choudhary	19.355	
14	Choudhary Balishwer	Lt. Beer Singh	Father	Ghotwal Engineering Shop	Give on Rent	Om Parkash Ghotwal	16.644	
15	Anita Devi	Lt. Sukh Dev	Father in Low	Machine and Tool Shops	Self	Sunil Kumar	22.687	
16	Dharmveer Singh (Basement)	Lt. Sikander	Grand Father	Pet Shop	Self	Karmveer	30.761	
16A	Karamveer Singh (G+0)			Bird Shop	Self	Dharmveer	30.25	
16B	Mahadevi (G+1)			Store	Self	Mahadevi	30.25	
17	Sunil Kumar (G+1)	Sunil Kumar	Self	Aggarwal Lubricants	Self	Sunil Kumar	17.74	
18	Narender Kumar	Narender Kumar	Self	Narender Atta Chakki	Self	Narender Kumar	8.122	
19	Narender Kumar			Narender Anaj Bhandar	Self	Narender Kumar	7.964	

Shop No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
19A	Premwati	Lt. Khajan Singh	Husband	Auto works	Give on Rent	Rameshwar	11.563	This Shop Is behind the Shop No. 19
19B	Premwati			Durga Framing Center	Give on Rent	Narender Mohapatra	This Shop Is behind the Shop No. 19A (Durga Framing Center shop are running at the time of SIA Field Visit)	
20	Munni Devi W/o Subhash	Lt. Balbir Singh	Father in Low	Vanya Enterprises	Give on Rent	Vinod	23.778	
21	Parkash Chand	Lt. Balbir Singh	Father	Scrap/Kabadi Shop	Give on Rent	Dilip	13.216	
22	Kartar Singh	Kartar Singh	Self	Scrap/Kabadi Shop	Give on Rent	NA	19.175	
22A	Kartar Singh (First Floor)			Jaiswal PT collage	Give on Rent	Devender Kumar Jaiswal	28.03	First floor of 20,21,22
23	Ram Kishan Verma	Ramkishan Verma	Self	Haryana Anaj Bhandar	Give on Rent	Om Parkash	13.296	
24	Ram Kishan Verma			Mukul Paint	Give on Rent	Mukul	13.974	
25	Ram Kishan Verma			Munna lal Building	Self	NA	0	Open Ramp Area Access to building Used
26	Satpal	Lt. Bhagwat	Father	Mukul Paint	Give on Rent	Mukul	18.502	
27	Choudhary Jagdish	Lt. Jagdish	Self (Total 5 Sons)	Jindal Traders	Give on Rent	Mr. Jindal	22.84	

Shop No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
28	Choudhary Jagdish			UP Anaj Bhandar	Give on Rent	Gaurav	16.633	
29	Choudhary Jagdish			New Aggarwal Paint	Give on Rent	Surender Kumar Jindal	16.649	
30	Choudhary Jagdish			Vanya Paint & Hardware	Give on Rent	Vinod Kumar	16.955	
31	Choudhary Jagdish			Jindal Paint	Give on Rent	Radhy Shaym	17.516	
32	Choudhary Jagdish			Garg Diamond Tools	Give on Rent	Tarun Kumar	15.818	
33	Choudhary Jagdish			Parth Sarthi Daimond tols	Give on Rent	Vikash Aggarwal	14.656	
34	Satpal	Lt. Bhagwat	Father	PK pet Shop	Give on Rent	Kartik	16.526	
35	Mohit S/o Lt. Sunder Singh	Lt. ShriRam	Grand Father	Shiva Anaj Bhandar	self	Mohit	11.671	
36	Joginder	Lt. ShriRam	Grand Father	Shiva Atta Chakki	Self	Joginder Singh	11.76	
37	Satpal	Lt. Bhagwat	Father	Sanjeevani	Give on Rent	Mayank	20.527	
38	Satpal			New garg Hardware	Give on Rent	Ram Kumar	7.462	
38A	Satpal			New garg Hardware	Give on Rent	Pawan Kumar	19.403	Ram kumar and pwan Combined shaop (but shutters are seprate)
39	Satpal			Garg Traders	Give on Rent	Gouri Shankar	5.491	
40	Satpal			Garg Traders	Give on Rent	Dharam Pal	16.818	

Shop No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
41	Satpal			Aggarwal Repair Center	Give on Rent	Parveen Kumar	5.949	
42	Satpal			Rama General Store	Give on Rent	Ashok	21.902	
43	Choudhary Jagdish	Lt. Jagdish	Self (Total 5 Sons)	Ramesh Electronics	Give on Rent	Naresh and Pawan Kumar	6.734	

Source: DMRC

Table 2.2: Details of Project Affected Site (Under Residential Area)

House No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
1	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	Lt. Harnam	Father	House No.1	Self		20.929	Abandoned Store Room (House)
2	Balram Singh Devi Singh Subham Kali Charan Dheer Singh			House No.2	Self		15.969	Abandoned Store Room (House)
3	Rakesh S/o Late Balram Singh	Lt Balram	Father	House No.3	Self		12.45	House 3
4	Hari Singh (G+2)	Lt. Kishan Lal	Father	House No.4	Self		18.558	House 4

House No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
5	Vijender Singh and Rohit (G+1)	Lt. Ganesh	Grandfather	House No.5	Self		19.791	House 5
5A	Anita			House No.5A	Self		4.201	House under Commercial Land (behind Shop No.13)
6	Premvati Devi ⁴ (Vickey)	Lt. khajansingh	Husband	House No.6	Self		33.383	House under commercial land (behind Shop No.19A)
7	Munni Devi and Kartar Singh (G+1)	Kartar Singh		House No.7	Self		55.366	House 7
8	Prempal Choudhary and Harish Choudhary (B+G+2)	Lt. Meghnath	Father	Munna Lal Building	Self		97.548	House (Affected Area (B+G+ 1))
9	Satpal Choudhary	Lt. Bhagwat	Father	House No.9	Self		52.92	G+1
10	Satpal Choudhary	Lt. Bhagwat	Father	House No.10	Self		57.694	G+1

⁴ This land should be considered under commercial land, at present commercial activities are going on this land.

House No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
11	Lt. Jagdish	Lt. Jagdish	Self	House No.11	Self		29.82	House 11
Total							424.137	

Source: DMRC

Table: 2.3 Open Passage and Street Details of Respondents

Street No	Land Owner Name	Owner Name In Khatauni	Status (Rented/Self Occupier)	Affected Builtup Area	Remarks
1	Balram Singh Devi Singh Subham Kali Charan Dheer Singh		Self	29.804	
2	Vijender Singh, Rohit Kumar, Joginder Singh, Suresh Chand and Hari Singh		Self	27.361	
3	Hari Niwash, Om parkash Choudhary, Mahender Choudhary, Anita Devi, Balishwer Choudhary, Dharmveer Singh and Karmveer Singh		Self	17.632	
4	Jai Parkash, Rticha Devi, Mahavir Singh, Premvati, Parkash Chand, Kartar Singh and Munni Devi		Self	24.993	
5	Prempal Choudhary and Harish Choudhary		Self	20.905	
6	Satpal Choudhary and Late Jagdish Choudhary		Self	9.25	

Table: 2.4 Petrol pump Area

Street No	Land Owner Name	Owner Name In Khatauni	Relationship With Owner	Name of Shop	Status (Rented/Self Occupier)	Present Tenant /Occupier	Affected Builtup Area	Remarks
1	Ashok Choudhary (PoA)	Self		Petrol Pump Area			265.654	
2	Inderaj Basist (PoA)	Self		Petrol Pump Area			98.49	
	Total						364.144	



2.5 Importance of the location:

The proposed metro Corridor Aerocity-Tughlakabad will serve the densely populated areas of Mahipalpur, Vasant Kunj, Chhatarpur, IGNOU, Maidangarhi, Neb Sarai, Saket, Khanpur, Sangam Vihar and Tughlakabad. The alignment is based on the proximity to the populated areas to be served and which areas are mostly along the Mahipalpur — Mehrauli Road and Mehrauli-Badarpur Road. There have been and there still are many constraints while finalizing the alignment such as minimum distance from the Protected Monuments avoiding built up areas and at the same time also minimizing the Ridge area as there are large extent of Ridge areas along the corridor. The present alignment is the best fit alignment meeting the above constraints and also simultaneously meets the technical requirements of metro alignments I stations and proximity to the target population to be served. There is a vast extent of Ridge on either side of the alignment because of which it has not been possible to shift the alignment out of Ridge area but efforts have been made to minimize the Ridge area involved. The daily ridership has been estimated at 1.66 lakhs trips per day by 2024.

- The proposed Aerocity — Tughlakabad corridor is to be integrated with Airport Express Line which provides metro connectivity of South Delhi to Indira Gandhi International Airport. It is also to be integrated with Samaypur Badli to HUDA City Centre Line (Yellow Line) at existing Chhatarpur Metro Station which integrates the metro connectivity of South Delhi to Gurgaon and Faridabad.
- This corridor provides connectivity to Chhatarpur Mandir, IGNOU University, Karni Singh Shooting Range and ASI Monuments including Tughlakabad Fort, Adilabad Fort and Ghyasuddin Tughlakabad Tomb.
- The vehicular traffic of IGI Airport from Delhi will get drastically reduced with consequent reduction in traffic on NH-8, Mahipalpur — Mehrauli Road, Mehrauli- 19 Badarpur Road apart from the Metro Project providing the connectivity to Line — 6 at Tughlakabad for commuters of Faridabad.
- The reduction in vehicular traffic will also bring down the number of road accidents and pollution levels.
- Public interest is involved in the completion of Aerocity to Tughlakabad corridor as this corridor is the most feasible route economically, environmentally and technically for the purpose of the daily ridership and also will be covering a sizeable population.

2.6 Site for Resettlement:

DMRC don't have such land for resettlement. Therefore, we can give monetary compensation for acquisition of private land.

Finally, it is noted that 42 private Commercial land, 11 Private Residential land and 6 street or open area affected are measuring 746.695 sqm, 309.537 and 520.612 Sqm respectively wherein elevated metro corridor to be constructed.



CHAPTER 3

LEGAL AND REGULATORY FRAMEWORK

3.1 Introduction

Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 [RFCTLARR Act, 2013] enacted on 26th September, 2013 and it came to effect on 1st January 2014. The RFCTLARR Act, 2013 outlines the process to be followed when land is acquired for a public purpose. This law replaced the archaic Land Acquisition Act, 1894, to bring in a new procedure, which would grant fair compensation to those affected. RFCTLARR Act, 2013 envisages making ‘affected people’, ‘partners in development’ and improvement in their post-acquisition social and economic status.

The objective of the Act is to ensure, in consultation with institutions of local self-government and Gram Sabhas established under the Constitution, a humane, participative, informed and transparent process for land acquisition for industrialisation, development of essential infrastructural facilities and urbanisation with the least disturbance to the owners of the land and other affected families. It also provides for a just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition and make adequate provisions for such affected persons for their rehabilitation and resettlement and for ensuring that the cumulative outcome of compulsory acquisition should be that affected persons become partners in development leading to an improvement in their post acquisition social and economic status and for matters connected therewith or incidental thereto.

The RFCTLARR Act, 2013 requires that a Social Impact Assessment be conducted to identify affected families and calculate the social impact when land is acquired. The Act also imposes certain restrictions on the acquisition of irrigated multi-cropped land and other agricultural land. For example, irrigated multi-cropped land cannot be acquired beyond the limit specified by the appropriate government. The Act requires land acquired under it which remained unutilised for five years, to be returned to the original owners or the land bank. The Act states that the period after which unutilised land will need to be returned will be: (i) five years, or (ii) any period specified at the time of setting up the project, whichever is later.

The RFCTLARR Act, 2013 requires that the consent of 80% of land owners is obtained for private projects and that the consent of 70% of land owners be obtained for PPP projects. The Act exempts the five categories of land use: (i) defence, (ii) rural infrastructure, (iii) affordable housing, (iv) industrial corridors, and (v) infrastructure projects including Public Private Partnership (PPP) projects where the government owns the land from this provision of the Act. In addition, the law permits the government to exempt projects in five specified categories from the provisions of the Act through a notification.

The Act has adopted a wide definition of 'affected family' to include, among others, farm labourers, sharecroppers, tenants, artisans and those working in the affected area and families that are primarily dependent on the acquired land or forests or water bodies for livelihood in the immediately preceding three years. The Rehabilitation and Resettlement (R&R) entitlements of livelihood-losers comprise of a job or a lump-sum payment in lieu thereof, resettlement allowance and one-time financial assistance for loss of cattle shed and petty shop. The artisans, small traders, self-employed persons and owners of non-agriculture land or institutional, commercial and industrial structures must also be provided a one-time financial assistance. The agricultural tenants are entitled to a portion of the cash compensation accruing to the landowners.

In the event of involuntary displacement, transportation allowance and one-year subsistence grant shall also be offered. The 'affected family' that does not own a homestead but has been residing continuously in the affected area for three years prior to the acquisition shall be provided a house at the relocation site. According to the Act, the 'affected family' have to be identified, initially, during the social impact assessment study and, later, in the census to be conducted by the R&R Administrator. Finally, the Collector must pass the R&R Award listing the R&R entitlements of each 'affected family'.

3.2 Application of the Act

The Act shall apply when the appropriate Government acquires land for its own use, hold and control, including for Public Sector Undertakings and for 'public purpose' which shall include the following purposes⁵:

- a) For strategic purposes relating to naval, military, air force, and armed forces of the Union, including central paramilitary forces or any work vital to national security or defence of India or State police, safety of the people;

⁵ RFCTLARR Act, 2013 Section 2(1)

- b) For infrastructure projects,
- For building public infrastructure excluding private hospitals, private educational institutions and private hotels;
 - projects involving agro-processing, supply of inputs to agriculture, warehousing, cold storage facilities, marketing infrastructure for agriculture and allied activities such as dairy, fisheries, and meat processing, set up or owned by the appropriate Government or by a farmers' cooperative or by an institution set up under a statute;
 - project for industrial corridors or mining activities, national investment and manufacturing zones, as designated in the National Manufacturing Policy;
 - project for water harvesting and water conservation structures, sanitation;
 - project for Government administered, Government aided educational and research schemes or institutions;
 - project for sports, health care, tourism, transportation or space programme;
 - any infrastructure facility as may be notified in this regard by the Central Government and after tabling of such notification in Parliament;
- c) Project for project affected families;
- d) Project for housing for such income groups, as may be specified from time to time by the appropriate Government;
- e) Project for planned development or the improvement of village sites or any site in the urban areas or provision of land for residential purposes for the weaker sections in rural and urban areas;
- f) Project for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by the Government, any local authority or a corporation owned or controlled by the State.

3.3 Importance of consent under Land Acquisition Act

When the government acquires land for public purposes and controls the land directly, the land owners' consent is not a necessity. However, when the land is acquired for setting up private companies, the consent of at least 80% of the affected families is mandatory. If the project is undertaken through a public-private partnership, then, 70% of the affected families have to give

their consent for the land acquisition process. The process of obtaining the consent shall be carried out along with the Social Impact Assessment study.⁶

Table 3.1: consent under Land Acquisition Act

No consent needed	Consent of at least 80% of affected families	Consent of at least 70% of affected families
When the government acquires the land for public purposes and controls the land bank directly.	When the land is acquired for setting up private companies.	When the project is undertaken through a public-private partnership.

Table 3.2: Consent Requirements For Project As per Types and Sites

Protect Type + Area	Consent	
	Land Owners and Tenants	Gram Sabha / Panchayat / Autonomous District Council
Public + Non-Scheduled Area	Not required	Not required
Public + Scheduled Area	Not required	Required
PPP + Non-Scheduled Area	Required (70%)	Not required
PPP + Scheduled Area	Required (70%)	Required
Private + Non-Scheduled Area	Required (80%)	Not required
Private + Scheduled Area	Required (80%)	Required

3.4 Preparation of Social Impact Assessment study

Section 4 of the Act says that whenever the appropriate Government intends to acquire land for a public purpose, it shall consult the concerned Panchayat, Municipality or Municipal Corporation, as the case may be, at village level or ward level, in the affected area and carry out a Social Impact Assessment study in consultation with them, in such manner and from such date as may be specified by such Government by notification. The appropriate Government shall ensure the completion of the Social Impact Assessment study within a period of six months from the date of its commencement.

The Social Impact Assessment study shall, amongst other matters, include all the following, namely:—

⁶ Ibid Section 2(2)

- (a) assessment as to whether the proposed acquisition serves public purpose;
- (b) estimation of affected families and the number of families among them likely to be displaced;
- (c) extent of lands, public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition;
- (d) whether the extent of land proposed for acquisition is the absolute bare- minimum extent needed for the project;
- (e) whether land acquisition at an alternate place has been considered and found not feasible;
- (f) study of social impacts of the project, and the nature and cost of addressing them and the impact of these costs on the overall costs of the project *vis-a-vis* the benefits of the project:

Provided that Environmental Impact Assessment study, if any, shall be carried out simultaneously and shall not be contingent upon the completion of the Social Impact Assessment study.

While undertaking a Social Impact Assessment study under sub-section (1), the appropriate Government shall, amongst other things, take into consideration the impact that the project is likely to have on various components such as livelihood of affected families, public and community properties, assets and infrastructure particularly roads, public transport, drainage, sanitation, sources of drinking water, sources of water for cattle, community ponds, grazing land, plantations, public utilities such as post offices, fair price shops, food storage godowns, electricity supply, health care facilities, schools and educational or training facilities, anganwadis, children parks, places of worship, land for traditional tribal institutions and burial and cremation grounds.⁷

The appropriate Government shall require the authority conducting the Social Impact Assessment study to prepare a Social Impact Management Plan, listing the ameliorative measures required to be undertaken for addressing the impact for a specific component referred to in sub-section (5), and such measures shall not be less than what is provided under a scheme or programme, in operation in that area, of the Central Government or, as the case may be, the State Government, in operation in the affected area.⁸

3.5 Public hearing for Social Impact Assessment

⁷ S. 4 (5)

⁸ S. 4 (6)

Whenever a Social Impact Assessment is required to be prepared under section 4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report.⁹

3.6 Publication of Social Impact Assessment Study Report

The appropriate Government shall ensure that the Social Impact Assessment study report and the Social Impact Management Plan are prepared and made available in the local language to the Panchayat, Municipality or Municipal Corporation, as the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed, and uploaded on the website of the appropriate Government. Wherever Environment Impact Assessment is carried out, a copy of the Social Impact Assessment report shall be made available to the Impact Assessment Agency.¹⁰

3.6 Appraisal of Social Impact Assessment Report by an Expert Group

The appropriate Government shall ensure that the Social Impact Assessment report is evaluated by an independent multi-disciplinary Expert Group, which shall include the following, namely:—
(a) two non-official social scientists; (b) two representatives of Panchayat, Gram Sabha, Municipality or Municipal Corporation, as the case may be; (c) two experts on rehabilitation; and (d) a technical expert in the subject relating to the project.¹¹

If the Expert Group constituted under sub-section (1), is of the opinion that,— (a) the project does not serve any public purpose; or (b) the social costs and adverse social impacts of the project outweigh the potential benefits, it shall make a recommendation within two months from the date of its constitution to the effect that the project shall be abandoned forthwith and no further steps to acquire the land will be initiated in respect of the same. Where the appropriate Government, in spite of such recommendations, proceeds with the acquisition, then, it shall ensure that its reasons for doing so are recorded in writing.

If the Expert Group constituted, is of the opinion that,—(a) the project will serve any public purpose; and (b) the potential benefits outweigh the social costs and adverse social impacts, it shall make specific recommendations within two months from the date of its constitution whether the extent of land proposed to be acquired is the absolute bare-minimum extent needed for the project and whether there are no other less displacing options available. The grounds for such

⁹ S. 5

¹⁰ Sec. 6

¹¹ Sec 7(1)

recommendation shall be recorded in writing by the Expert Group giving the details and reasons for such decision.¹²

3.7 Examination of proposals by appropriate Government

The appropriate Government shall examine for land acquisition and Social Impact Assessment report and ensure that—

- (a) there is a legitimate and *bona fide* public purpose for the proposed acquisition which necessitates the acquisition of the land identified;
- (b) the potential benefits and the public purpose referred to shall outweigh the social costs and adverse social impact as determined by the Social Impact Assessment that has been carried out;
- (c) only the minimum area of land required for the project is proposed to be acquired;
- (d) there is no unutilised land which has been previously acquired in the area;
- (e) the land, if any, acquired earlier and remained unutilised, is used for such public purpose and make recommendations in respect thereof.¹³

3.8 Publication of preliminary notification and power of officers

Section 11 provides that whenever, it appears to the appropriate Government that land in any area is required or likely to be required for any public purpose, a notification to that effect along with details of the land to be acquired in rural and urban areas shall be published in the following manner, namely:—

- a) in the Official Gazette;
- b) in two daily newspapers circulating in the locality of such area of which one shall be in the regional language;
- c) in the local language in the Panchayat, Municipality or Municipal Corporation, as the case may be and in the offices of the District Collector, the Sub-divisional Magistrate and the Tehsil;
- d) uploaded on the website of the appropriate Government;
- e) in the affected areas, in such manner as may be prescribed.

The notification issued shall also contain a statement on the nature of the public purpose involved, reasons necessitating the displacement of affected persons, summary of the Social Impact Assessment Report and particulars of the Administrator appointed for the purposes of

¹² Sec 7(5)

¹³ Sec 8(1)

rehabilitation and resettlement.¹⁴ After issuance of notice, the Collector shall, undertake and complete the exercise of updating of land records as prescribed within a period of two months.¹⁵

3.9 Lapse of Social Impact Assessment report.

Where a preliminary notification under section 11 is not issued within twelve months from the date of appraisal of the Social Impact Assessment report submitted by the Expert Group under section 7, then, such report shall be deemed to have lapsed and a fresh Social Impact Assessment shall be required to be undertaken prior to acquisition proceedings under section 11. However, the appropriate Government, shall have the power to extend the period of twelve months, if in its opinion circumstances exist justifying the same.¹⁶

3.10 Hearing of objections

Any person interested in any land which has been notified under sub-section (I) of section 11, as being required or likely to be required for a public purpose, may within sixty days from the date of the publication of the preliminary notification, object to—

- (a) the area and suitability of land proposed to be acquired;
- (b) justification offered for public purpose;
- (c) the findings of the Social Impact Assessment report.¹⁷

3.11 Preparation of Rehabilitation and Resettlement Scheme by the Administrator

Upon the publication of the preliminary notification under sub-section (I) of section 11 by the Collector, the Administrator for Rehabilitation and Resettlement shall conduct a survey and undertake a census of the affected families, in such manner and within such time as may be prescribed, which shall include—

- (a) particulars of lands and immovable properties being acquired of each affected family;
- (b) livelihoods lost in respect of land losers and landless whose livelihoods are primarily dependent on the lands being acquired;
- (c) a list of public utilities and Government buildings which are affected or likely to be affected, where resettlement of affected families is involved;

¹⁴ Sec 11(1)

¹⁵ Sec 11(5)

¹⁶ Sec 14

¹⁷ Sec 15(1)

- (d) details of the amenities and infrastructural facilities which are affected or likely to be affected, where resettlement of affected families is involved; and
- (e) details of any common property resources being acquired.¹⁸

3.12 Public Hearing

A public hearing shall be conducted in such manner as may be prescribed, after giving adequate publicity about the date, time and venue for the public hearing at the affected area. In case where an affected area involves more than one Gram Panchayat or Municipality, public hearings shall be conducted in every Gram Sabha and Municipality where more than twenty-five percent of land belonging to that Gram Sabha or Municipality is being acquired. The Administrator shall, on completion of public hearing submit the draft Scheme for Rehabilitation and Resettlement along with a specific report on the claims and objections raised in the public hearing to the Collector.¹⁹

3.13 Review of the Rehabilitation and Resettlement Scheme

The Collector shall review the draft Scheme submitted by the Administrator with the Rehabilitation and Resettlement Committee. The Collector shall submit the draft Rehabilitation and Resettlement Scheme with his suggestions to the Commissioner Rehabilitation and Resettlement for approval of the Scheme.²⁰

3.14 Approved Rehabilitation and Resettlement Scheme to be made public

The Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the Panchayat, Municipality or Municipal Corporation, as the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed, and uploaded on the website of the appropriate Government.²¹

¹⁸ Sec. 16(1)

¹⁹ Sec. 16(5) &(6)

²⁰ Sec. 17

²¹ Sec. 18

3.15 Publication of declaration and summary of Rehabilitation and Resettlement

The Collector shall publish a summary of the Rehabilitation and Resettlement Scheme along with declaration. ²²

Notice to persons interested.—(1) The Collector shall publish the public notice on his website and cause public notice to be given at convenient places on or near the land to be taken, stating that the Government intends to take possession of the land, and that claims to compensations and rehabilitation and resettlement for all interests in such land may be made to him.

3.16. Enquiry and land acquisition award by Collector.—On the day so fixed, or on any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under his hand of—

(a) the true area of the land;

(b) the compensation as determined under section 27 along with Rehabilitation and Resettlement Award as determined under section 31 and which in his opinion should be allowed for the land; and

(c) the apportionment of the said compensation among all the persons known or believed to be interested in the land, or whom, or of whose claims, he has information, whether or not they have respectively appeared before him.

3.17. Period within which an award shall be made.—The Collector shall make an award within a period of twelve months from the date of publication of the declaration under section 19 and if no award is made within that period, the entire proceedings for the acquisition of the land shall lapse:

Provided that the appropriate Government shall have the power to extend the period of twelve months if in its opinion, circumstances exist justifying the same:

²² Sec. 19 (2)

Provided further that any such decision to extend the period shall be recorded in writing and the same shall be notified and be uploaded on the website of the authority concerned.

3.18 Compensation under the Land Acquisition Act

Section 26 of the Act that deals with compensation for the land owners. It outlines the proposed minimum compensation, based on multiples of the market value. Usually, the market value is multiplied by a factor of one or two times, for land acquired in rural and urban areas.

The market value of the land is determined by the average sale price for similar types of land situated in the nearest village or nearest vicinity area. This sale price is assessed, by considering one-half of the total number of sale deeds or the agreements to sell, in which the highest price has been mentioned.

The compensation can also be a consented amount, in case the land is acquired for private companies or public-private partnership projects.

3.19. Determination of market value of land by Collector

The Collector shall adopt the following criteria in assessing and determining the market value of the land, namely:—

- a. the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- b. the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- c. consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects, whichever is higher:

Provided that the date for determination of market value shall be the date on which the notification has been issued under section 11.²³

The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.²⁴

²³ Sec. 26 (1)

²⁴ Sec. 26 (1) *Explanation 1*

For determining the average sale price referred to in *Explanation 1*, **one-half of the total number of sale deeds or the agreements to sell in which the highest sale price** has been mentioned shall be taken into account.²⁵

While determining the market value under this section and the average sale price referred to in *Explanation 1* or *Explanation 2*, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.²⁶

While determining the market value under this section and the average sale price referred to in *Explanation 1* or *Explanation 2*, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.²⁷

(2) The market value calculated as per sub-section (1) shall be multiplied by a factor to be specified in the First Schedule.

3.20. Determination of amount of compensation.

—The Collector having determined the market value of the land to be acquired shall calculate the total amount of compensation to be paid to the land owner (whose land has been acquired) by including all assets attached to the land.²⁸

Parameters to be considered by Collector in determination of award.—In determining the amount of compensation to be awarded for land acquired under this Act, the Collector shall take into consideration²⁹—

1. the market value as determined under section 26 and the award amount in accordance with the First and Second Schedules;
2. the damage sustained by the person interested, by reason of the taking of any standing crops and trees which may be on the land at the time of the Collector's taking possession thereof;
3. the damage (if any) sustained by the person interested, at the time of the Collector's taking possession of the land, by reason of severing such land from his other land;
4. the damage (if any) sustained by the person interested, at the time of the Collector's taking possession of the land, by reason of the acquisition injuriously affecting his other property, movable or immovable, in any other manner, or his earnings;

²⁵ Sec. 26 (1) *Explanation 2*

²⁶ Sec. 26 (1) *Explanation 3*

²⁷ Sec. 26 (1) *Explanation 4*

²⁸ Sec. 27

²⁹ Sec. 28

5. in consequence of the acquisition of the land by the Collector, the person interested is compelled to change his residence or place of business, the reasonable expenses (if any) incidental to such change;
6. the damage (if any) *bona fide* resulting from diminution of the profits of the land between the time of the publication of the declaration under section 19 and the time of the Collector's taking possession of the land; and
7. any other ground which may be in the interest of equity, justice and beneficial to the affected families.

3.21. Determination of value of things attached to land or building.–

- The Collector in determining the market value of the building and other immovable property or assets attached to the land or building which are to be acquired, use the services of a competent engineer or any other specialist in the relevant field, as may be considered necessary by him.
- The Collector for the purpose of determining the value of trees and plants attached to the land acquired, use the services of experienced persons in the field of agriculture, forestry, horticulture, sericulture, or any other field, as may be considered necessary by him.
- The Collector for the purpose of assessing the value of the standing crops damaged during the process of land acquisition, may use the services of experienced persons in the field of agriculture as may be considered necessary by him.

3.22. Award of solatium

The Collector having determined the total compensation to be paid, shall, to arrive at the final award, impose a —Solatium amount equivalent to one hundred percent of the compensation amount. *The* solatium amount shall be in addition to the compensation payable to any person whose land has been acquired.

The Collector shall issue individual awards detailing the particulars of compensation payable and the details of payment of the compensation as specified in the First Schedule. In addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent. per annum on such market value for the period commencing on and from the date of the publication of the notification of the Social Impact Assessment study under sub-section (2) of section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.³⁰

³⁰ Sec. 30

3.23. Rehabilitation and Resettlement Award for affected families by Collector

The Collector shall pass Rehabilitation and Resettlement Awards for each affected family in terms of the entitlements provided in the Second Schedule. The Rehabilitation and Resettlement Award shall include all of the following, namely:—

- (a) rehabilitation and resettlement amount payable to the family;
- (b) bank account number of the person to which the rehabilitation and resettlement award amount is to be transferred;
- (c) particulars of house site and house to be allotted, in case of displaced families;
- (d) particulars of land allotted to the displaced families;
- (e) particulars of one time subsistence allowance and transportation allowance in case of displaced families;
- (f) particulars of payment for cattle shed and petty shops;
- (g) particulars of one-time amount to artisans and small traders;
- (h) details of mandatory employment to be provided to the members of the affected families;
- (i) particulars of any fishing rights that may be involved;
- (j) particulars of annuity and other entitlements to be provided;
- (k) particulars of special provisions for the Scheduled Castes and the Scheduled Tribes to be provided:

Table 3.3: Summary of the RFCTLARR Act, 2013 Sections as applicable

Sl. No.	Section	Description of the Section
1.	Section 4 (1) – SIA Notification	<ul style="list-style-type: none">• Social Impact Assessment Study (SIA)• Total duration 6 months
2.	Section 4 (2)	The notification for Social Impact Assessment Study shall be published in the local language and that shall be made available in affected area, Panchayat Office, Municipality of Municipal Corporation, District Collector, SDM office and respective Tehsil etc.
3.	Section 5	<ul style="list-style-type: none">• Public Hearing for SIA
4.	Section 6 (1)	<ul style="list-style-type: none">• Publication of SIA

Sl. No.	Section	Description of the Section
5.	Section 7 (1) – SIA evaluation and approval	<ul style="list-style-type: none"> • Independent SIA Evaluation by Expert Group – 2 non official social scientist – 2 representatives of Panchayat, Gram Sabha, Municipality or Corporation – 2 experts on rehabilitation – 1 technical expert in subject area – Publication of recommendation – Total duration 2 months
6.	Section 8	<ul style="list-style-type: none"> • Examination of proposals for land acquisition and Social Impact Assessment report by appropriate Government
7.	Section 11(1) – Notice to acquire land	<ul style="list-style-type: none"> • Publication of Preliminary Notification for lan acquisition
8.	Section 11(5) – Land record updation	<ul style="list-style-type: none"> • Updating land records • Total duration 2 months
9.	Section 12-Preliminary Survey of land	<ul style="list-style-type: none"> • Preliminary Survey of land and power of officers to carry out survey.
10.	Section 14 – SIA lapse period	<ul style="list-style-type: none"> • If Section 11 (1) not published within 12 months (18 months from the date of 4(1) notification) after the submission of SIA report under section 7, such report will lapse. Then fresh SIA to be done before acquisition under section 11. • Appropriate government shall have the power to extend the period of 12 months
11.	Section 15 (1) – Hearing of objections	<ul style="list-style-type: none"> • Within 60 days from the date of 11 (1) notification
12.	Section 16 (1) – Preparation of R&R& scheme by Administrator (by state notification not below the rank Joint Collector or Additional Collector or Dy. Collector or Revenue Department to be the Administrator for R&R)	<ul style="list-style-type: none"> • After the publication of 11 (1) notification by collector, Administrator for R&R shall conduct census survey for affected families.
13.	Section 16 (5)	<ul style="list-style-type: none"> • Public hearing of R&R Scheme
14.	Section 16 (6)	<ul style="list-style-type: none"> • Submission of draft R&R Scheme to collector
15.	Section 17 (1)	<ul style="list-style-type: none"> • Review of R&R scheme by Collector with R&R committee

Sl. No.	Section	Description of the Section
16.	Section 18 – Approval of R&R scheme by Commissioner	<ul style="list-style-type: none"> • Officer of the rank of Commissioner or Secretary of that Government
17.	Section 19 (2) – Publication of declaration and summary of R&R	<ul style="list-style-type: none"> • To be published with a period of 12 months from the notification under section 11 (1) excluding stay or court order
18.	Section 19 (7) – Lapse of notification under section 11 (1)	<ul style="list-style-type: none"> • If no declaration is made within 12 months from the notification under section 11(1) excluding stay or court order
19.	Section 21 (1)	<ul style="list-style-type: none"> • Notice to person interested for taking possession
20.	Section 23	<ul style="list-style-type: none"> • Land Acquisition Award by collector
21.	Section 25 – Lapse of entire proceeding for acquisition	<ul style="list-style-type: none"> • Award to be made within 12 months from the date of declaration under section 19. (Appropriate government shall have the power to extend the period with justification).
22.	Section 26	<ul style="list-style-type: none"> • The District collector gets absolute right to determine the Market Value of the Land
23.	Section 30 (3)	<ul style="list-style-type: none"> • In addition to the market value of the land an amount of 12% per annum needs to be given to land looser. • This award (additional amount 12%) would be considered for commencing period and from the date of publication of the notification of the social impact study till the award 0
24.	Section 31 (1)	<ul style="list-style-type: none"> • R&R award by collector • Collector shall take possession after ensuring 100% compensation payment and R&R entitlements.
25.	Section 38 (1)	<ul style="list-style-type: none"> • Power to take possession of land to be acquired by Collector
26.	Section 38 (3)	<ul style="list-style-type: none"> • R&R process to be completed in all respect before displacing the AFs
27.	Section 43 (3)	<ul style="list-style-type: none"> • Formulation, Execution and monitoring of R&R scheme shall vest in the Administrator under the direction and control of Government and Commissioner R&R.
28.	Section 44(1)	<ul style="list-style-type: none"> • Appointment of R&R Commissioner
29.	Section 44 (2)	<ul style="list-style-type: none"> • Commissioner will be responsible for supervising the formulation of R&R schemes or plans and proper implementation of such schemes or plans.

Sl. No.	Section	Description of the Section
30.	Section 44 (3)	<ul style="list-style-type: none"> Commissioner shall be responsible for post implementation social audit in consultation with Gram Sabha in Rural areas and municipality in urban areas.
31	Section 45 (1) Composition of R&R committee: (acquisition of equal to or more than 100 acres of land)	<ul style="list-style-type: none"> Chairman (Collector) Women representative residing in affected area Representative of ST & SC residing in the affected area Representative of NGO working in the area Representative of Nationalized bank Land Acquisition officer of the project Chairpersons of the Panchayats or municipalities located in the affected area or their nominees Chairperson of the District planning Committee or his nominee MP and MLA of the concerned area or their nominees Representative of the requiring body Administrator for R&R as member-convenor

Table 3.4: Compensation for land Owners

S. No.	Component of compensation package in respect of land acquired under the Act	Manner of determination of value
1.	Market value of land	To be determined as provided under section 26.
2.	Factor by which the market value is to be multiplied in the case of rural areas	1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government.
3.	Factor by which the market value is to be multiplied in the case of urban areas	1(One).
4.	Value of assets attached to land or building	To be determined as provided under section 29.
5.	Solatum	Equivalent to one hundred per cent. of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2).

S. No.	Component of compensation package in respect of land acquired under the Act	Manner of determination of value
6.	Final award in rural areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).
7.	Final award in urban areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 3 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).
8.	Other component, if any, to be included	

Table 3.5: Elements of Rehabilitation and Resettlement Entitlements

1. LAND ACQUISITION
<p>In case of land acquisition the amount of compensation to be determined is that of the value of the land + 100 percent Solatium + 12 percent additional market value from the date of notification to taking over the possession or award whichever is higher. Market valued of land as mentioned under section 26 of RFCTLARR Act, 2013 needs to be multiplied by the radial factor (based on the distance of project from urban area as notified by the appropriate government – e.g multiplication of 2 in Rural area and Multiplication of 1 in Urban area) plus value of assets attached to land or building (mentioned in Section 29 of LARRA Act – 2013) Plus Solatium (solatium includes 100% market value multiplied by 2 plus value of assets in Rural area and multiplied by 1 plus value of assets in urban area)</p> <p>Example : <u>Rural Area</u>: If the Market valued of land is Rs. 200, the final award will be Rs.200x2 + Solatium (100% of Market Value x 2) =400+400=800 i.e 4 times of Market Value i.e Rs.200x4=Rs.800</p> <p><u>Urban Area</u>: if the Market value of land is Rs. 500, the final award will be Rs.500x1+Solatium (100% of Market Vale x 1) =500+500=1000 i.e 2 times of Market Value i.e. Rs. 500x2=Rs.1000</p>
2. PROVISION OF HOUSING UNITS IN CASE OF DISPLACEMENT
<p>If a house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana Specifications. If a hose is lost in urban areas, a constructed house shall be provided, which will be not less than 50 sq mts in plinth area.</p> <p>The benefits listed above shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area which has been involuntarily displaced from such area:</p>

Provided that any such family in urban areas which opts not to take the house offered, shall get a one-time financial assistance for house construction, which shall not be less than one lakh fifty thousand rupees:

Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house:

Provided also that no family affected by acquisition shall be given more than one house under the provisions of this Act.

Explanation – The houses in urban areas may, if necessary, be provided in multi-storied building complexes

3. CHOICE OF ANNUITY OR EMPLOYMENT

The appropriate Government shall ensure that the affected families are provide with the following options:

- a) Where jobs are created through the project, **mandatory employment at a rate not lower than the minimum wages** provided for in any other law for the time being in force, to least one member per affected family in the project or arrange for a job in such other project as may be required; or
- b) One-time **payment of five lakhs rupees** per affected family; or
- c) Annuity policies that shall not **less than two thousand rupees per month per family for twenty years**, with appropriate indexation to the consumer Price Index for Agriculture Labourers.

4. SUBSISTENCE GRANTS

The appropriate Government shall ensure that the affected families are provided with the following options:

Given monthly subsistence allowance equivalent to **three thousand rupees per month for a period of one year** from the date of award. In addition to this amount, the scheduled castes and the scheduled Tribes displaced form Scheduled Ares shall receive an **amount equivalent to fifty thousand rupees**.

5. TRANSPORTATION COST

The appropriate Government shall ensure that the affected families are provided with the following options:

Each affected family which is displaced shall get a one-time financial assistance of **fifty thousand rupees** as transportation cost for shifting of the family, building materials, belongings and cattle

6. CATTLE SHE / PETTY SHOPS COST

Each affected family having cattle or having a petty shop shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a **minimum of twenty-five thousand rupees** for construction of cattle shed or petty shop as the case may be.

7. ONE TIME GRANTS TO ARTISAN, SMALL TRADERS AND OTHERS

Each affected family of an artisan, small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a **minimum of twenty-five thousand rupees**.

8. ONE TIME RESETTLEMENT ALLOWANCE

Each affected family shall be given a one-time "Resettlement Allowance" of fifty thousand rupees only

9. STAMP DUTY REGISTRATION

- 1) **The stamp duty and other fees payable for registration** of the land or house allotted to the affected families **shall be borne by the Requiring Body**.
- 2) The land for house allotted to the affected families shall be free from all encumbrances.
- 3) The land or house allotted may be in the joint names of wife and husband of the affected family.

4) PROVISION OF INFRASTRUCTURAL AMENITIES

1. Roads within the resettled villages and an all-weather road link to the nearest pucca road, passages and easement rights for all the resettled families be adequately arranged.
2. Proper drainage as well as sanitation plans executed before physical resettlement.
3. One or more assured sources of safe drinking water for each family as per the norms prescribed by the Government of India.
4. Provision of Drinking water for cattle.
5. Grazing land as per proportion acceptable in the State.
6. A reasonable number of Fair price Shops
7. Panchayat Ghars, as appropriate.
8. Village level Post Offices, as appropriate, which facilities for opening saving accounts.
9. Appropriate seed-cum-fertilizer storage facility if needed.

10. Efforts must be made to provide basic irrigation facilities to the agricultural land allocated to the resettled families if not from the irrigation project, then developing a cooperative or under some Government scheme or special assistance.
11. All new villages established for resettlement of the displaced persons shall be provided with suitable transport facilities which must include public transport facilities through local bus services with the nearby growth centres / urban localities.
12. Burial or cremation ground, depending on the caste communities at the site and their practices.
13. Facilities for sanitation, including individual toilet points.
14. Individual single electric connections (or connection through non-conventional sources of energy like solar energy), for each household and for public lighting.
15. Anganwadi's providing child and mother supplemental nutritional services.
16. School as per the provisions of the right of children to Free and Compulsory Education Act, 2009 (35 of 2009);
17. Sub-health centre within two kilo metres range.
18. Primary Health Centre as prescribed by the Government of India.
19. Playground for children.
20. One community centre for every hundred families.
21. Places of worship and chowpal/tree platform for every fifty families for community assembly, of numbers and dimensions consonant with the affected area.
22. Separate land must be earmarked for traditional tribal institutions.
23. The forest dweller families must be provided, where possible, with their traditional rights on non-timber forest produce and common property resources, if available close to the new place of settlement and , in case any such family can continue their access or Construction and Up-gradation of NH-131A from Km 6.000 near Narenpur to Km 55.000 near Purnea in Bihar to 4 lane Standard

Owners belonging to the Scheduled Castes.

(9) The affected Scheduled Tribes, other traditional forest dwellers and the Scheduled castes families having fishing rights in a river or pond or dam in the affected area shall be given fishing rights in the reservoir area of the irrigation or hydel projects.

(10) Where the affected Castes and Scheduled Tribes are relocated outside of the district then they shall be paid an additional twenty-five percent. Rehabilitation and Resettlement benefits to which they are entitled in monetary terms along with a one-time entitlement of fifty thousand rupees.

CHAPTER-4

Socio-Economic Profile of Project Influenced Area-South District of Delhi

4.1 Introduction:

This chapter describes the socioeconomic profile of the district and sub-district/*tehsil* in which the study area is located. The chapter is organized in two sections. Section one provides a brief overview of geographical and administrative set-up of the study region. Second section explores the socio-economic profile of south District of Delhi in general and the profiles of the Khanpur Village/Market in particular study area.

Khanpur is a neighborhood in situated in the south Delhi district, on the Mehrauli-Badarpur road. Its surrounding localities are Saket, Madangir, Sainik farms, Ambedkar Nagar, plus Indo-Tibetan Boarder Police's (ITBP) National Centre for UNCIVPOL training is also situated at Tigri in Khanpur. Khanpur is densely populated locality in South Delhi. Acquisition of Private land is required at Khanpur market north side of Mehraulli Badarpur Road. The affected stretch where integrated structure is to be constructed has semi pucca structure at Ground and Floor level. On Mehraulli Badarpur Road, Khanpur – Deoli market area is very congested due to narrow carriageway availability. Heavy traffic flow on M.B. Road and narrow carriageway resulting in frequent traffic jam throughout the M.B. Road. There is no metro connectivity in this region so connecting the Khanpur area with Metro connectivity will significantly help the local population.

Delhi is the National Capital Territory and it is bordered by Haryana on three sides and by Uttar Pradesh in the east. It is located at North Latitude from 28.24 – 28.53 degrees and East Longitude from 76.50 - 77.20 degrees. Delhi covers an area of 1483 Km², out of which 369.35 sq. Km. is designated as rural and 1113.65 Km² as urban. Area wise it is the largest city in terms of area in the country. It has a length of 51.9 km and breadth of 48.48 Km. Delhi is divided in Eleven Revenue Districts, two districts Shahdara and South East were created in 2012 and has five municipalities within the National Capital Territory. Each district is headed by a District Magistrate, who has under him an Additional District Magistrate, Sub Divisional Magistrates, Tehsildars and Sub-Registrars.

The District Administration carries out diverse variety of functions including magisterial matters, revenue courts, issue of various statutory documents, registration of property, conduct of elections, relief & rehabilitation in land acquisition and various other duties which are too numerous to be numerated. The District Administration in Delhi is the de-facto enforcement

department for all kinds of Government Policies and exercises supervisory powers over numerous other functionaries of the Government. At the apex of revenue hierarchy is the Divisional Commissioner who is also the District Magistrate of Delhi and Inspector General of Registration. He is also designated as Secretary (Revenue) and Collector under various Revenue Acts. NCT Delhi has recorded 16.8% of SC population in Census 2011. Among the districts highest percentage of SC population is in Central district and the lowest percent appears in South West district in Census 2011.

South Delhi is an administrative district of the National Capital Territory of Delhi in India with its headquarters in Saket. Administratively, the district is divided into three subdivisions, Saket, Hauz Khas, and Mehruli. It is bounded by the Yamuna River to the east, the districts of New Delhi to the north, Faridabad District of Haryana state to the southeast, Gurgaon District of Haryana to the southwest, and South West Delhi to the west. South district occupies the third place in terms of area as it shares 16.7 per cent of the total area of the State. This is the second largest district in terms of population. It has only 3 villages and its two tehsils are totally urban. In terms of density, it occupies the sixth place with a density of 11060. In Sex Ratio, it occupies the seventh place which is below the State average. In terms of proportion of Population in the age group 0-6, the district occupies the third position. In terms of Literacy rate, it occupies the sixth position in the State with a literacy rate of 86.6 percent. It holds the fourth position in female Work Participation Rate which is above state average. The famous historical monument and place of tourist interest Qutab Minar, is located in this district. The famous historical monuments and places of tourist interest, viz. Tughlakabad Fort, Deer Sanctuary, ISKCON Temple, Bahai (Lotus Temple) and Chattarpur Mandir are located in this district. The National Thermal Power Corporation (NTPC) is also situated in this district.

Table 4.1: List of Tehsils in South Delhi Districts

Sub-Districts	Sub-District Area
Saket	Bhati, Asola, Shahur Pur, Chhattar Pur, Sat Bari, Raj Pur Khurd, Maidan Garhi, Sakidul Azaib, Neb Sarai, Devli, Tigri, Ladha Sarai, Lado Sarai
Hauz Khas	Hauz Rani, Chirag Delhi, Sahapur Jat, Khirki, Masjid Moth, Yusuf Sarai, Khanpur , Madan Gir, Zamrud Pur, Kharer, Kalo Sarai, Begum Pur, Sheikh Sarai, Sarai Sahji, Hauz Khas, Humanyun Pur, Adh Chini, Put Sarai
Mehrauli	Mehrauli, Gadai Pur, Aya Nagar, Katwaria Sarai, Jia Sarai, Bair Sarai, Sultan Pur, Fatehpuri Beri, Dera Mandi, Jona Pur, Chanden Hula

Table 4.2 represents the demographic overview of the south district as per the census of India, 2011. South Delhi had population of 2,731,929 of which male and female were 1,467,428 and 1,264,501 respectively. In 2001 census, South Delhi had a population of 2,267,023 of which males were 1,260,025 and remaining 1,006,998 were females. There was change of 20.51 percent in the population compared to population as per 2001. In the previous census of India 2001, South Delhi District recorded increase of 50.95 percent to its population compared to 1991.

Table 4.2: Demographic Overview of the South District of Delhi, 2011

Description	2001	2011
Total Population	2267023	2731929
Male	126002	1467428
Female	100699	1264501
Population Growth	50.95%	20.15%
Area Sq. Km	247	247
Density/km2	9105	11060
Proportion to Delhi Population	16.32%	16.27%
Sex Ratio (Per 1000)	799	862
Child Sex Ratio (0-6 Age)	888	885
Average Literacy	81.96%	86.57%
Male Literacy	88.26%	91.73%

Female Literacy	73.94%	80.55%
Total Child Population (0-6 Age)	334941	331043
Male Population (0-6 Age)	177441	175592
Female Population (0-6 Age)	157500	155451
Literates	158354	2078402
Male Literates	955438	1185036
Female Literates	628102	893366
Child Proportion (0-6 Age)	14.77%	12.12%
Boys Proportion (0-6 Age)	14.08%	11.97%
Girls Proportion (0-6 Age)	15.64%	12.29%
Urban Population	2073868	2719736
Rural population	184499	12193
Number of Households		574133
Scheduled Caste		422926
SC Male		223199
SC Female		199727

Source: Primary Census Abstract, Census of India, 2011

As per Census 2011 out of total population, 99.6% people lives in urban areas while 0.4% lives in the Rural areas. The average literacy rate in urban areas is 86.6% while that in the rural areas is 78.3%. Also the Sex Ratio of Urban areas in South district is 862 while that of Rural areas is 788. The population of Children of age 0-6 years in South district is 331043 which is 12% of the total population. There are 175592 male children and 155451 female children between the ages 0-6 years. Thus as per the Census 2011 the Child Sex Ratio of South is 885 which is greater than Average Sex Ratio (862) of South district. The total literacy rate of South district is 86.57%. The male literacy rate is 80.76% and the female literacy rate is 70.65% in South district.

As per official census 2011 and population data 2022 of South Delhi district, Hindu are majority in South Delhi state. Total population of South Delhi district is 2,731,929 as per census 2011. Hinduism constitutes 78.91% of South Delhi population. Muslims are minority in South Delhi state forming 16.32% of total population. Muslims plays important role in electoral of south Delhi state forming significant 16.32% of total population. Buddhist are minority in Delhi state forming 3862 (0.14%) of total population. Jainism is followed by 0.4 %, Christinity by 1.53%, and Sikh by 2.44 % . In addition 0.12% Stated as no religion or other religions (see table 4.3).

Table 4.3: Religion-wise Population of South Delhi

Religion	Total	Percentage	Male	Female
Hindu	2155759	78.91	1158329	997430
Muslim	445914	16.32	243402	202512
Christian	41880	1.53	20134	21746
Sikh	69520	2.54	35867	33653
Buddhist	3862	0.14	1958	1904
Jain	11020	0.4	5561	5459
Others	645	0.02	324	321
No Religion Specific	3329	0.12	1853	1476

According to the 2011 Census, 99.55 percent of the population of the South resided in urban areas, while 0.45 percent lived in rural areas. The overall urban population of the district was 2,719,736 people, 1,460,609 of whom were males and 1,259,127 of them were females. Males population are 6,819 in rural parts of the South Delhi, while females population was only 5,374.

In the South Delhi urban areas, the average sex ratio was 862 females per 1000 males. In addition, the sex ratio of children (0-6 years old) in urban areas in the South Delhi was 885 girls every 1000 boys. Thus, the total number of children aged 0 to 6 residing in South Delhi urban areas was 329,246 (or 12.11 percent of the total population). In South Delhi's rural parts, the average sex ratio was 788 females per 1000 males. The average literacy rate in urban areas in the South Delhi was 86.6 percent, with male literacy at 91.76 percent and female literacy at 80.6 percent. The total literate population of South was 2,078,402. Similarly in rural areas of South, the average literacy rate was 78.26 percent. Out of which literacy rate of males and females stood at 85.54% and 68.75% respectively. Total literates in rural areas of South were 8,136.

Table 4.4: Rural-urban Population of South Delhi

Indicators	Rural	Urban
Population Percentage	0.45%	99.55%
Total Population	12193	2719736
Male population	6819	1460609
Female population	5374	1259127
Sex Ratio	788	862
Child Sex ratio (0-6age)	928	885
Child Population	1797	329245
Literates	8136	2070266
Average Literacy rate	78.26%	86.6%
Male Literacy	85.54%	91.76%
Female Literacy	68.75%	80.6%

In South district out of total population, 924,393 were engaged in work activities. 94% of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 6% were involved in Marginal activity providing livelihood for less than 6 months. Of 924,393 workers engaged in Main Work, 2,314 were cultivators (owner or co-owner) while 4,958 were Agricultural labourers (see table 4.5).

Table 4.5: Working Population of South District, 2011

Workers	Total	Male	Female
Main Workers	869086	735535	133551
Cultivators	2314	1989	325
Agriculture Laborers	4958	4093	865
Household Industries	23054	19634	3420
Other Workers	838760	709819	128941
Marginal Workers	55307	40057	15250
Non-Workers	1807536	691836	1115700

Table 4.6 shows the population change in the three tahsils of the south district from 2001 to 2011. Between 2001 and 2011, the population of this district increased by 20.5 percent. The population growth in rural sections of the district is negative, at -92.4 percent, whereas it has expanded by 29.1 percent in urban areas. Kalkaji tahsil has the highest growth rate of 38.2 percent among the tahsils, followed by Hauz Khas tahsil with a growth rate of 19.2 percent. Defence Colony tahsil has the lowest growth rate of 4.5 percent. More than 99.0 percent of the population lives in urban regions, according to the percentage distribution of urban population.

Table 4.6: Decadal change in population of Tahsils by residence, 2001-2011

Tahsil	Population						Percentage decadal variation 2001-2011			Percentage urban population	
	2001			2011			Total	Rural	Urban	2001	2011
	Total	Rural	Urban	Total	Rural	Urban					
Hauz Khas	1032570	99667	932903	1231293	12193	1219100	19.2	-87.8	30.7	90.3	99.0
Defence Colony	610076	9520	600556	637775	0	637775	4.5	-100.0	6.2	98.4	100.0
Kalkaji	624377	51574	572803	862861	0	862861	38.2	-100.0	50.6	91.7	100.0
District Total:	2267023	160761	2106262	2731929	12193	2719736	20.5	-92.4	29.1	92.9	99.6

Table 4.7 presents the sex ratio of the State and district from 1901 to 2011. In 2001 Census, the NCT of Delhi comprised nine districts as against its seven district status in the 1991 Census. The

data for the district for 1961 to 1991 is based on recast data as per the jurisdiction of the 2001 Census. Recast data at district level for 1901 to 1951 is not available. Much difference in sex ratio of Delhi has been noticed from one Census to another. The table below presents a comparative picture of the sex ratio.

Table 4.7: Sex Ratio of State and District, 1901-2011

Census Year	State	Total	Rural	Urban	District	Total	Rural	Urban
1901	Delhi	862	916	817	Delhi	862	916	817
1911	Delhi	793	869	740	Delhi	793	869	740
1921	Delhi	733	845	672	Delhi	733	845	672
1931	Delhi	722	860	670	Delhi	722	860	670
1941	Delhi	715	846	677	Delhi	715	846	677
1951	Delhi	768	837	754	Delhi	768	837	754
1961	Delhi	785	847	777	South	782	781	782
1971	Delhi	801	825	798	South	796	759	799
1981	Delhi	808	810	808	South	794	747	796
1991	Delhi	827	807	830	South	807	780	808
2001	NCT of Delhi	821	810	822	South	799	780	801
2011	NCT of Delhi	868	852	868	South	862	788	862

Note: Till 1996, Delhi remained a uni-district and it was bifurcated into 9 districts and the districts came into being from 1-1-1997. Data in respect of 1901 to 1951 given in column 7 to 9 related to Delhi uni-district. Data in respect of 1961 to 2001 has been presented for the district based on recast data as per jurisdictions of 2011 census.

Table-4.8 depicts the sex ratio of tahsils as recorded in Census-2011. In this district, the highest sex ratio (877) in urban areas has been recorded in Defence Colony Tahsil followed by Hauz Khas Tahsil (871). The lowest sex ratio of 839 has been recorded in Kalkaji Tahsil. The urban areas of the district have recorded higher sex ratio (862) than the sex ratio of rural areas (788). Only the Hauz Khas Tahsil comprises the rural area and that rural area of the Hauz Khas Tahsil as well as of the District has recorded sex ratio of 788. Overall, the sex ratio of the entire district (862) has fallen below the State sex ratio (868).

Table 4.8: Sex ratio by Sub-districts of South Delhi, 2011

Sr.No.	Name of Sub-district	Sex Ratio		
		Total	Rural	Urban
1	Hauz Khas	870	788	871
2	Defence Colony	877	0	877
3	Kalkaji	839	0	839
	South District	862	788	862

Table 4.9 presents the number and percentage distribution of Scheduled Castes population in all the three tahsils of the district as recorded in Census-2011. In Delhi, no Scheduled Tribe has been notified. As such, data for the same is not presented. In this district, Scheduled Castes population constitutes 15.48 percent of the total population. The share of the rural and urban areas has very little variation. (16.15 and 15.48 percent respectively). Tahsil wise, the highest percentage of Scheduled Castes population (17.85) is recorded in Hauz Khas Tahsil, whereas it is lowest (10.74) in Defence Colony Tahsil. Defence colony and Kalkaji Tehsils are totally urban and Hauz Khas is the only one Tahsil which comprise rural areas also. The rural areas of the Hauz Khas Tahsil constitute 16.15 Percent of Schedule Caste Population. In the case of urban areas, Hauz Khas Tahsil again has recorded the highest percentage (17.87) of Scheduled Castes population among the three tahsils. Here again, Defence Colony Tahsil has accounted for the lowest percentage (10.74) of SC population among all the three tahsils.

Table 4.9: Number and percentage of scheduled castes and scheduled tribes population in Sub-districts, 2011

Sr. No.	Name of Sub-District	Total/Rural/Urban	Total population	Total scheduled castes population	Total scheduled tribes population	% of scheduled castes population to total population	% of scheduled tribes population to total population
1	Hauz Khas	Total	1231293	219813	0	17.85	0
		Rural	12193	1969	0	16.15	0
		Urban	1219100	217844	0	17.87	0
2	Defence Colony	Total	637775	68480	0	10.74	0
		Rural	0	0	0	0	0
		Urban	637775	68480	0	10.74	0
3	Kalkaji	Total	862861	134633	0	15.6	0
		Rural	0	0	0	0	0
		Urban	862861	134633	0	15.6	0
South Delhi		Total	2731929	422926	0	15.48	0
		Rural	12193	1969	0	16.15	0
		Urban	2719736	420957	0	15.48	0

Table 4.10 presents the number and percentage of literates, illiterates by tahsils and the gap in male female literacy rate as recorded in Census 2011. It is seen from the table that 91.73 percent males and 80.55 percent females are literates in this District. The literacy rate for both males and females are higher in urban areas than rural areas. Tahsilwise, male literacy rate is the highest (92.27) in Hauz Khas Tahsil and the lowest (90.66) is in Kalkaji Tahsil. In the case of females, highest literacy rate (85.42) is recorded in Defence Colony Tahsil and the lowest (76.57) is in

Kalkaji Tahsil. Hauz Khas is the only Tahsil which constitute the rural areas in the district. The Rural areas of this Tahsil as well as of the district has recorded the literacy rate of 78.26. The gap in male-female literacy rate is wider in rural areas of Hauz Khas Tahsil which is recorded 16.79 Points. The gap (6.74 points) is narrow in Defence Colony Tahsil. A similar pattern is noticed in the male-female gap in literacy rate in the urban areas. The highest gap (14.09 percent) in male female literacy rate is recorded in Kalkaji Tahsil.

Table 4.10: Number of literates and illiterates, literacy rate by sex in sub-districts, 2011

Sr.No.	Name of Sub-district	Total/Rural/Urban	Number of literates and illiterates						Literacy rate			Gap in male-female literacy rate
			Number of literates			Number of illiterates			Persons	Males	Females	
			Persons	Males	Females	Persons	Males	Females				
1	Hauz Khas	Total	939355	533893	405462	291938	124487	167451	86.87	92.27	80.66	11.61
		Rural	8136	5036	3100	4057	1783	2274	78.26	85.54	68.75	16.79
		Urban	931219	528857	402362	287881	122704	165177	86.96	92.34	80.77	11.57
2	Defence Colony	Total	508758	280938	227820	129017	58787	70230	89.01	92.16	85.42	6.74
		Rural	0	0	0	0	0	0	0	0	0	0
		Urban	508758	280938	227820	129017	58787	70230	89.01	92.16	85.42	6.74
3	Kalkaji	Total	630289	370205	260084	232572	99118	133454	84.26	90.66	76.57	14.09
		Rural	0	0	0	0	0	0	0	0	0	0
		Urban	630289	370205	260084	232572	99118	133454	84.26	90.66	76.57	14.09
South Delhi		Total	2078402	1185036	893366	653527	282392	371135	86.57	91.73	80.55	11.18
		Rural	8136	5036	3100	4057	1783	2274	78.26	85.54	68.75	16.79
		Urban	2070266	1180000	890266	649470	280609	368861	86.6	91.76	80.6	11.16

Table 4.11 presents the number and percentage of Main Workers, Marginal Workers and Non-Workers by sex in tahsils of the district as recorded in Census-2011. In this district 33.84 percent are Workers, of which 31.81percent are Main Workers and only 2.02 percent are Marginal Workers. In these district 52.85 percent males and 11.77 percent females are reported as workers. Tahsil wise, the percentage of male workforce ranges between 51.88 (Kalkaji) and 54.53 (Defence Colony Tahsil) and the percentage of female workforce ranges between 8.98 (Kalkaji Tahsil) and 15.75 (Defence Colony Tahsil).

Table 4.11: Number and percentage of main workers, marginal workers, and non-workers by sex in Sub-districts, 2011

Sr. No.	Name of Sub-district	Persons/ Males / Females	Total population	Main workers		Marginal workers		Total workers (main and marginal workers)		Non workers	
				Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
1	Hauz Khas	Persons	1231293	390586	31.72	22780	1.85	413366	33.57	817927	66.43
		Males	658380	330625	50.22	16228	2.46	346853	52.68	311527	47.32
		Females	572913	59961	10.47	6552	1.14	66513	11.61	506400	88.39
2	Defence Colony	Persons	637775	217951	34.17	14245	2.23	232196	36.41	405579	63.59
		Males	339725	175385	51.63	9858	2.90	185243	54.53	154482	45.47
		Females	298050	42566	14.28	4387	1.47	46953	15.75	251097	84.25
3	Kalkaji	Persons	862861	260549	30.20	18282	2.12	278831	32.31	584030	67.69
		Males	469323	229525	48.91	13971	2.98	243496	51.88	225827	48.12
		Females	393538	31024	7.88	4311	1.10	35335	8.98	358203	91.02
South Delhi		Persons	2731929	869086	31.81	55307	2.02	924393	33.84	1807536	66.16
		Males	1467428	735535	50.12	40057	2.73	775592	52.85	691836	47.15
		Females	1264501	133551	10.56	15250	1.21	148801	11.77	1115700	88.23

Table 4.12 presents the distribution of Workers into four broad categories viz., Cultivators, Agricultural Labourers, Household Industry Workers and Other Workers, by sex in tahsils as recorded in Census-2011. In this district, 99.07 percent males and 98.87 percent females have been recorded as workers engaged in non-agricultural pursuits. Male and female Cultivators and Agricultural Labourers constitute less than one percent in each case in the district. A comparison of the data amongst the tahsils would indicate that the proportion of male workers in the Other Workers (OW) category ranges between 95.96 percent (Defence Colony Tahsil) and 96.91 percent (Kalkaji Tahsil) and female workers ranges between 95.46 percent (Kalkaji Tahsil) and 96.96 percent (Defence Colony Tahsil). The proportion of male HHI workers ranges between 2.15 percent (Kalkaji Tahsil) and 3.23 percent (Defence Colony Tahsils) and female HHI workers ranges between 2.23 percent (Defence Colony Tahsil) and 3.32 percent (Kalkaji Tahsil).

Table 4.12: Distribution of workers by sex in four categories of economic activity in Sub-District, 2011

Sr. No.	Name of Sub-District	Persons/ Males/ Females	Total population	Total workers (main + marginal workers)	Category of workers							
					Cultivators		Agricultural labourers		Household industry workers		Other workers	
					Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
1	Hauz Khas	Persons	1231293	413366	1498	0.36	2801	0.68	11625	2.81	397442	96.15
		Males	658380	346853	1187	0.34	2243	0.65	9664	2.79	333759	96.22
		Females	572913	66513	311	0.47	558	0.84	1961	2.95	63683	95.75
2	Defence Colony	Persons	637775	232196	636	0.27	1236	0.53	7036	3.03	223288	96.16
		Males	339725	185243	494	0.27	999	0.54	5987	3.23	177763	95.96
		Females	298050	46953	142	0.30	237	0.50	1049	2.23	45525	96.96
3	Kalkaji	Persons	862861	278831	850	0.30	1871	0.67	6420	2.30	269690	96.72
		Males	469323	243496	731	0.30	1559	0.64	5246	2.15	235960	96.91
		Females	393538	35335	119	0.34	312	0.88	1174	3.32	33730	95.46
District: South (098)		Persons	2731929	924393	2984	0.32	5908	0.64	25081	2.71	890420	96.32
		Males	1467428	775592	2412	0.31	4801	0.62	20897	2.69	747482	96.38
		Females	1264501	148801	572	0.38	1107	0.74	4184	2.81	142938	96.06

CHAPTER-5

The Socio-Economic profile of the Project Affected Families at Khanpur, South Delhi Region

The social impact assessment unit in compliance with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013; undertook the socio-economic survey and collected data on relevant socio-economic circumstance of the project affected population including family details, demographic information on social classification, education and occupation of family members, total family income (from all sources), identification of vulnerability; key issues likely to be faced with regard to land acquisition and compensation; quantification and criteria of vulnerable PAPs and strategies for minimizing impact on current land use activities or cultural heritage. This chapter provides summary of the baseline information on the findings of the socio-economic survey.

The Social and Economic profile of the village gives an overall insight about the community living in the Khanpur village/town. The socio-economic study has been conducted in the Project Influence Area. Proposed alignment lies in South Delhi District. Based on the available proposed alignment and engineering designs the census and socio-economic survey of the project affected persons (PAPs) falling within the proposed ROW was carried out using structured questionnaires. The purpose of this exercise was to assess the losses and social impacts due to the proposed project and to gather information on the affected persons. This chapter describes the socio-Economic profile of the project area and the project affected persons. This chapter specifically analyzes the impacts on land and other immovable assets based on detailed Survey done. Based on the impact on land and structures, a Survey was carried out; and the results of the Survey established the socio-economic status of PAFs. The chapter is organized in three sections. Section one provides a detailed overview the socio-economic profile of Project affected Land owners HHs/persons and their family which include 36 Affected Land owners and 185 family members, section two elaborates the socio-economic profile of 47 Affected Tenants/Shop owners and their family members and section third describes the 52 affected laborers and their family members.

PART-1: SOCIO-ECONOMIC PROFILE OF LAND OWNERS

5.1 Socio-economic profile of project affected Households/Persons

The profile include demographic characteristics, educational and occupational status, land ownership, farm and non-farm livelihood and livestock's status, ownership of moveable and immovable assets, access to infrastructure and other essential services and vulnerability of project affected HHs/persons. The socio-economic profile of the PAFs (including land owner and labours), age group of the household members, size of the household, marital status, source of

household income, educational background, health facilities, housing condition, source of drinking water, pattern of land ownership, sources of livelihood, livestock, consumer durables and assets owned by the PAFs households, transport assets owned by the households, indebtedness, household expenditure, benefits from government.

Table 5.1: Project Affected Families

S.No	Indicators	Respondents
1	Total No of Affected Land Owners	36
2	Total No. of Affected Persons/Members in Land Owner Families	185
1	Total No of Affected Tenants	47
2	Total No. of Affected Persons/Members in tenants Families	238
3	Total no. of Affected labourers	52
4	Total No. of Affected persons/Members in labourers Families	222
5	Total No of Affected Families (Owners, Tenants and labourers)	135
6	Total Affected persons under the project	645

Data on religious groups has been gathered in order to identify PAFs who have a particular religious belief. People's religious beliefs and social affiliations are indications that can help us understand their cultural behaviour. All the project affected persons are belonging to Hindu community. As per the field survey data discloses the information about social affiliation of a group. Social groups indicate ranking within the society, preferences and vulnerability. The predominant social group amongst the affected group is Other Backward Class/Caste (OBC). Most of the families belonged to this social group. There is only one family that belongs to general social community in the project affected area (see table 5.2).

Table: 5.2 Social Groups

S.No	Caste	Respondents	Respondents (in %)
1	UR (Gen.)	1	2.78
2	OBC	35	97.22
3	SC	0	0.00
4	ST	0	0.00
5	Total	36	100.00

Table 5.3 deals with the family type of respondents of project affected population. Out of total Project Affected Families, the majority (63.89%) of the affected families follow a joint family pattern and remaining 36.11% belong to Nuclear family type. The joint family type is prevalent among most of the rich and poor families. However, the lower- and middle-income group families show a trend to live in nuclear families.

Table 5.3: Family Type

S.No	Family Type	Respondents	Respondents (in %)
1	Joint	23	63.89
2	Nuclear	13	36.11
3	Single	0	0.00
4	Total	36	100.00

The average size of the households under the SIA study is 4.8 persons per household. More than 58% of the PAFs have 3-6 members. About 22.22% of the families have 6-9 members. There are 3 households where the number of family members is more than 9 persons. The number of persons in the household and the factor of the size of the households gain importance given the comparatively small income of the houses that impinge on the living conditions of the family members (see table 5.4).

Table 5.4: Family Size

S.No	Family Size	Respondents	Respondents (in %)
1	1-3	4	11.11
2	3-6	21	58.33
3	6-9	8	22.22
4	Above 9	3	8.33
	Total	36	100.00

The ownership of property is divided into three categories e.i one is Self or single ownership of the property or building, second is the joint ownership, Jointly owned is by two or more persons, like husband and wife, Brothers or family relatives members (चाचा - भतीजा), and third is the Disputed Properties. Table 5.5 shows that out of 36 land owners, 75% have single or self ownership rights of the property and approximately 11 percent have joint ownership rights of the property. There are only 5 properties on which there is a dispute about ownership rights of the property.

Table 5.5: Ownership of property

S.No	Ownership Type	Respondents	Respondents (in %)
1	Self/Single Ownership	27	75.00
2	Joint Ownership	4	11.11
3	Disputed	5	13.89
4	Total	36	100.00

Table 5.6 is provides the details of the duration of occupancy of the commercial land/shops for economically active PAPs. It is clear from the field survey that around 72.22% of PAPs are occupying their shops/building/house for more than 50 years in current locations; they have started their business between the years of 1950 to 1970. About 13.89% of the PAPs are running their business/shops for more than 30 years, they have started their economic activity between the year 1970 to 1990. Remaining 13.89%b PAPs are starting their business/shops after the 1990 and they also have work or reside since 10 to 20 years in same location.

Table 5.6: Year/ Month of occupying for economically active / operating from the current location

S.No	Year/ Month of occupying	Respondents	Respondents (in %)
1	1950-1970	26	72.22
2	1970-1990	5	13.89
3	1990-2010	3	8.33
4	2010 to Present	2	5.56
	Total	36	100.00

The distribution of Monthly income of PAPs from the shops/property shows that about 36.11% Families are earning between Rs. 20000/- to 50000/- per month from the shops/property, around 30.56% PAP are earning Rs. 10000 to Rs. 20000/- and 13.89% are earning between 5000 to Rs.10000/- per month. However, only 19.44% PAPs are earning more than Rs 50000/- in a month from their property (see table. 5.7). During the field visit it was observed that no Land owners was Below Poverty Lines (BPL) category, all the owners are in middle income or High Income Groups.

Table 5.7: Monthly Income of Land owners

S.No	Monthly Income	Respondents	Respondents (in %)
1	5000-10000	5	13.89
2	10000-20000	11	30.56
3	20000- 50000	13	36.11
4	50K and Above	7	19.44
		36	100.00

Table 5.8 describes the economic dependence of the project affected family/persons. It shows that half (50.00%) of the PAPs have 3 to 6 dependent members in their family. Nearly one third (33.33%) of PAPs have 6 to 9 dependent members in their family and 11.11% respondents said that they have 1-3 dependent members in their family. Only 5.56% respondents have more than 9 dependent members in their families. Average number of dependent members in the PAFs is 5.38 in the study area.

There should be breakup of property on basis of commercial and residential unit. Then commercial unit has been further divided as self business or rent and similarly residential.

Table 5.8: Economic dependence of the affected family/person

S.No	No. of Dependency persons	Respondents	Respondents (in %)
1	1-3	4	11.11
2	3-6	18	50.00
3	6-9	12	33.33
4	More than 9	2	5.56
		36	100.00

***Average Dependent Members is 5.38 in the family**

During the field visit, it is revealed that no land owners have taken loan against their property for business purpose.

An economic activity is an activity of providing, making, buying, or selling of commodities or services by people to satisfy their day-to-day needs of life. Economic activities include any activity that deals with the manufacturing, distributing, or utilising of products or services.

Activities that involve money, or the exchange of products or services, are economic activities. In the SIA study found respondents engaged in the three types of economic activities which are as follows: Self business, Shops/buildings gives on rent and others (Job, Service etc.). Table 5.9 shows that 19.44% PAPs are running their business in their own building/property and 58.33% PAPs have given their shops/property on rent and lease for their livelihood.

Table 5.9: Type of economic Activity you are Engaged

S.No	Economic Activity	Respondents	Respondents (in %)
1	Self Business	7	19.44
2	Shops Give on Rent	21	58.33
3	Others (Jobs, Services etc.)	8	22.22
4	Total	36	100.00

Table 5.10 shows the extent of land or property affected by the land acquisition. Out of the 36 landholdings 22.2% respondents' property are partially affected and 77.7% respondents' property are fully affected/damaged. As per the law, only if any land or any other property is affected more than 70 percent, it is considered as fully affected.

Table 5.10: Land is Partially Affected

S.No	Land Type	Affected Respondents	Respondents (in %)
1	Partially Affected	8	22.2
2	Fully Affected	28	77.8
4	Total	36	100.0

Table 5.11 shows the perceptions/status regarding the remaining part of the area building whether adequate to use for living or not. The study found that the property of 88.89% PAPs remaining part of the building property is adequate to continue for living or economic activity in the future and they do not want to surrender remaining part of the property. Only 4 respondents said that the remaining part of the building is not adequate or useable to continue for living or any economic activity.

Table 5.11: Remaining part of the building Adequate to continue for living

S.No	Adequate to continue for living	Respondents	Respondents (in %)
1	Yes	32	88.89
2	No	4	11.11
4	Total	36	100.00

Table 5.12: Compensation preferences of PA Land Owners for the economic loss (Ranked 1 to 5)

compensate for the economic lo	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Total
Cash compensation as per Market Rate	15	4	17	0	0	36
Want plot for relocation	5	22	9	0	0	36
Constructed building	19	8	9	0	0	36
Restoration of livelihoods of affected persons	1	2	1	27	5	36
Shifting expenses	1	3	2	4	26	36

5.2 Demographic Profile of Affected Land Owners Families

Age of the project affected owners families is important parameter for impact analysis. It gives an idea about the vulnerable group (woman, child, old age and disabled people) community. If the number of older people is high in specific area then there can be different problems and attitudes of that respective area. If the number of younger people is high then social problems, attitudes can be different like unemployment and drug addiction. Table 5.13 shows the data on age structures of the interviewed project affected families. The age groups of 30 to 50 years are supposed to be productive and earning to contribute to the society, family and surroundings. Data shows that 16.76% of the total PAPs family members are below 18 years. Slightly more than one fourth 28.65% of members belong to the age group of 18-30 years. About 31.89% belong to the age group of 30-50 years who are potentially productive group. Only 10.27% of owner's family members are age above 70 years, who are part of dependent population. It is observed that majority of members belong to 30-50 years age group followed by 18-30 year's age groups.

Table 5.13: Age Group of Land Owners PAFs

S.No	Age Group	Respondents	Respondents (in %)
1	0-18	31	16.76
2	18-30	53	28.65
3	30-50	59	31.89
4	50-70	23	12.43
5	70 and Above	19	10.27
	Total	185	100.00
Average age of the Project Affected persons is 37.8			

Gender and Sex Ratio: Gender and sex ratio of project affected persons of Khanpur Village are presented in table 5.14. Sex Ratio is a very helpful indicator to know the participatory share of males and females in a region, which is also an important indicator for the human development index. Among the surveyed households, it is observed that about 55.14% are male and the remaining 44.86% are female. The sex ratio among Project Affected Households is 813 female per 1000 males.

Table 5.14: Gender and Sex Ratio

S.No	Gender	Respondents	Respondents (in %)
1	Male	102	55.14
2	Female	83	44.86
3	Total	185	100.00
<i>Sex Ratio is 813. (female per 1000 male)</i>			

The marital status of PAPs is described in the table 5.15. As per the survey conducted in project affected area of Khanpur village, is observed that out of total surveyed PAPs, majority of them 52.97% are married, 35.68% are unmarried and only 11.35% are widow & widowers.

Table 5.15: Marital Status

S.No	Marital Status	Respondents	Respondents (in %)
1	Married	98	52.97
2	Unmarried	66	35.68
3	Widow	16	8.65
4	Widower	5	2.70
	Total	185	100.00

Education is a tool for societal vertical mobility. It generates disparities among persons and introduces a new kind of inequality between those who have it and those who don't. Education is a basic need and the best indication of a region's socioeconomic growth in all instances. Table 5.16 shows that out of the total surveyed respondents, about 83.24% are illiterate and 4.32% are new born babies children or below 5 years of age, who are not in the school going age. While, remaining 13.43% PAFs members are illiterate.

Table 5.16: Literacy Rate

S.No	Educational Status	Respondents	Respondents (in %)
1	Literate	154	83.24
2	Illiterate	23	12.43
3	Children Below 5 year age	8	4.32
	Total	185	100.00

Table 5.17 shows educational status of Project affected family members. So far as educational attainment is concerned 8.44% are educated up to primary level whereas 23.38% PAFs members have studied up to matric/10th standard. About 29.87% of them have studied up to intermediate/12th standard. It is observed that majority of PAFs members have completed their graduation (31.82%). However, it was observed that new generation is more concerned about education and about 6.49% of PAFs Members have studied upto level of post graduation and above.

Table 5.17: Educational Status

S.No	Educational Status	Respondents	Respondents (in %)
1	Primary	13	8.44
2	Matric (10 th)	36	23.38
3	Intermediate	46	29.87
4	Graduate	49	31.82
5	Post Graduate and Above	10	6.49
	Total	154	100.00

The economic condition of PAFs describes the working and non-working members include the people who work and earn to contribute to the family; however dependents include housewife, children, elderly people and others who cannot work and earn. Table 5.18 shows that out of total PAFs members only 21.08% are working and 55.14% are non-working, while 23.78% are engaged in educational activity.

Table 5.18: Economic Status

S.No	Economic Status	Respondents	Respondents (in %)
1	Working	39	21.08
2	Non-Working	102	55.14
3	Engaged in Educational Activity	44	23.78
	Total	185	100.00

Assessing family income helps to understand the living standard, expenditure pattern, capacity of savings etc. Distribution of family income is given in Table 5.19. Data shows the distribution of Monthly income of Project affected earning family member. It shows that about 48.72% Families are earning between Rs. 10000/- to 20000/- per month. Nearly one fourth (25.64%) of PAFs are earning Rs. 30000 to Rs. 50000/- and another 12.82% are earning between 10000 to Rs.20000/- per month. However, only 5.13% Project affected families are earning more than Rs 70000/- in a month.

Table 5.19: Monthly Income of PAFs

S.No	Monthly Income	Respondents	Respondents (in %)
1	10000 - 20000	19	48.72
2	20000 - 30000	5	12.82
3	30000 – 50000	10	25.64
4	50000 – 70000	3	7.69
5	Above 70000	2	5.13
6	Total	39	100.00

Table 5.20 indicates that income of the Project affected families adversely is affected from the project. Data reveals that 69.23% respondent's income is adversely affected from the project. Only 30.77% respondent's income is not affected by the metro projects as they are engaged in private's jobs/services and engaged in other economic activities.

Table 5.20: Income is affected the Projects

S.No	Income is affected	Respondents	Respondents (in %)
1	Yes	27	69.23
2	No	12	30.77
3	Total	39	100.00

PART-2: SOCIO-ECONOMIC PROFILE OF TENANTS

5.3 Socio-Economic Profile of Project Affected Tenants Households/Persons

This Section elaborates the socio-economic profile of project affected Tenants HHs/persons which include 47 Affected Tenants/Shop owners and 238 family members. The profile includes demographic characteristics, educational and occupational status, land ownership, farm and non-farm livelihood and livestock's status, ownership of moveable and immovable assets, access to infrastructure and other essentials services and vulnerability of project affected HHs/persons. The socio-economic profile of the PAFs (including land owner and labours), age group of the household members, size of the household, marital status, source of household income, educational background, health facilities, housing condition, source of drinking water, pattern of

land ownership, sources of livelihood, livestock, consumer durables and assets posed by the PAFs households, transport assets owned by the households, indebtedness, household expenditure and benefits from government.

Data on religious groups has been gathered in order to identify PAFs who have a particular religious belief. People's religious beliefs and social affiliations are indications that can help us understand their cultural behaviour. Understanding PAFs' desires and preferences will be assisted by social and cultural behaviour, which is a precondition for rehabilitating affected people and their families. Table 5.21 shows that the Hindus (Hinduism) is the largest affected religious group among the project affected families, which is followed by Muslims and then by other religions such as Christians. Field survey data shows that Hindus account for 95.74 percent of the total affected population, followed by Sikh and Christian (2.13 percent each).

Table 5.21: Religions

S.No	Religion	Respondents	Respondents (in %)
1	Hindu	45	95.74
2	Christian	1	2.13
3	Muslim	0	0
4	Sikh	1	2.13
5	Total	47	100

The field survey data discloses the information about social affiliation of a group. The social affiliation of the group differentiates them for benefits under government schemes. Social groups indicate ranking within the society, preferences and vulnerability. In general, the families belonging to Scheduled Castes (SC) and Scheduled Tribes (ST) under the provisions of the Constitution of India get preferential treatment in the government benefits because the group includes people who are traditionally vulnerable. Except general category, all other groups need attention and to be addressed for their backward socio-economic conditions. The surveyed households belong to the Scheduled Castes (SC) 12.77%, Other Backward Classes (OBC) 46.81%, Scheduled Tribes (ST) 2.12% and 38.29% is identified in general caste category (see table 5.22).

Table: 5.22 Social Groups

S.No	Caste	Respondents	Respondents (in %)
1	UR (Gen.)	18	38.29
2	OBC	22	46.81
3	SC	6	12.77
4	ST	1	2.13
5	Total	47	100

Family type is a classificatory parameter according to presence or absence of couples, parents and children. Table 5.23 deals with the family type of respondents of project affected population. Out of total Project Affected Families, the majority (51.07%) of the affected families follow a nuclear family pattern and remaining 44.68% and 4.25% are joint and individual families respectively. The type of joint families is prevalent among most of the rich families and most of the poor families. However, the lower- and middle-income group families show a trend to live in nuclear families.

Table 5.23: Family Type

S.No	Family Type	Respondents	Respondents (in %)
1	Joint	21	44.68
2	Nuclear	24	51.07
3	Single	2	4.25
4	Total	47	100

Family Pattern and Family Size indicate the fabrics of sentimental attachment among the family members, social value, economic structures and financial burdens. The family size of the surveyed PAPs/ PAFs are given in Table 5.24. Out of total Project Affected Families, family size is determined by the economic burden and opportunities. The size of the family is a matter of great importance not only for the country as a whole but also for the welfare and health of the individual, the family and the community. Family size has been classified into four categories i.e. small (1-3), medium (3-6), Average (6-9) and large (>9). Single member families have also been included in the small family size. Following table shows that more than half of the families (31) have less than six member in their families. Majority of the families 53.19 are medium sized family, 12.77% are small and individual type with ≥ 3 members. Only 6.38% of the families are with members equal or more than nine. The data shows the preponderance of medium sized families over other sized families in the project area.

Table 5.24: Family Size

S.No	Family Size	Respondents	Respondents (in %)
1	1-3	6	12.77
2	3-6	25	53.19
3	6-9	13	27.66
4	Above 9	3	6.38
	Total	47	100.00

5.4 Impact on Economy, Livelihoods and Land

Presently most families depend on their income from the mills and businesses running in the affected area. The proposed development will affect the family structure of the affected Shop owners/Tenants/landowners. The metro corridor under phase-4 is proposed at a site where a lot of families have their residences or workplace. Since the locality of Kahnpur village is commercial/industrial, there are several businesses/shops/offices running and if this land is acquired for the proposed metro corridor it will be a direct economic loss to the Affected families, some might have to shift their offices and some may have to reconstruct them altogether. The PAFs' economic situation is defined by their employment patterns, family income, and the number of earning and dependent members. Work in which the heads of the project's affected families are involved is included in the occupational pattern. The family income is made up of the earnings of all family members. Earning members are those who work and earn money to help support the family; nevertheless, dependents include housewives, children, the elderly, and others who are unable to work and earn money. The ownership of property is divided into three category e.i one is Self ownership of the shops, that include respondents running their business in their own property, second category is the tenants, who pay the monthly rent to land/shop owners on monthly basis and last category is shop acquired on lease or *pagadi* (पगड़ी), it include who taken the commercial shops on the lease from the land owners since last few decades (15 to 25 years). Table 5.25 shows that approximately one-fourth (25.53%) PAFs are running their business/shops from their own shops having legal ownership rights of the property. 61.71% PAFs are tenants and only 12.76% have acquired the shops on lease.

Table 5.25: Ownership of property

S.No	Ownership Type	Respondents	Respondents (in %)
1	Self owner	12	25.53
2	Tenant	29	61.71
3	Leased	6	12.76
4	Total	47	100

Table 26 present the legal status of the property, it shows that more than half (55.32%) of the PAPs have legal rights of the property/shops in the form of rent agreement(29.78%) and self ownerships (25.53%) of the property, remaining 44.69% PAPs are running their business/shops without rent agreement on verbal comments.

Table 5.26: Legal status of Property

S.No	Legal Status	Respondents	Respondents (in %)
1	Rental with Agreement	14	29.78
2	Rental Without Agreement	21	44.69
3	Self Ownership	12	25.53
	Total	47	100

Table 5.27 indicates the kind of ownership to business/self-employment/shops among the PAPs. 74.46% of the total interviewed PAPs are running their own business under the single ownership, 17.03 are running their business in partnership with brother and only 8.51% are running their business in partnership with other persons; it includes relatives, friends, neighborhood etc.

Table 5.27: Kind of Ownership

S.No	Ownership status	Respondents	Respondents (in %)
1	Single	35	74.46
2	Ownership with Brother	8	17.03
3	Ownership with partners	4	8.51
	Total	47	100

The economic condition of surveyed households describes occupational pattern, total household income, and number of earning and dependent members along with employment opportunity. The occupational pattern includes work in which the surveyed head of the households are involved. Table 28 is provide the details of the duration of occupying the commercial land/shops for

economically active respondent of the current location. It is clear from the field survey that nearly one seventh (14.89%) PAPs are running their business/shops for more than 50 years in current locations. They have started their business between the years of 1950 to 1970. More than Half (53.19%) of the PAPs are running their business/shops for more than 30 years; they started their economic activity between the year 1970 to 1990. Remaining PAPs are starting their business/shops after the 1990 and they have been working for around 10 to 20 years in same location (see table 5.28).

Table 5.28: Year/ Month of occupying for economically active / operating from the current location

S.No	Year/ Month of occupying	of Respondents	Respondents (in %)
1	1950-1970	7	14.89
2	1970-1990	25	53.19
3	1990-2010	9	19.15
4	2010 to Present	6	12.77
	Total	47	100

The family income includes income of all the earning members. The earning members include the people who work and earn to contribute to the family; however dependents include housewife, children, elderly people and others who cannot work and earn. Assessing family income helps to understand the living standard, expenditure pattern, capacity of savings etc. The data on monthly family income indicate either the family is Below Poverty line (BPL) or above poverty line (APL). Distribution of family income is given in Table 5.29.

The distribution of Monthly income of PAPs shows that about 38.38% families are earning between Rs. 15000/- to 30000/- per month. Slightly more than half (51.6%) of PAFs are earning Rs. 30000 to Rs. 60000/- and another 4.26% are earning between 60000 to Rs.90000/- per month. However, only 6.38% PAFs families are earning more than Rs 90000/- in a month. During the field visit it was observed that none of the tenants is in Below Poverty Line (BPL) category, all the tenants are either in middle income or High Income Groups.

Table 5.29: Monthly Income of Tenant

S.No	Monthly Income	Respondents	Respondents (in %)
1	15000-30000	18	38.30
2	30000-60000	24	51.06
3	60000- 90000	2	4.26
4	90K and Above	3	6.38
		47	100

Table 5.30 describes the economic dependence of the project affected families/persons. It shows that nearly half (48.94%) of the PFPs have 3 to 6 dependent member in their family. Slightly more than one third (34.04%) PAPs have 6 to 9 dependent member in their family. Only 10.64% respondents said that there are 1-3 dependent members in their family and remaining 6.38% respondents have more than 9 dependent members in their families. Average dependency in the PAFs is 5.30.

Table 5.30: Economic dependence of the affected family/person

S.No	No. of Dependency persons	Respondents	Respondents (in %)
1	1-3	5	10.64
2	3-6	23	48.94
3	6-9	16	34.04
4	More than 9	3	6.38
		47	100.00

***Average Dependent Members is 5.30 in the family**

The condition in which a person takes loan from some others source like bank is called as indebtedness. It is one of the parameters to assess the economic status of the project affected people. Table 5.31 shows borrowings/indebtedness and loans of project affected people against the said property. It shows that out of 47 shops owners only 12 have ownership rights when makes them eligible to get loans against their property. Out of 12 PAPs only 3 persons have taken loan against their property for business purpose.

Table 5.31: borrowings and loans against the property

S.No	Borrowings/indebtedness and loans	Respondents	Respondents (in %)
1	yes	3	25
2	No	9	75
	Total	12	100

Note: Out of 47 Respondents, only 12 Respondents have ownership right to able the loans against property

Table 5.32 shows the employment generation capacity of the shops owners/Tenants. It is clear from the field visit that, about 40.43 percent provided employment opportunity; they have hired around 52 labourers. Remaining 59.57 Shop owners/businessmen have not hired anyone.

Table 5.32: Do you have you employed in your Shops/business

S.No	Have you employed	Respondents	Respondents (in %)
1	Yes	19	40.43
2	No	28	59.57
	Total	47	100

Table 5.33: compensate for the economic loss (Ranked 1 to 5)

Compensation for the economic loss	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Total
Cash compensation as per Market Rate	5	7	24	11	0	47
Want plot for relocation	11	25	6	2	3	47
Constructed building	26	9	7	4	1	47
Restoration of livelihoods of affected persons	3	5	11	24	4	47
Shifting expenses	3	2	3	4	35	47

5.5 Demographic Profile of Affected Tenant Families

Age Structure refers to the contribution of population as well as dependence of population on various economic and social activities. Age of the project affected families is important parameter for impact analysis. It gives an idea about the vulnerable group (child, old age people) community. If the number of older people is high in a specific area then there can be different problems and attitudes of that respective area. If the number of younger people is high then social problems, attitudes can be different like unemployment and drug addiction. Table 5.34 shows the data on age structures of the interviewed project affected families. The age groups of 30 to 50 years are supposed to be productive and earning to contribute to the society, family and surroundings. Data shows that 26.05% of the total PAFs members are below 18 years. 23.53% of members belong to the age group of 18-30 years. About 26.89% belong to the age group of 30-50 years that is potentially productive group. 18.91% of members belong to 50-70 years. About 4.62% of total members belong to 70 years and above, who are dependent population. It is observed that majority of members belong to 30-50 years age group followed by 0-18 year's age groups.

Table 5.34: Age Group of Tenant PAFs

S.No	Age Group	Respondents	Respondents (in %)
1	0-18	62	26.05
2	18-30	56	23.53
3	30-50	64	26.89
4	50-70	45	18.91
5	70 and Above	11	4.62
	Total	238	100.00
Average age of the Project Affected persons is 34.15			

The data on gender and sex ratio is very helpful indicator to know the participatory share of male and female in the society, which is also an important indicator for human development index. Among the PAFs surveyed population it is observed that 50.84% of population is male and remaining 49.16% are female. It is observed that male and female are equally dominating group in Project Affected Area. The sex ratio is 1034 per 1000 males (Table 5.35).

Table 5.35: Gender and Sex Ratio

S.No	Gender	Respondents	Respondents (in %)
1	Male	117	49.16
2	Female	121	50.84
3	Total	238	100.00

Sex Ratio is 1034. (female per 1000 male)

The marital status of the surveyed family members is indicated under four categories – married, unmarried, widow and widowers). The marital status of PAFs is described in the table 5.36. As per the survey conducted in project affected area of Khanpur village, 55.04% PAF's are married, 38.66% PAFs are unmarried and remaining 6.3% PAFs are widow/Widower.

Table 5.36: Marital Status

S.No	Marital Status	Respondents	Respondents (in %)
1	Married	131	55.04
2	Unmarried	92	38.66
3	Widow	12	5.04
4	Widower	3	1.26
	Total	238	100.00

Education is a tool for societal vertical mobility. It gives you the chance to be a part of the growth and development process. It also generates disparities among persons and introduces a new kind of inequality between those who have it and those who don't. Education is a basic need and the best indication of a region's socioeconomic growth in all instances. Table 5.37 shows that out of the total surveyed PAFs, about 84.87% are illiterate and 4.62 are new born baby or children below 5 year of age who are not in the school going age. While, remaining 10.5% PAFs members are illiterate.

Table 5.37: Literacy Rate

S.No	Educational Status	Respondents	Respondents (in %)
1	Literate	202	84.87
2	Illiterate	25	10.50
3	Children Below age 5 Not take Admission yet	11	4.62
	Total	238	100.00

Education is an imperative area that is essential for the progress and development of the individuals, society and nation. Table 5.38 show educational status of Project affected family members. So far as educational attainment is concerned 12.38% are educated up to primary level whereas 28.71% PAFs members have studied upper primary or till matrix/10th standard. About 21.78% of them have studied up to intermediate/12th standard. It is observed that majority of PAFs member have completed their graduation (31.19%). However, it is also observed that new generation is attracted towards education and about 5.94% PAFs Members have studied post graduation and above.

Table 5.38: Educational Status

S.No	Educational Status	Respondents	Respondents (in %)
1	Primary	25	12.38
2	Matrix (10 th)	58	28.71
3	Intermediate	44	21.78
4	Graduate	63	31.19
5	Post Graduate and Above	12	5.94
	Total	202	100.00

The economic condition of PAFs describes the working and non-working members. This includes the people who work and earn to contribute to the family and dependents that include housewife, children, elderly people and others who cannot work and earn. Table 5.39 shows that out of total PAFs members 29.41% are working and 42.86% are non-working, while 27.73% are engaged in educational activity.

Table 5.39: Economic Status

S.No	Economic Status	Respondents	Respondents (in %)
1	Working	70	29.41
2	Non-Working	102	42.86
3	Engaged in Educational Activity	66	27.73
	Total	238	100.00

Assessing family income helps to understand the living standard, expenditure pattern, capacity of savings etc. The data on monthly family income quantify either the family is Below Poverty line (BPL) or above poverty line (APL). Distribution of family income is given in Table 5.40. Data shows the distribution of Monthly income of Project affected earning family member. It shows that about 41.43% Families are earning between Rs. 10000/- to 20000/- per month. Nearly one fourth (25.71%) of PAFs are earning Rs. 20000 to Rs. 30000/- and another 21.43% are earning between 30000 to Rs.50000/- per month. However, only 4.29% Project affected families are earning more than Rs 70000/- in a month.

Table 5.40: Monthly Income of PAFs (Tenants)

S.No	Monthly Income	Respondents	Respondents (in %)
1	10000 - 20000	29	41.43
2	20000 - 30000	18	25.71
3	30000 – 50000	15	21.43
4	50000 – 70000	5	7.14
5	Above 70000	3	4.29
6	Total	70	100.00

Table 5.41 describes the extent to which income is likely to be affected from the project. Data reveals that 84.29% respondent's income is affected from the project. Only 15.71% respondent's income is not affected by the metro projects, they are engaged in private's jobs, services and other economic activity in any other work place.

Table 5.41: Income is affected from the Projects

S.No	Income is affected	Respondents	Respondents (in %)
1	Yes	59	84.29
2	No	11	15.71
3	Total	70	100.00

PART-III: SOCIO-ECONOMIC PROFILE OF PROJECT AFFECTED LABOURERS

This Section elaborates the socio-economic profile of affected labourers HHs/persons which include 52 affected labourers and 222 family members. The profile include demographic characteristics, educational and occupational status, land ownership, farm and non-farm livelihood and livestock's status, access to infrastructure and other essentials services and vulnerability of project affected labourers HHs/persons. The socio-economic profile of the PAFs of labours, age group of the household members, size of the household, marital status, source of household income, educational background, health facilities, housing condition, source of drinking water, pattern of land ownership, sources of livelihood, livestock, consumer durables and assets posed by the PAFs households, transport assets owned by the households, indebtedness, household expenditure, benefits from government.

The data on gender and sex ratio is very helpful indicator to know the participatory share of male and female in the society. Among the Project Affected labourers (PALs) surveyed population it was observed that there are 90% are male workers and remaining 9.62% are female workers. The percentage of male workers is very high than female work force (see Table 5.42).

Table 5.42: Gender

S.No	Gender	Respondents	Respondents (in %)
1	Male	47	90.38
2	Female	5	9.62
3	Total	52	100.00

People's religious beliefs and social affiliations are indications that can help us understand their cultural behaviour. Table 5.43 shows that the Hindus (Hinduism) is the largest affected religious group among the project affected families, which is followed by Muslims and then by other

religions such as Christians. As per a field survey, field data shows that Hindus account for 92.31 percent of the total affected population, followed by Muslim and Christian (7.69 percent).

Table 5.43: Religions

S.No	Religion	Respondents	Respondents (in %)
1	Hindu	48	92.31
2	Christian	1	1.92
3	Muslim	3	5.77
4	Sikh	0	0.00
5	Total	52	100.00

The social affiliation of the group differentiates them for benefits under government schemes. Social groups indicate ranking within the society, preferences and vulnerability. In general, the families belonging to Scheduled Castes (SC) and Scheduled Tribes (ST) under the provisions of the Constitution of India get preferential treatment in the government benefits because the group includes traditionally vulnerable and backward peoples. Except general category, all other groups need attention and to be addressed for their backward socio-economic conditions. The surveyed households belong to the Scheduled Castes (SC) 21.15%, Other Backward Classes (OBC) 46.15%, Scheduled Tribes (ST) 1.92% and 30.77% is identified in general caste category (see table 5.44).

Table 5.44: Social Groups

S.No	Caste	Respondents	Respondents (in %)
1	UR (Gen.)	16	30.77
2	OBC	24	46.15
3	SC	11	21.15
4	ST	1	1.92
5	Total	52	100.00

Family type is a classificatory parameter according to presence or absence of couples, parents and children. Table 5.45 deals with the family types of respondents in project affected area. Out of total Project Affected Families, the majority (59.62%) of the affected families follows a nuclear family pattern and remaining 36.54% and 3.85% are joint and individual families respectively.

Most of the nuclear families are migrant labor families, who have come here for the livelihood opportunities and settled permanently.

Table 5.45: Family Type

S.No	Family Type	Respondents	Respondents (in %)
1	Joint	19	36.54
2	Nuclear	31	59.62
3	Single	2	3.85
4	Total	52	100.00

Table 5.46 provides the details of the period of labourers engaged in employment. Workers are preferred to work in same/one place for their settled employment. Majority (42.54%) of the labourers are working last 6 to 10 years in same place. 36.54% labourers are working since 1 to 5 years and 9.62 are working since 11 to 15 years. Only 3.85% labourer respondents are working there for more than 20 years in same place.

Table 5.46: How long have you been working here

S.No	How long have Working	Respondents	Respondents (in %)
1	Last 1 to 5 years	19	36.54
2	Last 6 to 10 years	22	42.31
3	Last 11 to 15 years	5	9.62
4	Last 16 to 20 years	4	7.69
5	More than 20 years	2	3.85
	Total	52	100.00

The occupation and profession of the head of family has been considered during the social survey. The study recorded and assessed the capability, base for livelihood and skills of the family head, so that resettlement impacts can be assessed. It is clear from the table 5.47, majority (80.77%) of the labourers are working on monthly wages. They are involve in various type of economic activities such as carpenter, Auto repairs Mechanic, Accountant, Helper, field boy etc., 30.46% labourers are working on daily wages, that includes ragman (*feri wala*) and Cleaners.

Table 5.47: Head of the Family is working and wages Type

S.No	Wages Type	Respondents	Respondents (in %)
1	Daily	7	13.46
2	Weekly	0	0.00
3	Monthly	42	80.77
4	Irregularly	3	5.77
	Total	52	100.00

Assessing the Annual income helps to understand the living standard, expenditure pattern, capacity of savings etc. The data on annual family income quantify either the family is Below Poverty line (BPL) or above poverty line (APL). Distribution of family income is given in Table 5.48. The distribution of annual income of PALs shows that more than half (55.77%) of the labourers are earning between Rs. 1 to 2 lakh per annum. One fourth (25%) of PALs are earning Rs. 2 to 4 lakh annually. Remaining 19.23% workers earn less than one lakh annually and these families are come under BPL category.

Table 5.48: Annual Income of Labours

S.No	Annual Income	Respondents	Respondents (in %)
1	50000 and Below	2	3.85
2	50000 to 1 Lakh	8	15.38
3	1 to 2 Lakh	29	55.77
4	2 to 5 Lakh	13	25.00
5	Above 5 Lakh	0	0.00
	Total	52	100.00

Table 5.49 describes the economic dependence of the project affected labourers family/persons. It shows that nearly half (48.08%) of the PFLs have 3 to 6 dependent member in their family. About 40.38% PALs have 1to 3 dependent member in their family. Only 3.85% respondent said that 9 and above dependent members in their family.

Table 5.49: Dependent members in family

S.No	Dependent Members	Respondents	Respondents (in %)
1	1 – 3	21	40.38
2	3 – 6	25	48.08
3	6 – 9	4	7.69
4	9 and Above	2	3.85
	Total	52	100.00

Family Pattern and Family Size indicate the fabrics of sentimental attachment among the family members, social value, economic structures and financial burdens. Family size is determined by the economic burden and opportunities. The size of the family is a matter of great importance not only for the country as a whole but also for the welfare and health of the individual, the family and the community. The family size of the surveyed PALs/ PAFs are given in Table 5.50 almost the total Project Affected labourers Families, Family size has been classified into four categories i.e. small (1-3), medium (3-6), above Average (6-9) and large (>9). Single member families have also been included in the small family size. Following table shows that majority 44.23% of affected labourers have their family size is 3 to 6 members. 28.85% Affected labors have small (1-3 members) sized family, nearly one fourth (23.08%) have above average family sized and. Only 3.85% of the labourers families have equal to or more than nine members. The data shows the preponderance of medium sized families over other sized families in the project area.

Table 5.50: Family Size

S.No	Family Size	Respondents	Respondents (in %)
1	1-3	15	28.85
2	3-6	23	44.23
3	3-9	12	23.08
4	Above 9	2	3.85
5	Total	52	100.00
Average Family Size is 4.8			

5.6 Demographic Profile of Affected Families of the Labourers

The present socio-economic assessment was part of the Social Impact Assessment study to understand the population who will be affected by the construction of Metro Project Pahse-4 at Kahanpur Village. Demographic of the labourers have holds was assessed to highlight sex and age composition, religion, social group, education and family type

Age Structure refers to the contribution of population as well as dependence of population on various economic and social activities. Age of the project affected labourers families is important parameter for impact analysis. It gives an idea about the vulnerable group (child, old age people) in the community. If the number of older people is high in specific area then there can be different problems and attitudes of that respective area. If the number of younger people is high then social problems, attitudes can be different like unemployment and drug addiction. Table 51 shows the data on age structures of the interviewed project affected labour families. The age groups of 30 to

50 years are supposed to be productive and earning to contribute to the society, family and surroundings. Data shows that 37.39% of the Families members of PALs are below 18 years of age. Slightly more than one fourth 26.58% of members belong to the age group of 18-30 years. About 24.32% belong to the age group of 30-50 years who are potentially productive group. 10.81% of labourer's families members belong to 50-70 years. About 0.90% of affected labourers family's members belong to 70 years and above, who are dependent population. It is observed that majority of members belong to 0-30 years age group.

Table 5.51: Age Group of Labour PAFs

S.No	Age Group	Respondents	Respondents (in %)
1	0-18	83	37.39
2	18-30	59	26.58
3	30-50	54	24.32
4	50-70	24	10.81
5	70 and Above	2	0.90
	Total	222	100.00
<i>Average age of the Project Affected persons is 27.16</i>			

The data on gender and sex ratio is very helpful indicator to know the participatory share of male and female in the society, which is also an important indicator for human development index. Among the PALs Families surveyed it was observed that there are 58.56% are male and remaining 41.44% are female. It was also seen that male are dominate group in labourers families. The sex ratio is 707 per 1000 males. The Sex ratio in project affected area is below the district and national average, With regards to Sex Ratio in South Delhi, it stood at 862 per 1000 male compared to 2001 census figure of 799. The average national sex ratio in India is 940 as per latest reports of Census 2011 Directorate (Table 5.52).

Table 5.52: Gender and Sex Ratio

S.No	Gender	Respondents	Respondents (in %)
1	Male	130	58.56
2	Female	92	41.44
3	Total	222	100.00
<i>Sex Ratio is 707 (female per 1000 male)</i>			

The marital status of the surveyed PALs family members is indicated under four categories – married, unmarried, widow and widower). The marital status of PAFs is described in the table 5.53. As per the survey conducted in project affected area of Khanpur village, 45.50% PAP's are married, 50.90% PAPs are unmarried and remaining 3.6% PAPs are widow/Widower.

Table 5.53: Marital Status

S.No	Marital Status	Respondents	Respondents (in %)
1	Married	101	45.50
2	Unmarried	113	50.90
3	Widow	6	2.70
4	Widower	2	0.90
	Total	222	100.00

Education is a tool for societal vertical mobility. It gives you the chance to be a part of the growth and development process. It also generates disparities among persons and introduces a new kind of inequality between those who have it and those who don't. Education is a basic need and the best indication of a region's socioeconomic growth in all instances. Table 5.54 shows that out of the total surveyed PALs Families, about 72.52% are illiterate and 8.56 are new born babies or children below 5 year age who are not in the school going age. While, remaining 18.92% PALs members are illiterate.

Table 5.54: Literacy Rate

S.No	Educational Status	Respondents	Respondents (in %)
1	Literate	161	72.52
2	Illiterate	42	18.92
3	Children Below age 5 Not take Admission yet	19	8.56
	Total	222	100.00

Education is an indicator essential for the progress and development of the individuals, society and nation. Table 5.55 show educational status of Project affected labourers families members. So far as educational attainment is concerned 24.84% are educated up to primary level whereas 49.07% PALs Family members have studied upper primary or till matrix/10th standard. About 13.66% of them have studied up to intermediate/12th standard. However, it was observed that new generation is attracted towards education and about 3.11% PALs family members have studied post graduation and above.

Table 5.55: Educational Status

S.No	Educational Status	Respondents	Respondents (in %)
1	Primary (0 to 5 th)	40	24.84
2	Matrix (6 to 10 th)	79	49.07
3	Intermediate	22	13.66
4	Graduate	15	9.32

5	Post Graduate and Above	5	3.11
	Total	161	100.00

The economic status of PALs describes the working and non-working members including the people who work and earn to contribute to the family; however dependents include housewife, children, elderly people and others who cannot work and earn. Table 5.56 shows that out of total PAFs members 24.32% are working and 32.43% are non-working group, while 43.24% are engaged in educational activity and some of them are working part time to economically support their families.

Table 5.56: Economic Status

S.No	Economic Status	Respondents	Respondents (in %)
1	Working	54	24.32
2	Non-Working	72	32.43
3	Engaged in Educational Activity	96	43.24
	Total	222	100.00

Assessing family income helps to understand the living standard, expenditure pattern, capacity of savings etc. The data on monthly family income quantify either the family is Below Poverty line (BPL) or above poverty line (APL). Distribution of family income is given in Table 5.57. Data shows the distribution of Monthly income of Project affected earning family member. It shows that more than one third i.e. 35.19% Families are earning between Rs. 5000/- to 10000/- per month, this family lies in BPL category or Low income Groups. More than half (55.56%) of PALs are earning Rs. 10000 to Rs. 20000/- and another 5.56% are earning between 20000 to Rs.30000/- per month. However, only 3.7% Project affected labourers families monthly incomes is more than Rs 30000/-.

Table 5.57: Monthly Income of PALs Families

S.No	Monthly Income	Respondents	Respondents (in %)
1	5000 - 10000	19	35.19
2	10000 - 20000	30	55.56
3	20000 - 30000	3	5.56
4	30000 - 50000	1	1.85
5	Above 50000	1	1.85
6	Total	54	100.00

Table 5.58 describe the income is affected from the Metro project. Data reveals that 83.33% respondent's income is affected from the proposed project. Only 16.67% respondent's income is

not affected by the metro projects, they are engaged in private's jobs, services and other economic activities.

Table 5.58: Income is affected from the Projects

S.No	Income is Effected	Respondents	Respondents (in %)
1	Yes	45	83.33
2	No	9	16.67
3	Total	54	100.00

CHAPTER 6

Stakeholders' Consultation

For social impact assessment of any land acquisition, adoption of appropriate consultative procedures has been a critical but essential component. Therefore, consultations were carried out at individual and community level. Important issues were discussed with the community members PAFs on impact of land acquisition on the livelihood of the people as well as the benefits of the Metro Project. As per RFCTLARR Rule 2015, Findings, suggestions and opinion of people have been taken into account while preparing social impact management plan.

In this regard, the IIPA research team ensured the involvement of affected through participatory planning. The consultations were undertaken with various stakeholders at Khanpur, M.B. Road, New Delhi for sharing the information about the alignments. Prior intimation was given to the Head of the PAFs and the e.g land owners/labourers of the respective families in the consultations. The family wise issues and concern were discussed and suggestions made by the participants were documented in the schedule. The range of discussion includes perception, attitude, benefit, problem, suggestions recommendation and solution on social, economic issues of the project. Consultations with Tehsildar of South Delhi and DMRC Officers were also held at different stages of the project.

Table 6.1: consultations with various stakeholders at Khanpur

S.No	Name	Designation	Department
1	Mrs. Priyanka Kumari	ADM (South Delhi)	Govt of NCTD, ADM, M.B. ROAD, SAKET, NEW DELHI-110068
2.	Sh. Mukesh Rajora	SDM (MEHRAULI)	OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI
3.	Mr. Mukesh ji	Jr Naib Tehsildar	Govt of NCTD, ADM, M.B. ROAD, SAKET, NEW DELHI-110068
4.	Shri L.S. Yadav	Assistant Manager	Delhi Metro Rail Corporation
5.	Shri Rajnish Meena	Reader to SR-I	Office Of Sub Registrar, OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI
6.	Shri Nitin Parihar	AEN, Civil, DMRC	Delhi Metro Rail Corporation
7.	Tarun Gupta	JE	Delhi Metro Rail Corporation
8.	Budhi Ram	JE	Delhi Metro Rail Corporation

Following steps have been adopted for the structured consultations to endorse and integrate important resettlement issues in the project cycle.

- At the beginning of SIA, IIPA team informed and involved the interested and affected people like PAFs, public authorities and other interest groups.
- The broad principles and R & R mechanisms as per LARR Act-2013 was also presented in detail.
- Team also provided opportunity to the project affected community to discuss their problems and issues with regard to land acquisition.
- Proper documentation of stakeholders' comments, concerns and inputs, both, in records and decision making was carried out.
- Ensured that all relevant stakeholders and parties are involved or at least represented.
- The range of discussion included perception, attitude, benefit, problem, suggestions, recommendation and solution on social, economic, engineering viability of the project.
- Made sufficient access to all relevant documents and information concerning the project and the EIA documentation.
- The project's efforts at minimizing land acquisition and promoting safety measures were also discussed.
- Special attention for the labourers working with the Land owners in general and vulnerability of depended family members in particular were also discussed.

Table 6.2: Consultation meeting for “Social Impact assessment (SIA) prior to Land Acquisition proceedings for metro corridor”

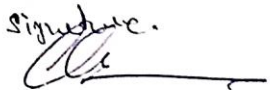

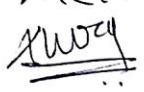
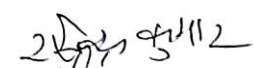
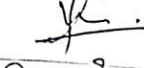

S. No	Name of Land Owners	Gender	Ownership Status	Address and Contact
1	Shashi Kumar	M	Land Owner	M.B Road Khanpur, Delhi
2	Satish Kumar	M	Land Owner	M.B Road Khanpur, Delhi
3	Rohatsh Basist	M	Land Owner	M.B Road Khanpur, Delhi
4	Rakesh Kumar	M	Land Owner	M.B Road Khanpur, Delhi
5	Madhu	F	Land Owner	M.B Road Khanpur, Delhi
6	Kalicharan	M	Land Owner	M.B Road Khanpur, Delhi
7	Dhir Singh	M	Land Owner	M.B Road Khanpur, Delhi
8	Joginder Singh	M	Land Owner	M.B Road Khanpur, Delhi
9	Mohar Singh	M	Land Owner	M.B Road Khanpur, Delhi
10	Rohit S/o Ganesh	M	Land Owner	M.B Road Khanpur, Delhi
11	Vijender S/o Ganesh	M	Land Owner	M.B Road Khanpur, Delhi
12	Pankaj S/o Narender (M	Land Owner	M.B Road Khanpur, Delhi
13	Hari Niwas Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
14	Om Parkash Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
15	Mahinder Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
16	Choudhary Balishwar	M	Land Owner	M.B Road Khanpur, Delhi
17	Anita Devi	F	Land Owner	M.B Road Khanpur, Delhi
18	Dharam Vir Singh	M	Land Owner	M.B Road Khanpur, Delhi
19	Karamveer Singh	M	Land Owner	M.B Road Khanpur, Delhi
20	Sunil Kumar	M	Land Owner	M.B Road Khanpur, Delhi
21	Narendra Kumar	M	Land Owner	M.B Road Khanpur, Delhi
22	Premvati (Vicky)	F	Land Owner	M.B Road Khanpur, Delhi
23	Munni Devi w/o Subhash	F	Land Owner	M.B Road Khanpur, Delhi
24	Prakash Chand	M	Land Owner	M.B Road Khanpur, Delhi
25	Kartar Singh	M	Land Owner	M.B Road Khanpur, Delhi
26	Ram Kishan Verma	M	Land Owner	M.B Road Khanpur, Delhi
27	Satpal Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
28	Narender S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
29	Rajender S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
30	Naresh S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi
31	Vijender S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi

S. No	Name of Land Owners	Gender	Ownership Status	Address and Contact
32	Mohit S/o Lt. Sunder Singh	M	Land Owner	M.B Road Khanpur, Delhi
33	Joginder	M	Land Owner	M.B Road Khanpur, Delhi
34	Hari Singh (H)	M	Land Owner	M.B Road Khanpur, Delhi
35	Prempal Choudhary (H)	M	Land Owner	M.B Road Khanpur, Delhi
36	Harish Choudhary (H)	M	Land Owner	M.B Road Khanpur, Delhi
37	Inderaj Singh	M	Land Owner	Petrol Pump, M.B Road Khanpur, Delhi
38	Ashok Choudhary	M	Land Owner	Petrol Pump, M.B Road Khanpur, Delhi
Affected Tenants				
1	Rahul and Sanjeev (brother)	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
2	Vargeaes P.A	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
3	Kamal Makkar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
4	Manoj Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
5	Parveen Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
6	Bijender	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
7	Ashok Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
8	Suresh Chand	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
9	Surjeet	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
10	Nitin Choudhary	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
11	Mahadev Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
12	Om Parkash Ghotwal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
13	Rameshwer	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
14	Vinod Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
15	Sunil Choudhary	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
16	Dilip	M	Care taker of Shops	M.B Road Khanpur, Delhi
17	Naresh kumar jindal s/o Om Parkash jindal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi

S. No	Name of Land Owners	Gender	Ownership Status	Address and Contact
18	Mukul Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
19	Harish Choudhary (Bikefield Showroom)	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
20	Kumod	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
21	Satish Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
22	Surender Kumar Jindal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
23	Vishal Aggarwal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
24	Radhey Shyam	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
25	Tarun Kumar Garg	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
26	Vikash Aggarwal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
27	Kartik	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
28	Mayank Garg	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
29	Ramkumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
30	Gouri Shankar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
31	Dhampal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
32	Parveen Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
33	Ashok and pankaj	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
34	Pawan Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
35	Naresh	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi
36	Devender Kumar Jaiswal	M	Shop Owner/Tenant	F-104 First Floor, M.B Road Khanpur, Delhi
37	Ravinder Kumar	M	Tea stall and Food Dhaba Owner	Petrol Pump, M.B Road Khanpur, Delhi
SIA Team, IIPA				
1.	Prof. K.K Pandey	M	Head of SIA Team	IIPA, ITO, New Delhi
2.	Dr. Sapna Chadah	F	SIA Team Member	IIPA, ITO, New Delhi

S. No	Name of Land Owners	Gender	Ownership Status	Address and Contact
3.	Dr. Amit Kumar Singh	M	SIA Team Member	IIPA, ITO, New Delhi
4.	Mr. Harish Kumar	M	SIA Team Member	IIPA, ITO, New Delhi
5.	Mr. Anand Singh	M	SIA Team Member	IIPA, ITO, New Delhi

Attendance: Meeting held on 04-04-2022 with PAPs

S.No.	Name	Contact No-	Signature.
1	MANENDER SINGH	987300415	
2.	Om Prakash Chaudhary	9810289922	
3.	Navinder Kumar	9899157715	Navinder/Kumar
4.	Vicky Singh	9999190310	Vicky
5.	ਮਿਣਦੀਏ	9958531605	ਮਿਣਦੀਏ
6.	Alita Choudhary	9999112618	
7	RAVINDER K V	9312234389	
8.	Joginder Singh	8570853000	
9.	Vijender s/o Jagdish.	9999577579.	

CHAPTER: 7

COST AND BENEFIT ANALYSIS

Social Impact Assessment (SIA) is termed as an umbrella or overarching framework that exemplifies the evaluation of all impacts on humans and on the ways in which people and communities interact with their socio-cultural, economic and biophysical surroundings. It also aims to estimate cost of addressing them in accordance with the R&R policy of the government. It results in overall assessment of additional requirements for rehabilitation and resettlement if any. This section provides an overview of budget required vis-à-vis the benefits of the project. It also discusses assessment of public purpose, social impacts and social costs of this project.

7.1 Assessment of Public Purpose

The proposed land acquisition project is part of Aero City-Tuglakabad Corridor and run along the Mehrauli – Badarpur road. The present SIA study is related with the construction of Integrated Metro viaduct from Saket to Sangam Vihar. This integrated structure consist of 6 lane flyover at level 1 and metro line on level 2 from Ambedkar Nagar to Sangam Vihar. The alignment is passing through the congested area of Khanpur Market on M.B. Road. This project aims to acquire total area of 1576.84 sqm of land at Khanpur Road. This land has 42 private Commercial land, 11 Private Residential land and 6 street or open area affected are measuring 746.695 sqm, 309.537sqm and 520.612 Sqm respectively.

7.2 Benefits of the Project:

The successful commissioning of this corridor will provide one of the most convenient, swift and seamless mode of transit through the highly congested areas such as Mahipal Pur village, Kishangarh, Vasant Kunj, Mehrauli, Neb Sarai, Saket, Sangham Vihar , Tughlakabad, Chhatarpur, Khanpur, Ambedkar Nagar and Tughlakabad etc. wherein it is a usual sight for the traffic to come to a standstill numerous times in a day. Further, the Line-10 will work as a major bridge for the Delhi Metro networks by providing many interchange locations for the commuters. In fact, 4 stations out of 15 stations in the Package DC-05 itself have been designed as interchange stations and would help the metro users to plan their travel, making it time as well as cost effective.

7.3 Benefits to Economy

Delhi, the capital city of India, is one of the fastest growing cities in the world with a population of 11 million as per 2011, while the NCT's population was about 16.8 million. As per RITES report, NCT population was predicted to cross 230-240 Lakh by 2021, similarly workforce participation of the capital is likely to increase to 38% (with total Delhi employment likely to increase to 94 Lakh in 2021), moreover being one of the most important education centre of the country, student population is likely to increase to 62.3 lakh in 2021 and in addition there will be substantial increase in travel to and from other NCR cities. It clearly establishes that appropriate mass transport system is required to be augmented to meet the increasing traffic demand.

Given the fact that public bus services at Delhi have seen declining trend, the actual requirement of metro rail will be much more in the capital city. The total length of the road network in Delhi has increased from a mere 652 km in 1981 to 1122 km in 2001 and it is expected to grow to 1340 km in the year 2021. This increase in road length is not at par with the phenomenal growth in the number of vehicles on these roads in Delhi. In the present context, the Phase IV metro rail network will streamline and facilitate local transport and will promote infrastructure development. It will also bring socio- economic benefits to the different section of the society. The IVth phase of Delhi Metro will result in direct benefits to users of Metro and other modes, reduction in vehicle operating costs, savings in travel time, and improvement in quality of life, reduction in loss of productivity due to health disorders resulting from pollution and reduction in road accidents.

7.4 Impact on Structures & its Magnitude

The project requires land for integrated structure consist of 6 lane flyover at level 1 and metro line on level 2 from Ambedkar Nagar to Sangam Vihar, which has necessitated acquisition/transfer of land and it could not be sufficiently accommodated into the Govt. dispensary land adjacent to the present site. Therefore, in spite of all efforts two pockets of private land measuring 1576.84 sqm are required to be acquired to sufficiently accommodate for present metro corridor. This piece of land is required for permanent use, therefore land required to be acquired and existing structures have to be dismantled.



Figure 7.1: Interactions with Site owners and Filed visit at Khanpur

At present more than 50 families are settled in the project affected areas and have commercial shops and residential properties. This metro project will lead to the dismantling of different types of structures which may cause social disruption and economic loss for the project affected families/ people. While implementing the project, there is a need to take into account of these disturbances and losses due to the project and their impact on socio-economic conditions of the people. Possible alternatives for the proposed land acquisition should also be looked, if any. Plan of action may be prepared for executing mitigation measures in order to reduce intensity of negative impacts. The overall socio-economic survey reflects that the Project Affected Families

(PAFs) may consider giving up their land for the project only when they are paid proper compensation as per RFCTLARR Act 2013.

7.5 Presumptive loss as per PAFs due to the proposed land acquisition

The PAFs have indicated different Rehabilitation & Resettlement Plan (RRP) to mitigate the negative socio-economic impacts of this project according to RFTLARR Act, 2013. The IIPA research team has recorded PAFs concerns and asked for probable RRP to ensure that the various adverse impacts are mitigated and the positive benefits are enhanced.

Some of the major demands of PAFs and are mentioned below:

1. Financial Compensation for loss of Land by Land Owners
2. Allotment of shop near the affected site
3. Compensation for structures and other immovable assets at their replacement cost
4. Compensation for loss of livelihood of land/Shop owners/workers/labourers
5. Compensation for loss of rental Income
6. Shifting allowance to the shop owners and tenant
7. The PAFs are also ready for Mutual Settlement, in case appropriate compensation is awarded to them.

IIPA Research team has asked to the each PAFs to indicate about their presumptive loss due to the proposed land acquisition by Delhi Metro. Responses are documented in the table 7.1.

FINANCIAL IMPACT OF PROJECT AFFECTED PERSONS UNDER SIA

Table: 7.1 Economic Impact of Land Acquisition on the PAFs as per SIA Survey

S.No	Name of Land Owner (Shop No)	Particulars	Yes/No	No. of Rooms/Story	Utility Connection	Affected Area by DMRC	Impacted Type		Compensation Demanded by Land Owners in Rs. (in Lakh)	Total loss in Rs. (in lakhs)
							Partially	Fully	Approx	
1	Sashi (1)	Loss of Land	yes	1 Shop and Single Story	yes	6.276	No	Shop fully Effected	35 L	47 lakh
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	12 L	
2	Satish Kumar (2)	Loss of Land	yes	1 Shop and Single Story	yes	14.73	No	Shop fully Effected	1.5 Crore	1.55 Crore
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	5 L	
3	Rohtash Basist (3)	Loss of Land	Yes	1 Shop and Single Story	yes	22.062	No	Shop fully Effected	1.75	1.85 Crore + 21000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	10 L	
		Loss of Rent (if Given)	yes	Shop Give on rent	yes		No	Shop fully Effected	Rs.18000/-	
4	Rakesh Kumar and Madhu (4)	Loss of Land	Yes	1 Shop and Single Story	yes	16.889	No	Shop fully Effected	N.A	2.75 Crore + 18000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	N.A	
		Loss of Rent (if Given)	yes	Shop Give on rent	yes		No	Shop fully Effected	Rs.18000/-	
5	Kalicharan (5)	Loss of Land	yes	1 Shop and Single Story	yes	17.02	No	Shop fully Effected	2 Crore	2.10 Crore + 17000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	10 L	
		Loss of Rent (if	yes	Shop Give on rent	yes		No	Rental Income	Rs.17000/-	

		Given)						Affected		
6	Dhir Singh (6)	Loss of Land	Yes	1 Shop and Single Story	yes	16.824	No	Shop fully Effected	2 Crore	2.10 Crore + 20000/- Monthly Rent
		Loss of Structure	Yes	1 Shop and Single Story	yes		No	Shop fully Effected	10 L	
		Loss of Rent (if Given)	yes	Shop Give on rent	yes		No	Rental Income Affected	Rs.20000/-	
7	Joginder/Mohar Singh (7)	Loss of Land	Yes	1 Shop and Single Story	yes	16.659	No	Shop fully Effected	3 Crore	3.10 Crore + 8000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	10 L	
		Loss of Rent (if Given)	Yes	Shop Give on rent	yes		No	Rental Income Affected	8000	
8	Mohar Singh (8)	Loss of Land	yes	1 Shop and Single Story	yes	9.26	No	Shop fully Effected	1.5 Crore	1.56 Crore
		Loss of Structure	Yes	2 Rooms and Single Story	yes		No	Shop fully Effected	6 L	
9	Joginder Singh (9)	Loss of Land	yes	Ground and First floor 2 rooms	yes	26.683	No	Fully Affected	4.5 Crore	4.8 Crore +8000 Monthly Rent
		Loss of Structure	yes	Ground and First floor 2 rooms	yes		No	Fully Affected	30 L	
		Loss of Rent (if Given)	yes	Shop and First floor, Give on Rent	yes		No	Rental Income Affected	Rs.8000/-	
10	Rohit Kumar S/o Ganesh / Pankaj S/o Narender (10)	Loss of Land	Yes	1 Shop and Single Story	yes	30.667	No	Shop fully Effected	1.5 Crore	1.58 Crore
		Loss of Structure	Yes	1 Shop and Single Story	yes		No	Shop fully Effected	8 L	
11	VijenderS/o Ganesh / Pankaj S/o Narender (11)	Loss of Land	Yes	1 Shop and Single Story	yes	29.751	No	Yes	1.75	1.78 Crore + 8000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Shop fully Effected	3 Lakh	

		Loss of Rent (if Given)	yes	Shop Give on rent	yes		No	Rental Income Affected	Rs.8000/-	
12	Hari Niwash and Om Parkash Choudhary (12)	Loss of Land	Yes	G+3Floor	yes	30.214	Yes	Partially Damage	3 Crore	3.25 Crore + 60000 Monthly Rent
		Loss of Structure	Yes	G+3Floor	yes		Yes	Fully Affected	25 L	
		Loss of Rent (if Given)	yes	Ground and 3 floor	yes		Yes	Rental Income Affected	Rs.60000/-	
13	Mahender Choudhary (13)	Loss of Land	yes	One Shop and Open Land	yes	19.355	Open land Partially Affected	Shop fully Effected	2.5 Crore	2.63 Crore +16000 Monthly Rent
		Loss of Structure	yes	Shop Damaged	yes		No	Shop fully Effected	13 L	
		Loss of Rent (if Given)	yes	1 Shop and Single Story	yes		No	Rental Income Affected	Rs.16000/-	
14	Balishwer Choudhary (14)	Loss of Land	yes	1 Shop and Single Story	yes	16.644	Yes	Shop fully Effected	2. Crore	2.06 Crore +
		Loss of Structure	yes	Shop Damaged	yes		No	Fully Affected	6 L	
		Loss of Rent (if Given)	yes	Shop Give on rent	yes		No	Rental Income Affected	Rs.15000/-	
15	Anita (15)	Loss of Land	yes	1 room and 1 Shop	yes	22.687	Room Partially Affected	Shop fully Effected	1.5 Crore	1.62 Crore+15000 Monthly Rent
		Loss of Structure	yes	1 room and 1 Shop	yes		Room Partially Affected	Shop fully Effected	12 L	
		Loss of Rent (if Given)	yes	1 room and 1 Shop	yes			Rental Income Affected	Rs.15000/-	
16	Karamveer and Dharamveer (16)	Loss of Land	yes	Basement+2fl oor	yes	30.761	No	Yes	8 Crore	8.2 Crore
		Loss of Structure	yes	Basement+2fl oor	yes		No	Yes	20 L	
17	Sunil Kumar	Loss of	yes	Ground+1	yes	8.87	No	Shop fully	75	85 Lakh

	(17)	Land						Effectted		
		Loss of Structure	yes	Ground+1	yes		No	Shop fully Effectted	8 Lakh	
18	Narender Kumar (18 & 19)	Loss of Land	yes	2 Shops	yes	8.122+8.122=16.244	No	Shop fully Effectted	5 Crore	5.1 Crore
		Loss of Structure	Yes	2 Shops	yes		No	Fully Affected	10 L	
19	Premwati (19A)	Loss of Land	yes	3 Room single Story	yes	44.946	No	Fully Affected	4.5 Crore	4.6 Crore+15000 Monthly Rent
		Loss of Structure	yes	3 Room single Story	yes		No	Fully Affected	10 L	
		Loss of Rent (if Given)	yes	3 Room single Story	yes		NA	Rental Income Affected	Rs.15000/-	
20	Munni Devi and Subhash (20)	Loss of Land	yes	1 Shop and Single Story	yes	23.778	No	Shop fully Effectted	5 Crore	5.15 Crore+ 8000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Fully Affected	15 L	
		Loss of Rent (if Given)	yes	1 Shop and Single Story	yes		No	Rental Income Affected	Rs.8000/-	
21	Parkash Chanmd and Kartar Singh (21)	Loss of Land	yes	1 Shop and Single Story	yes	13.216	No	Fully Affected	70 L	80 lakh and 30000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Fully Affected	10 L	
		Loss of Rent (if Given)	Yes	1 Shop and Single Story	yes		NA	Rental Income Affected	Rs.30000/-	
22	Kartar Singh (22)	Loss of Land	yes	1 Shop and Single Story	yes	19.175	No	Fully Affected	1.2 Crore	1.25 Crore+12000 Monthly Rent
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Fully Affected	5 L	
		Loss of Rent (if Given)	yes	3 Rooms and 1 Shop Area	yes		No	Rental Income Affected	Rs.12000/-	
23	Ram Kishan Verma (23, 24 & 25)	Loss of Land	yes	3 Shops	yes	13.296+15.936+13.974=43.206	No	Fully Affected	2.5 Crore	2.8 Crore+1.2 lakh Monthly Rent
		Loss of Structure	Yes	3 Shops Area	yes		No	Shop fully Effectted	30 L	

		Loss of Rent (if Given)	yes	3 Shops	yes		No	Rental Income Affected	Rs.90000/-	
		Other Loss (if any)	yes	One open Shops give on rent		Ramp Give on rent	NA	Rental Income Affected	Rs.30000/-	
24	Satpal Choudhary (26, 34, 37, 38, 38A, 39, 40, 41 & 42)	Loss of Land	yes	9 shops	yes	207.022	No	Shop fully Effected	10 Crore	10.4 Crore+8 5000 Monthly Rent
		Loss of Structure	Yes	9 shops	yes		No	Fully Affected	40 L	
		Loss of Rent (if Given)	Yes	8 Shops	yes		No	Rental Income Affected	Rs.50000/-	
		Other Loss (if any)	yes	1 Shop Self running	yes	Pet Shop	No	Fully Affected	Rs.35000/-	
25	Mohit (35)	Loss of Land	yes	1 Shop and Single Story	yes	11.671	No	Shop fully Effected	7.5 Crore	7.53 Crore
		Loss of Structure	yes	1 Shop and Single Story	yes		No	Fully Affected	3 L	
26	Joginder (36)	Loss of Land	Yes	1 Shop and Single Story	yes	11.76	NA	Shop fully Effected	1.2 Crore	1.23 Crore
		Loss of Structure	yes	1 Shop and Single Story	yes		NA	Fully Affected	3 L	
27	Jagdish (four Sons) (Shop No. 27, 28, 29, 30, 31, 32, 33, 43)	Loss of Land	yes	8 Shops	Yes	127.801	NA	Shop fully Effected	8 Crore	8.3 Crore+50000 Monthly Rent
		Loss of Structure	yes	8 Shops	yes		No	Fully Affected	30 L	
		Loss of Rent (if Given)	yes	All 8 Shops	yes		NA	Rental Income Affected	Rs.50000/-	

Table: 7.2 Financial Impact on Project Affected Shopkeepers as per Survey

Affected Tenants				
S. No.	Name	Gender	Status	Economic Loss (Rupees Per Month)
1	Rahul and Sanjeev (brother)	M	Shop Keeper/Tenant	35000/-
2	Vargeaes P.A	M	Shop Keeper/Tenant	20000/-
3	Kamal Makkar	M	Shop Keeper/Tenant	40000/-
4	Manoj Kumar	M	Shop Keeper/Tenant	60000/-
5	Parveen Kumar	M	Shop Keeper/Tenant	30000/-
6	Bijender	M	Shop Keeper/Tenant	45000/-
7	Ashok Kumar	M	Shop Keeper/Tenant	30000/-
8	Suresh Chand	M	Shop Keeper/Tenant	40000/-
9	Surjeet	M	Shop Keeper/Tenant	35000/-
10	Nitin Choudhary	M	Shop Keeper/Tenant	30000/-
11	Mahadev Kumar	M	Shop Keeper/Tenant	20000/-
12	Om Parkash Ghotwal	M	Shop Keeper/Tenant	40000/-
13	Rameshwer	M	Shop Keeper/Tenant	30000/-
14	Vinod Kumar	M	Shop Keeper/Tenant	30000/-
15	Sunil Choudhary	M	Shop Owner	25000/-
16	Dilip	M	Shop Keeper/Tenant	40000/-
17	Om Parkash	M	Shop Keeper/Tenant	15000/-
18	Mukul Kumar	M	Shop Keeper/Tenant	15000/-
19	Harish Choudhary (Bikefield Showroom)	M	Shop Keeper/Tenant	NA
20	Kumod	M	Shop Keeper/Tenant	15000/-
21	Satish Kumar	M	Shop Keeper/Tenant	30000/-
22	Surender Kumar Jindal	M	Shop Keeper/Tenant	60000/-
23	Vikash Aggarwal	M	Shop Keeper/Tenant	50000/-
24	Radhey Shyam	M	Shop Keeper/Tenant	15000/-
25	Gori Shankar	M	Shop Keeper/Tenant	100000/-
26	Vikash Aggarwal	M	Shop Keeper/Tenant	50000/-
27	Kartik	M	Shop Keeper/Tenant	30000/-
28	Mayank Garg	M	Shop Keeper/Tenant	30000/-
29	Ramkumar	M	Shop Keeper/Tenant	20000/-
30	Gouri Shankar	M	Shop Keeper/Tenant	15000/-
31	Dhampal	M	Shop Keeper/Tenant	300000/-
32	Parveen Kumar	M	Shop Keeper/Tenant	40000/-
33	Ashok and pankaj	M	Shop Keeper/Tenant	40000/-
34	Pawan Kumar	M	Shop Keeper/Tenant	25000/-
35	Naresh	M	Shop Keeper/Tenant	15000/-
36	Devender Kumar Jaiswal	M	Shop Keeper/Tenant	40000/-
37	Ravinder Kumar	M	Tea stall and Food Dhaba Owner	30000/-

7.6 Determination of Compensation

As per the sections 26 and 27 of LARR 2013, while determining the compensation the DA (District Administration) shall adopt following criteria to assess the market value of land and amount of compensation. Market value specified in the Indian Stamp Act, 1899, for the registration of sale deeds or agreement to sell where land is situated,

- The average sale price of similar type of land situated in the nearest village or nearest vicinity,
- Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies,
- R& R package as per LARR Act, 2013.

7.7 Share of Affected Families in Landholding and Compensation

As mentioned in Chapter 2, list of all Project Affected Persons (PAPs) and Joint Families, who are eligible for compensation as per the provisions of the LARR Act is to be generated to assess the losses. In order to calculate the share of compensation for each of the identified affected persons/families, the SIA team undertook field visit for the collecting the demographic information of the PAPs and joint households. For calculation of compensation, it is necessary to calculate the share of each affected persons in the landholdings of the joint families. This share in landholding would be used to estimate the amount of compensation each of the affected person is entitled to. Since the affected families include individuals from different generations, their share in compensation will vary accordingly. The following table 7.3 provides the details of the respective share of respective affected family in the compensation.

Table 7.3: Share of Affected Families in landholdings and compensation

Shop No.	Name of Land Owners of the Shop	Name of eligible person for compensation	Share of Landholding as per the Field Survey	Share of Monetary Compensation (in %)	Remarks
1	Shashi	Shashi	1	100%	Single ownership
2	Satish Kumar	Satish Kumar	1	100%	Single ownership
3	Rohtash Basist	Rohtash Basist	1	100%	Single ownership
4	Rakesh Kumar and Madhu	Rakesh Kumar	1/2	50%	Shop No.4 equal share of Both Owners
		Madhu	1/2	50%	Shop No.4 equal share of Both Owners
5	Kalicharan	Kalicharan	1	100%	Single ownership
6	Dhir Singh	Dhir Singh	1	100%	Single ownership
7	Joginder Singh	Joginder Singh	1	100%	Single ownership
8	Mohar Singh	Mohar Singh	1	100%	Single ownership
9	Joginder Singh (G+1) in half	Joginder Singh (G+1) in half	1	100%	Single ownership
10	Rohit S/O Ganesh	Rohit S/O Ganesh	1	100%	Single ownership
11	Vijender S/o Ganesh	Vijender S/o Ganesh	1	100%	Single ownership
12	Hari Niwash Choudhary and Om parkash Choudhary	Hari Niwash Choudhary	½	50%	Shop No.12 equal share of Both Owners
		Om parkash Choudhary	½	50%	
13	Mahender Singh	Mahender Singh	1	100%	Single ownership
14	Choudhary Balishwer	Choudhary Balishwer	1	100%	Single ownership
15	Anita Devi	Anita Devi	1	100%	Single ownership
16	Dharmveer Singh, Karamveer Singh and Mahadevi	Dharmveer Singh	1/3	33.33 %	Shop No. 16 equal share to all three Owners
		Karamveer Singh	1/3	33.33 %	
		Mahadevi	1/3	33.33 %	
17	Sunil Kumar (G+1)	Sunil Kumar (G+1)	1	100%	Single ownership
18	Narender Kumar	Narender Kumar	1	100%	Single ownership
19	Narender Kumar	Narender Kumar	1	100%	Single ownership
19A	Premwati	Premwati	1	100%	Single ownership
19B	Premwati	Premwati	1	100%	Single ownership
20	Munni Devi W/o Subhash	Munni Devi W/o Subhash	1	100%	Single ownership
21	Parkash Chand	Parkash Chand	1	100%	Single ownership
22	Kartar Singh	Kartar Singh	1	100%	Single ownership
22A	Kartar Singh (First Floor)	Kartar Singh (First Floor)	1	100%	Single ownership
23	Ram Kishan Verma	Ram Kishan Verma	1	100%	Single ownership
24	Ram Kishan Verma	Ram Kishan Verma	1	100%	Single ownership
25	Ram Kishan Verma	Ram Kishan Verma	1	100%	Single ownership

26	Satpal	Satpal	1	100%	Single ownership
27	Late Choudhary Jagdish	Mr. Narender	¼	25%	For Shop No. 27, 28, 29, 30, 31, 32, 33 and 43 equal share to be given to all four sons of , (25% of each Son)
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
28	Late Choudhary Jagdish	Mr. Narender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
29	Late Choudhary Jagdish	Mr. Narender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
30	Late Choudhary Jagdish	Mr. Narender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
31	Late Choudhary Jagdish	Mr. Narender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
32	Late Choudhary Jagdish	Mr. Narender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
33	Late Choudhary Jagdish	Mr. Narender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
34	Satpal	Satpal	1	100%	Single ownership
35	Mohit S/o Lt. Sunder Singh	Mohit S/o Lt. Sunder Singh	1	100%	Single ownership
36	Joginder	Joginder	1	100%	Single ownership
37	Satpal	Satpal	1	100%	Single ownership
38	Satpal	Satpal	1	100%	Single ownership
38A	Satpal	Satpal	1	100%	Single ownership
39	Satpal	Satpal	1	100%	Single ownership
40	Satpal	Satpal	1	100%	Single ownership
41	Satpal	Satpal	1	100%	Single ownership
42	Satpal	Satpal	1	100%	Single ownership
43	Late Choudhary Jagdish	Mr. Narender	¼	25%	For Shop Nos. 27, 28, 29, 30, 31, 32, 33 and 43 equal share of their all four sons of Lt. Choudhary Jagdish, (25% of each Son)
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	

Percentage Share of House and Residence Area

Shop No.	Name of Land Owners of the Shop	Share of Landholding as per the Field Survey	Name of eligible person for compensation	Share of Monetary Compensation (in %)	Remarks
1	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	Balram Singh	1/5	20%	Abandoned Store Room (House no.1, equal share of all five owners)
		Devi Singh	1/5	20%	
		Subham	1/5	20%	
		Kali Charan	1/5	20%	
		Dheer Singh	1/5	20%	
2	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	Balram Singh	1/5	20%	Abandoned Store Room (House no.2, equal share of all five owners)
		Devi Singh	1/5	20%	
		Subham	1/5	20%	
		Kali Charan	1/5	20%	
		Dheer Singh	1/5	20%	
3	Rakesh S/o Late Balram Singh	Rakesh S/o Late Balram Singh	1	100%	Single owner
4	Hari Singh (G+2)	Hari Singh (G+2)	1	100%	Single owner
5	Vijender Singh and Rohit (G+1)	Vijender Singh	½	50%	equal share of Both Owners
		Rohit (G+1)	½	50%	equal share of Both Owners
5A	Anita	Anita	1	100%	Single owner
6	Premvati Devi ³¹ (Vickey)	Premvati Devi (Vickey)	1	100%	Single owner
7	Munni Devi and Kartar Singh (G+1)	Munni Devi	½	50%	equal share of Both Owners
		Kartar Singh (G+1)	½	50%	
8	Prempal Choudhary and Harish Choudhary (B+G+2)	Prempal Choudhary	½	50%	equal share of Both Owners
		Harish Choudhary	½	50%	
9	Satpal Choudhary	Satpal Choudhary	1	100%	Single owner
10	Satpal Choudhary	Satpal Choudhary	1	100%	Single owner
11	Mr. Narender , Mr, Rajender, Nr. Naresh and Mr. Vijender S/o Lt. Choudhary Jagdish	Mr. Narender	¼	25%	equal share of their all four sons, (25% of each Son)
		Mr, Rajender	¼	25%	
		Mr, Rajender	¼	25%	
		Mr. Vijender	¼	25%	
Percentage Share of Open Passes and Street Area					
1	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	Balram Singh	1/5	20%	Street No.1 (under open Land) Shop No.12 equal share of Both Owners
		Devi Singh	1/5	20%	
		Subham	1/5	20%	
		Kali Charan	1/5	20%	
		Dheer Singh	1/5	20%	
2	Vijender Singh, Rohit Kumar,	Vijender Singh	1/5	20%	Street No.2 (under open Land) equal
		Rohit Kumar	1/5	20%	

³¹ This land should be considered under commercial land, at present commercial activities are going on this land.

	Joginder Singh, Suresh Chand and Hari Singh	Joginder Singh	$\frac{1}{5}$	20%	share of all Owners
		Suresh Chand	$\frac{1}{5}$	20%	
		Hari Singh	$\frac{1}{5}$	20%	
3	Hari Niwash, Om parkash Choudhary, Mahender Choudhary, Anita Devi, Balishwer Choudhary, Dharmveer Singh and Karmveer Singh	Hari Niwash	$\frac{1}{7}$	14.28%	Street No.3 (under open Land) equal share of all Owners
		Om parkash Choudhary	$\frac{1}{7}$	14.28%	
		Mahender Choudhary	$\frac{1}{7}$	14.28%	
		Anita Devi	$\frac{1}{7}$	14.28%	
		Balishwer Choudhary	$\frac{1}{7}$	14.28%	
		Dharmveer Singh	$\frac{1}{7}$	14.28%	
		Karmveer Singh	$\frac{1}{7}$	14.28%	
4	Jai Parkash, Rticha Devi, Mahavir Singh, Premvati, Parkash Chand, Kartar Singh and Munni Devi	Jai Parkash,	$\frac{1}{7}$	14.28%	Street No.4 (under open Land) equal share of all Owners
		Rticha Devi	$\frac{1}{7}$	14.28%	
		Mahavir Singh	$\frac{1}{7}$	14.28%	
		Premvati	$\frac{1}{7}$	14.28%	
		Parkash Chand	$\frac{1}{7}$	14.28%	
		Kartar Singh	$\frac{1}{7}$	14.28%	
		Munni Devi	$\frac{1}{7}$	14.28%	
5	Prempal Choudhary and Harish Choudhary	Prempal Choudhary	$\frac{1}{2}$	50%	Street No.5 (under open Land) equal share of all Owners
		Harish Choudhary	$\frac{1}{2}$	50%	
6	Satpal Choudhary and Late Jagdish Choudhary	Satpal Choudhary	$\frac{1}{2}$	50%	Street No.6 (under open Land) equal share of all Owners
		Late Jagdish Choudhary	$\frac{1}{2}$	50%	
Percentage Share of Petrol Pump (open Land) Area					
1	Ashok Choudhary	Ashok Choudhary	1	100%	Single Ownership (Disputed Land)
2	Inderaj Basist	Inderaj Basist	1	100%	Single Ownership (Disputed Land)

7.7 Total Cost Estimation of Proposed Land Acquisition as per Sale Deeds and the Price of similar Land in Khanpur

To determine the realistic cost of various components, the SIA study has to follow the RFCTLARR Act 2013. This estimated cost may be subject to change as there is difference in size of plot and numbers of shops size as per the LG's notification and statement of the land owners.

As per the LG's notification the 43 private Commercial land, 11 Private Residential land and 6 street or open areas are affected are measuring 746.695 sqm, 309.537 and 520.612 Sqm respectively wherein elevated metro corridor to be constructed at M.B Road Khanpur, Saket.

However, IIPA research team during the survey found that, there were multiple individuals who have claimed their right on the project affected open land (Narrow Lanes). There are 6 properties on which there is a dispute about ownership rights of the property. These are Property/shop No. are 7,10,11,21, 35 and 36.

Therefore, in the event of these different and conflicting claims, IIPA Research Team suggests that the final compensation amount of the land acquisition and structures shall be determined by the competent authority on proper verification of land records and survey.

A suitable escalation factor has to be applied to bring the costs to March 2022 price level. Taxes & Duties such as Customs Duty, Excise Duty, Sales Tax, Works Tax, VAT, etc, wherever applicable has be worked out on the basis of prevailing rates and included in the cost estimates separately.

As per PAFs, the market rate of the land should be determined at the time of giving compensation by the DM Office. To determine the rate of Land IIPA team has approached the Registrar Office located at Old Tehsil Building, Mehrauli, New Delhi. They have shared the sale deeds of few sold properties in that area, which can help the competent authority to determine the market rate of the land (Table 7.4).

Table 7.4: Sale deeds and the price of land in Khanpur, 2019-2021

S.No	Date of issue of Sale deed	Khasra Number/Address	Share of Owner in Land	Area under Sale		Value of Land as per Sale Deeds (in Rs.)	
				Sq.mt	Acre	Per Sq m	Total Value
1.	23-03-2018	94/1, 99/1, Khanpur New Delhi	Ashok Kumar S/o Late Balbir Singh, the Attorney Shri Mohan Goal S/o Late Shri Mam Chand	501.66	0.124	46200/-	Rs.23176692/-
2.	8-12-2020	Khanpur Exten. New Delhi	Anil Kumar S/o Shri Ved Parkash	172.2366	0.0426	46200/-	7957331/- + (Cost of Const. 3836054/-) Total value =11793385/-
3.	11-11-2019	Property No. A2A, Duggal Colony, Khanpur, New Delhi.	Meenakshi Garg W/o Sajjan Kumar Garg	83.61	0.0207	56640/-	Rs.4735670.4/-
4.	22-09-2021	B-29, khsra no. 560, Khanpur extension	Laxmi	45.96	0.012	36960/-	Rs.1698681.6/-
5.	09-12-2021	Raju Park, Village Khanpur, New Delhi	Khurshid	158.859	0.039	46200/-	7339286/- +(Cost of Const. 62640/-) Total value = 7401926/-
6.	18-03-2021	F-294A, Khasra No. 404, Khanpur, Extension, New Delhi	Madan Alias A.L Goal	83.61	0.0207	36960/-	3090225.6/- +(Cost of Const. 350000/-) Total value = 3440225.6/-

Chapter 8

REHABILITATION & RESETTLEMENT PLAN

8.1 COST AND BUDGET

The Rehabilitation & Resettlement Plan (RRP) has been prepared to mitigate negative social impacts of this project according to RFTLARR Act, 2013. The basic purpose of this RRP is to ensure that the various adverse impacts are mitigated and the positive benefits are enhanced.

The proposed financial compensatory measures mentioned in this report are indicative of outlays for different expenditure categories. The estimated financial plan for resettlement action plan for the project includes land acquisition cost, structures cost and contingency as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013 and Rules. The costs shall be updated and adjusted to the inflation rate as the project continues and in respect of more specific information such as additional number of project affected people during the implementation, Unit cost needs to be updated if the findings of the district level committee on market value assessment justify it.

The resettlement cost estimate for this project includes eligible compensation as per entitlement matrix and support cost for RAP implementation. Contingency provisions of about 10% of the total cost of R & R component is considered in the budget mainly to meet the inflation and also to meet the cost of additional land acquisition, if required, as stated earlier. The valuation of losses has been considered on the basis of consultation with the revenue officials as well as with the project affected population. Some of the major items of this R&R cost estimate are outlined below and the R&R budget is presented in Table 8.1.

1. Compensation for Land
2. Compensation for structures and other immovable assets at their replacement cost
3. Compensation for loss of livelihood of land/Shop owners/workers/labourers
4. Compensation for loss of rental Income
5. Shifting allowance
6. Contingency cost
7. Mutual Settlement

1. Compensation for Land Owners based on Fair Market Value of Land - As per the LG's notification the total land to be acquired for the proposed project is 43 private Commercial shops, 11 Private Residential units/houses and 6 street or open area affected measuring 746.695 sqm, 309.537sqm and 520.612 Sqm respectively.

However, these 43 private Commercial shops, 11 Private Residential units/houses and 6 streets at the project affected site are owned 36 families and they have claimed that they jointly possess 1576.85 square meter of land. Therefore, the actual area is required to be examined to determine the RRP for PAFs. The land price has been calculated on the basis average circle rate for the respective zone (table 7.1). The valuation of losses has been arrived at on the basis of consultation with the revenue officials as well as project affected people. The information obtained from the revenue offices has been treated as actual transaction rate for compensation and the information obtained from the affected people or villagers is treated as the existing non official market value. On this project **the compensation for land shall be determined by Market value as per the section 26 of Act RFTLARRA-2013**. The market value of land as mentioned under Section 26 of Act needs to be multiplied by the radial factor (based on the distance of project from urban area as notified by the appropriate government - e. g .multiplication of 2 in Rural area and Multiplication of 1 in Urban area) plus value of assets attached to land or building (mentioned in Section 29 of LARRA Act-2013) Plus Solatium (solatium includes 100% market value multiplied by 2 plus value of assets in Rural area and multiplied by 1 plus value of assets in urban area). Since the proposed alignment passes through urban areas hence the compensation for the respective land is derived as per circle rate and two times of the same is considered as per new Act.

Since the road (M.B Road, Khanpur in Saket) on which these **properties are located is commercial street** as per the **Urban Development Department, GNCTD notifications, dated 15th September, 2006** (Copy Annexed), published in the Gazette of India, therefore the valuation of these 43 properties shall be done as a **Commercial Property**.

According to the average circle rate, the sale value stands at Rs. 46200 per square meter, therefore as per the financial compensation for the per square meter land acquisition shall be **Rs. 277200/ (Circle Rate x 1.00 factor for Urban Area x 3 for commercial property + 100% Solatium for Urban Areas)**. However, the District Magistrate (Collector) gets absolute right to determine the Market Value of the Land.

- 2. Allotment of shop to shop owners near the affected site:** The shop owners of the Project Affected Site said that they do not have any objection if new shop is allotted to them on lease payment near to their present site as they have been doing business in this place for years and have customers in this area. If they find a shop nearby, their business will not suffer.
- 3. Restoration of Livelihood of Affected Tenant Shopkeepers:** As per the study at least 28 Tenant Shopkeepers are likely to lose a part or whole of their incomes. 15 Land Owner will lose his Self-Owned Shops due to physical displacement in the event of land acquisition. It is recommended that adequate financial and other alternative support should be provided by the

District Administration and Delhi Metro to restore their livelihoods, if the land is acquired. The restoration of livelihoods should be based on existing livelihood assets, skills and education and current occupation and income of each potential PAF. While evaluating the presumptive loss the support should be provided at least to the level that incomes are restored to the pre-project levels which mentioned in the Table 7.1 & 7.2. A detailed plan for each household based on these criteria (though not limited to these) has been provided in this Social Impact Management Plan.

- 4. Compensation for structures and other immovable assets at their replacement cost:** The replacement cost of structure is shall be based upon the Basic Schedule Rate (BSR) of the structure, Roads and Buildings Department, Government of GNCTD.
- 5. Compensation for loss of livelihood of land owners/workers/labourers:** During the SIA, it has been found that many labourers were working with the Shop owners in their shops; they need to be compensated appropriately along with land owners for the loss of their livelihood. As per the Second Schedule of the RFTLARR Act, Each affected family which is displaced from the land acquired shall be given a monthly subsistence allowance.
- 6. Compensation for loss of rental Income:** Many PAFs have told the research team that they had rented out their residential floors and shops to other persons and the rent area substantial given them good monthly income. After land acquisition, they will be deprived of this income. The SIA team leaves it to the competent authority to decide upon this claim.
- 7. Shifting allowance:** As per the RFTLARR Act one time shifting assistance has to be given to affected family who requires relocating due to the metro project.
- 8. Mutual Settlement** - PAFs expressed their interest for direct negotiation and settlement with the DMRC in case fair and appropriate compensation is awarded to them. They also requested to the DM Office for their intervention for felicitating the process with Land Department and DMRC.



Table: 8.1 Valuation of losses of Affected Land Owners (Under Commercial Land)

S. No.	Name of Landowners.	Affected Plot Area				
		To be Acquired Land (Sq. Meter) by DMRC	Land Rate (As per circle rate) (in Rs.)	Factor for Commercial Property (Circle Rate x 3)	Factor Value for Urban Area (Average Circle Rate x 1.0)	Final Value of Land Compensation (100 % Solarium of Market Value)
1	Shashi	6.276	46200/-	46200 x 3 x 6.276 = 869853.6	46200 x 3 x 6.276 x 1 = 869853.6	869853.6 x 2 = 1739707.2
2	Satish Kumar	14.743	46200/	46200 x 3 x 14.743 = 2043397.8	46200 x 3 x 14.743 x 1 = 2043397.8	2043397.8 x 2 = 4086795.6
3	Rohtash Basist	22.062	46200/	46200 x 3 x 22.062 = 3057793.2	46200 x 3 x 22.062 x 1 = 3057793.2	3057793.2 x 2 = 6115586.4
4	Rakesh Kumar and Madhu	16.889	46200/	46200 x 3 x 16.889 = 2340815.4	46200 x 3 x 16.889 x 1 = 2340815.4	2340815.4 x 2 = 4681630.8
5	Kalicharan	17.021	46200/	46200 x 3 x 17.021 = 2359110.6	46200 x 3 x 17.021 x 1 = 2359110.6	2359110.6 x 2 = 4718221.2
6	Dhir Singh	16.824	46200/	46200 x 3 x 16.824 = 2331806.4	46200 x 3 x 16.824 x 1 = 2331806.4	2331806.4 x 2 = 4663612.8
7	Joginder Singh	16.652	46200/	46200 x 3 x 16.652 = 2307967.2	46200 x 3 x 16.652 x 1 = 2307967.2	2307967.2 x 2 = 4615934
8	Mohar Singh	9.76	46200/	46200 x 3 x 9.76 = 1352736	46200 x 3 x 9.76 x 1 = 1352736	1352736 x 2 = 2705472
9	Joginder Singh (G+1) in half	26.683	46200/	46200 x 3 x 26.683 = 3698263.8	46200 x 3 x 26.683 x 1 = 3698263.8	3698263.8 x 2 = 7396527.6
10	Rohit S/O Ganesh	30.667	46200/	46200 x 3 x 30.667 = 4250446.2	46200 x 3 x 30.667 x 1 = 4250446.2	4250446.2 x 2 = 8500892.4
11	Vijender S/o Ganesh	29.751	46200/-	46200 x 3 x 29.751 = 4123488.6	46200 x 3 x 29.751 x 1 = 4123488.6	4123488.6 x 2 = 8246977.2
12	Hari Niwash Choudhary (G+0)	30.214	46200/	46200 x 3 x 30.214 = 4187660.4	46200 x 3 x 30.214 x 1 = 4187660.4	4187660.4 x 2 = 8375320.8

12A	Hari Niwash Choudhary (G+1)				4187660.4	
12B	Hari Niwash Choudhary (G+2)					
13	Mahender Singh	19.355	46200/	46200 x 3 x 19.335 = 2682603	46200 x 3 x 19.335 x 1 = 2682603	2679831 x 2 = 5365206
14	Choudhary Balishwer	16.644	46200/	46200 x 3 x 16.664 = 2309630.4	46200 x 3 x 16.664 x 1 = 2309630.4	2309630.4 x 2 = 4619260.8
15	Anita Devi	22.687	46200/	46200 x 3 x 22.687 = 3144418.2	46200 x 3 x 22.687 x 1 = 3144418.2	3144418.2 x 2 =
16	Dharmveer Singh (Basement)		46200/	46200 x 3 x 30.761 = 4263474.6	46200 x 3 x 30.761 x 1 = 4263474.6	4263474.6 x 2 = 8526949.2
16A	Karamveer Singh (G+0)	30.761				
16B	Mahadevi (G+1)					
17	Sunil Kumar (G+1)	8.87	46200/	46200 x 3 x 8.87 = 1229382	46200 x 3 x 8.87 x 1 = 1229382	1229382 x 2 = 2458764
18	Narender Kumar	8.122	46200/	46200 x 3 x 8.122 = 1125709.2	46200 x 3 x 8.122 x 1 = 1125709.2	1125709.2 x 2 = 2251418.4
19	Narender Kumar	7.964	46200/	46200 x 3 x 7.964 = 1103810.4	46200 x 3 x 7.964 = 1103810.4	1103810.4 x 2 = 2207620.8
19A	Premwati	11.563	46200/	46200 x 3 x 11.563 = 1602631.8	46200 x 3 x 11.563 = 1602631.8	1602631.8 x 2 = 3205263.6
19B	Premwati	Area is not Clear	46200/	46200 x 3 x	Area to be determined	Area to be determined
20	Munni Devi W/o Subhash	23.778	46200/	46200 x 3 x 23.778 = 3295630.8	46200 x 3 x 23.778 x 1 = 3295630.8	3295630.8 x 2 =
21	Parkash Chand	13.216	46200/	46200 x 3 x 13.216 = 1831737.6	46200 x 3 x 13.216 x 1 = 1831737.6	1831737.6 x 2 = 3663475.2
22	Kartar Singh	19.175	46200/	46200 x 3 x 19.175 = 2657655	46200 x 3 x 19.175 x 1 = 2657655	2657655 x 2 = 5315310
22A	Kartar Singh (First Floor)	Area of First floor is Not Clear	46200/	46200 x 3 x	Area to be determined	Area to be determined
23	Ram Kishan Verma	13.296	46200/	46200 x 3 x 13.296 = 1842825.6	46200 x 3 x 13.296 x 1 = 1842825.6	1842825.6 x 2 = 3685651.2

24	Ram Kishan Verma	13.974	46200/	46200 x 3 x 13.974 = 1936796.4	46200 x 3 x 13.974 x 1 = 1936796.4	1936796.4 x 2 = 3873592.8
25	Ram Kishan Verma	15.936	46200/	46200 x 3 x 15.936 = 2208729.6	46200 x 3 x 15.936 x 1 = 2208729.6	2208729.6 x 2 = 4417459.2
26	Satpal	18.502	46200/	46200 x 3 x 18.502 = 2564377.2	46200 x 3 x 18.502 x 1 = 2564377.2	2564377.2 x 2 = 5128754.4
27	Choudhary Jagdish	22.84	46200/	46200 x 3 x 22.84 = 3165624	46200 x 3 x 22.84 x 1 = 3165624	3165624 x 2 = 6331248
28	Choudhary Jagdish	16.633	46200/	46200 x 3 x 16.633 = 2305333.8	46200 x 3 x 16.633 x 1 = 2305333.8	2305333.8 x 2 = 4610667.6
29	Choudhary Jagdish	16.649	46200/	46200 x 3 x 16.649 = 2307551.4	46200 x 3 x 16.649 x 1 = 2307551.4	2307551.4 x 2 = 4615102.8
30	Choudhary Jagdish	16.955	46200/	46200 x 3 x 16.955 = 2349963	46200 x 3 x 16.955 x 1 = 2349963	2349963 x 2 = 4699926
31	Choudhary Jagdish	17.516	46200/	46200 x 3 x 17.516 = 2427717.6	46200 x 3 x 17.516 x 1 = 2427717.6	2427717.6 x 2 = 4855432.2
32	Choudhary Jagdish	15.818	46200/	46200 x 3 x 15.818 = 2608174.8	46200 x 3 x 15.818 x 1= 2608174.8	2608174.8 x 2 = 5216349.6
33	Choudhary Jagdish	14.656	46200/	46200 x 3 x 14.656 = 2031321.6	46200 x 3 x 14.656 x 1 = 2031321.6	2031321.6 x 2 = 4062643.2
34	Satpal	16.526	46200/	46200 x 3 x 16.526 = 2290503.6	46200 x 3 x 16.526 x 1 = 2290503.6	2290503.6 x 2 = 4581007.2
35	Mohit S/o Lt. Sunder Singh	11.671	46200/	46200 x 3 x 11.671 = 1618293.6	46200 x 3 x 11.671 x 1 = 1618293.6	1618293.6 x 2 = 3236587.2
36	Joginder	11.76	46200/	46200 x 3 x 11.76 = 1629936	46200 x 3 x 11.76 x 1 = 1629936	1629936 x 2 = 3259872
37	Satpal	20.527	46200/	46200 x 3 x 20.527 = 2845042.2	46200 x 3 x 20.527 x 1 = 2845042.2	2845042.2 x 2 = 5690084.4
38	Satpal	7.462	46200/	46200 x 3 x 7.462 = 1034233.2	46200 x 3 x 7.462 x 1 = 1034233.2	1034233.2 x 2 = 2068466

38A	Satpal	19.403	46200/-	46200 x 3 x 19.403 = 2689255.8	46200 x 3 x 19.403 x 1 = 2689255.8	2689255.8 x 2 = 5378511.6
39	Satpal	5.491	46200/	46200 x 3 x 5.491 = 761052.6	46200 x 3 x 5.491 x 1 = 761052.6	761052.6 x 2 = 1522105.2
40	Satpal	16.818	46200/	46200 x 3 x 16.818 = 2330974.8	46200 x 3 x 16.818 x 1 = 2330974.8	2330974.8 x 2 = 4661949.6
41	Satpal	5.949	46200/	46200 x 3 x 5.949 = 824531.4	46200 x 3 x 5.949 x 1 = 824531.4	824531.4 x 2 = 1649062.8
42	Satpal	21.902	46200/	46200 x 3 x 21.902 = 3035617.2	46200 x 3 x 21.902 x 1 = 3035617.2	3035617.2 x 2 = 6071234.4
43	Choudhary Jagdish	6.734	46200/	46200 x 3 x 6.734 = 933332.4	46200 x 3 x 6.734 x 1 = 933332.4	933332.4 x 2 = 1866664.8
		746.695				207816876

Table: 8.2 Valuation of losses of Affected Land Owners (Under Residential Land)

S.No	Khasra No. and House No.	Name of Landowners.	Affected Plot Area				
			To be Acquired Land (Sq. Meter) by DMRC	Land Rate (As per circle rate) (in Rs.)	Factor for Residential Property (Circle Rate x 2)	Factor Value for Urban Area (Average Circle Rate x 1.0)	Final Value of Land Compensation (100 % Solarium of Market Value)
1	Abandoned Store Room (House)	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	22.806	46200/-	$46200 \times 2 \times 20.929 = 2107274.4$	$46200 \times 2 \times 20.929 \times 1 = 2107274.4$	$2107274.4 \times 2 = 4214548.8$
2	Abandoned Store Room (House)	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	19.362	46200/	$46200 \times 2 \times 15.969 = 1789048.8$	$46200 \times 2 \times 15.969 \times 1 = 1789048.8$	$1789048.8 \times 2 = 3578097.6$
3	House 3	Rakesh S/o Late Balram Singh	12.45	46200/	$46200 \times 2 \times 12.45 = 1150380$	$46200 \times 2 \times 12.45 \times 1 = 1150380$	$1150380 \times 2 = 2300760$
4	House 4	Hari Singh (G+2)	6.166	46200/	$46200 \times 2 \times 18.558 = 569738.4$	$46200 \times 2 \times 18.558 \times 1 = 569738.4$	$569738.4 \times 2 = 1139476.8$
5	House 5	Vijender Singh and Rohit (G+1)	5.601	46200/	$46200 \times 2 \times 19.791 = 517532.4$	$46200 \times 2 \times 19.791 \times 1 = 517532.4$	$517532.4 \times 2 = 1035064.8$
5A	House under Commercial Land (behind Shop No.13)	Anita	4.201	46200/	$46200 \times 2 \times 4.201 = 388172.4$	$46200 \times 2 \times 4.201 \times 1 = 388172.4$	$388172.4 \times 2 = 776344.8$
6	House under commercial land (behind Shop No.19A)	Premvati Devi ³² (Vickey)	33.383	46200/	$46200 \times 2 \times 33.383 = 3084589.2$	$46200 \times 2 \times 33.383 \times 1 = 3084589.2$	$3084589.2 \times 2 = 6169178.4$
7	House 7	Munni Devi	28.151	46200/	46200×2	46200×2	$2601152.4 \times$

³² This land should be considered under commercial land, at present commercial activities are going on this land.

		and Kartar Singh (G+1)			$x 28.151 = 2601152.4$	$x 28.151 x 1 = 2601152.4$	$2 = 5202304.8$
8	House (Affected Area (B+G+ 1))	Prempal Choudhary and Harish Choudhary (B+G+2)	32.97	46200/	$46200 x 2 x 32.97 = 3046428$	$46200 x 2 x 32.97 x 1 = 3046428$	$3046428 x 2 = 6092856$
9	G+1	Satpal Choudhary	33.07	46200/	$46200 x 2 x 33.07 = 3055668$	$46200 x 2 x 33.07 x 1 = 3055668$	$3055668 x 2 = 6111336$
10	G+1	Satpal Choudhary	60.856	46200/	$46200 x 2 x 60.856 = 5623094.4$	$46200 x 2 x 60.856 x 1 = 5623094.4$	$5623094.4 x 2 = 11246188.8$
11	House 11	Lt. Jagdish	50.518	46200/	$46200 x 2 x 50.518 = 4667863.2$	$46200 x 2 x 50.518 x 1 = 4667863.2$	$4667863.2 x 2 = 9335726.4$
Total			424.137				

Table: 8.3 Valuation of losses of Affected Land Owners (Under Street/Open Land)

S.No.	Khasra No. and Street No.	Name of Landowners.	Affected Plot Area				Final Value of Land Compensation (100 % Solarium of Market Value)
			To be Acquired Land (Sq. Meter) by DMRC	Land Rate (As per circle rate) (in Rs.)	Factor for Residential Property (Circle Rate x 3)	Factor Value for Urban Area (Average Circle Rate x 1.0)	
1	Street No.1	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	29.804	46200/	$46200 x 3 x 29.804 = 4130834.4$	$46200 x 3 x 29.804 x 1 = 4130834.4$	$4130834.4 x 2 = 8261668.8$
2	Street No.2	Vijender Singh, Rohit Kumar, Joginder Singh, Suresh Chand and Hari Singh	27.361	46200/	$46200 x 3 x 27.631 = 3792234.6$	$46200 x 3 x 27.631 x 1 = 3792234.6$	$3792234.6 x 2 = 7584469.2$
3	Street No.3	Hari Niwash, Om parkash Choudhary, Mahender Choudhary, Anita Devi,	17.632	46200/	$46200 x 3 x 17.632 = 2443795.2$	$46200 x 3 x 17.632 x 1 = 2443795.2$	$2443795.2 x 2 = 4887590.4$

		Balishwer Choudhary, Dharmveer Singh and Karmveer Singh					
4	Street No.4	Jai Parkash, Rticha Devi, Mahavir Singh, Premvati, Parkash Chand, Kartar Singh and Munni Devi	24.993	46200/	$46200 \times 3 \times 24.993 = 3464029.8$	$46200 \times 3 \times 24.993 \times 1 = 3464029.8$	$3464029.8 \times 2 = 6930059.6$
5	Street No.5	Prempal Choudhary and Harish Choudhary	20.905	46200/	$46200 \times 3 \times 20.905 = 2897433$	$46200 \times 3 \times 20.905 \times 1 = 2897433$	$2897433 \times 2 = 5794866$
6	Street No.6	Satpal Choudhary and Late Jagdish Choudhary	9.25	46200/	$46200 \times 3 \times 9.25 = 1282050$	$46200 \times 3 \times 9.25 \times 1 = 1282050$	$1282050 \times 2 = 2564100$
	Total		156.468				

Table: 8.4 Budget calculation sheet of Affected Commercial Structures

Plot No.	Name of Landowners.	Affected Plot Area			Affected Structure Area	
		Plot Area (Sq. Meter)	Total Affected Area (Sq. Meter)	Affected Area in Percent	Unit Rate/mt (Rs.)	R & R Compensation (Rs.)
1	Shashi	6.276	6.276	100%	Rs. 8040/-	50459.04
2	Satish Kumar	14.743	14.743	100%	Rs. 8040/	118533.72
3	Rohtash Basist	22.062	22.062	100%	Rs. 8040/	177378.48
4	Rakesh Kumar and Madhu	16.889	16.889	100%	Rs. 8040/	135787.56
5	Kalicharan	17.021	17.021	100%	Rs. 8040/	136848.84
6	Dhir Singh	16.824	16.824	100%	Rs. 8040/	135264.96
7	Joginder Singh	16.652	16.652	100%	Rs. 8040/	133882.08
8	Mohar Singh	9.76	9.76	100%	Rs. 8040/	78470.4
9	Joginder Singh (G+1) in half	26.683	26.683	100%	Rs. 8040/	214531.32
10	Rohit S/o Ganesh	30.667	30.667	100%	Rs. 8040/	246562.68
11	Vijender S/o Ganesh	29.751	29.751	100%	Rs. 8040/	239198.04
12	Hari Niwash Choudhary (G+0)	30.214	30.214	100%	Rs. 8040/	242920.56
12A	Hari Niwash Choudhary (G+1)		30.214	100%	Rs. 8040/	242920.56
12B	Hari Niwash Choudhary (G+2)		30.214	100%	Rs. 8040/	242920.56
13	Mahender Singh	19.355	19.355	100%	Rs. 8040/	155614.2
14	Choudhary Balishwer	16.644	16.644	100%	Rs. 8040/	133817.76
15	Anita Devi	22.687	22.687	100%	Rs. 8040/	182403.48
16	Dharmveer Singh (Basement)	30.761	30.761	100%	Rs. 8040/	247318.44
16A	Karamveer Singh (G+0)		30.25	100%	Rs. 8040/	243210
16B	Mahadevi (G+1)		30.25	100%	Rs. 8040/	243210
17	Sunil Kumar (G+1)	8.87	17.74	100%	Rs. 8040/	142629.6
18	Narender Kumar	8.122	8.122	100%	Rs. 8040/	65300.88
19	Narender Kumar	7.964	7.964	100%	Rs. 8040/	64030.56
19A	Premwati	11.563	11.563	100%	Rs. 8040/	92966.52
19B	Premwati			100%	Rs. 8040/	0
20	Munni Devi W/o Subhash	23.778	23.778	100%	Rs. 8040/	191175.12
21	Parkash Chand	13.216	13.216	100%	Rs. 8040/	106256.64
22	Kartar Singh	19.175	19.175	100%	Rs. 8040/	154167
22A	Kartar Singh (First Floor)		28.03	100%	Rs. 8040/	225361.2
23	Ram Kishan Verma	13.296	13.296	100%	Rs. 8040/	106899.84
24	Ram Kishan Verma	13.974	13.974	100%	Rs. 8040/	112350.96
25	Ram Kishan Verma	15.936	0	0%	Rs. 8040/	0
26	Satpal	18.502	18.502	100%	Rs. 8040/	148756.08
27	Choudhary Jagdish	22.84	22.84	100%	Rs. 8040/	183633.6

28	Choudhary Jagdish	16.633	16.633	100%	Rs. 8040/	133729.32
29	Choudhary Jagdish	16.649	16.649	100%	Rs. 8040/	133857.96
30	Choudhary Jagdish	16.955	16.955	100%	Rs. 8040/	136318.2
31	Choudhary Jagdish	17.516	17.516	100%	Rs. 8040/	140828.64
32	Choudhary Jagdish	15.818	15.818	100%	Rs. 8040/	127176.72
33	Choudhary Jagdish	14.656	14.656	100%	Rs. 8040/	117834.24
34	Satpal	16.526	16.526	100%	Rs. 8040/	132869.04
35	Mohit S/o Lt. Sunder Singh	11.671	11.671	100%	Rs. 8040/	93834.84
36	Joginder	11.76	11.76	100%	Rs. 8040/	94550.4
37	Satpal	20.527	20.527	100%	Rs. 8040/	165037.08
38	Satpal	7.462	7.462	100%	Rs. 8040/	59994.48
38A	Satpal	19.403	19.403	100%	Rs. 8040/	156000.12
39	Satpal	5.491	5.491	100%	Rs. 8040/	44147.64
40	Satpal	16.818	16.818	100%	Rs. 8040/	135216.72
41	Satpal	5.949	5.949	100%	Rs. 8040/	47829.96
42	Satpal	21.902	21.902	100%	Rs. 8040/	176092.08
43	Choudhary Jagdish	6.734	6.734	100%	Rs. 8040/	54141.36
All Structures		746.695	888.587		Rs. 8040/-	7144239.48

Table: 8.5 Budget calculation sheets of Affected Residential Structures

Khasra No.	Name of Landowners.	Affected Plot Area			Affected Structure Area	
		Plot Area (Sq. Meter)	Total Affected Area (Sq. Meter)	Affected Area in Percent	Unit Rate/mt (Rs.)	R & R Compensation (Rs.)
Abandoned Store Room (House)	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	22.806	20.929	91.77	Rs. 6960/-	145665.84
Abandoned Store Room (House)	Balram Singh Devi Singh Subham Kali Charan Dheer Singh	19.362	15.969	82.48	Rs. 6960/-	111144.24
House 3	Rakesh S/o Late Balram Singh	12.45	12.45	100.00	Rs. 6960/	86652.00
House 4	Hari Singh (G+2)	6.166	18.558	300.97	Rs. 6960/	129163.68
House 5	Vijender Singh and Rohit (G+1)	5.601	19.791	353.35	Rs. 6960/	137745.36
House under Commercial Land (behind Shop)	Anita	4.201	4.201	100.00	Rs. 8040/	33776.04

No.13)						
House under commercial land (behind Shop No.19A)	Premvati Devi ³³ (Vickey)	33.383	33.383	100.00	Rs. 8040/	268399.32
House 7	Munni Devi and Kartar Singh (G+1)	28.151	55.366	196.68	Rs. 6960/	385347.36
House (Affected Area (B+G+ 1)	Prempal Choudhary and Harish Choudhary (B+G+2)	32.97	97.548	295.87	Rs. 6960/	678934.08
G+1	Satpal Choudhary	33.07	52.92	160.02	Rs. 6960/	368323.20
G+1	Satpal Choudhary	60.856	57.964	95.25	Rs. 6960/	403429.44
House 11	Lt. Jagdish	50.518	29.82	59.03	Rs. 6960/	207547.20
All Structures		309.537	418.899		Rs.8040/-	12915537.04

8.2 Compensation for loss of livelihood of workers and labourers

Total 51 labourers are working with the land/shop owners in their shops; they need to be compensated appropriately along with land owners for the loss of their livelihood. As per the Second Schedule of the Act, each affected family which is displaced from the land acquired shall be compensated. However, parameters have been defined to calculate the same. As the land is located in NCT of Delhi, the Minimum wages as fixed by the Govt. of NCT of Delhi must be taken into account to compensate the losses of livelihood of workers/laborers.

An unskilled employee is one who does operations that involve the performance of simple duties, which require the experience of little or no independent judgment or previous experience although familiarity with the occupational environment is necessary. His work may thus require in addition to physical exertion familiarity with variety of articles or goods. A semi-skilled worker is one who does work generally of defined routine and nature wherein the major requirement is not so much of the judgment, skill but for proper discharge of duties assigned to him or relatively narrow job and where important decisions made by others. His work is thus limited to the performance of routine operations of limited scope. As per the Delhi Govt Regulation, monthly wage is Rs **16,506** for unskilled workers and Rs **18,187** for semi-skilled ones.

As the workers who's involves little technical knowhow and knowledge to run machines, making parts, sale Purchase, mechanic, food and other stalls, the laborers are treated as semi skilled and

³³ This land should be considered under commercial land, at present commercial activities are going on this land.

the wages of that category are considered to calculate compensation. A year's losses of wages has been taken as compensation for the laborers (Table 9.6)

Table 8.6: Compensation for loss of livelihood of workers

S.No	Head of the PAFs (Labour)	Contact No	Livelihood Compensation per month in Rs.	Total Compensation for 12 month in Rs.
7.	Gopal	NA	18187/-	218244/-
8.	Mukul	9654233631	18187/-	218244/-
9.	Karan	7292032149	18187/-	218244/-
10	Sanjay	9999825021	18187/-	218244/-
11	Ajay	7982495642	18187/-	218244/-
12	Mithun	8010161415	18187/-	218244/-
13	Dharmendera	9310525819	18187/-	218244/-
14	Vijender Negi	9811419004	18187/-	218244/-
15	Satish	9799988691	18187/-	218244/-
16	Bhudev	981186533	18187/-	218244/-
17	Vijay Kumar yadav	7543998442	18187/-	218244/-
18	Santosh yadav	8510843792	18187/-	218244/-
19	Sukhveer	8130317561	18187/-	218244/-
20	Udhan	9794037993	18187/-	218244/-
21	Mahender	9953080133	18187/-	218244/-
22	Parshuram	8858057364	18187/-	218244/-
23	Laturi	9953080133	18187/-	218244/-
24	Amer Singh	7428064096	18187/-	218244/-
25	Shivam	9506302726	18187/-	218244/-
26	Amarpal	8800580320	18187/-	218244/-
27	Jyoti	9871966563	18187/-	218244/-
28	Rahul	8130514651	18187/-	218244/-
29	Suraj	9354809372	18187/-	218244/-
30	Shajad	9120794407	18187/-	218244/-
31	Amerjeet	9354987604	18187/-	218244/-
32	Mohit	8368095870	18187/-	218244/-
33	Hari Singh	9354624712	18187/-	218244/-
34	Kalim	9990978092	18187/-	218244/-
35	Akhilesh	9807529118	18187/-	218244/-
36	Sonu	9643307725	18187/-	218244/-
37	Sunil	9953789783	18187/-	218244/-
38	Kunal	9717986695	18187/-	218244/-
39	Natu Lal	9873833083	18187/-	218244/-
40	Manju	9717915762	18187/-	218244/-
41	Shiv Nayak Shukala	NA	18187/-	218244/-
42	Gajendera	NA	18187/-	218244/-

43	Bimal Kr Goshwani	NA	18187/-	218244/-
44	Shailendera	NA	18187/-	218244/-
45	Dinesh	NA	18187/-	218244/-
46	Kanhaya	NA	18187/-	218244/-
47	Shivraj	NA	18187/-	218244/-
48	Om Parkash	NA	18187/-	218244/-
49	Gopal	NA	18187/-	218244/-
50	Sachin	NA	18187/-	218244/-
51	Rajkumar	NA	18187/-	218244/-

8.3 Shifting assistance

As per the RFTLARR Act IIPA SIA team suggest one time shifting assistance of Rs.50,000/- per affected shop owners/tenant who is requires to relocated due to the project shall be given to the affected family

8.4 Contingency Provisions:

The competent authority must take care of Contingency provisions i.e. 10% of the total cost of R & R component. This component is especially considered in the RRP mainly to meet the inflation and also to meet the cost of additional land acquisition if required.

Minutes of Public Hearing Held on 25.07.2022

Minutes of Public hearing meeting held under the Chairmanship of Prof. K.K Pandey, CUS, at 3.30 pm, at District Magistrate Office (South), Saket, New Delhi. The other members of the meeting include Dr Sapna Chadah, Assistant Professor, IIPA; Dr Amit Kr Singh, Assistant Professor, IIPA; Mr. Harish Kumar, Research Officer, CUS, IIPA and DMRC Representatives Shri. Ramesh Kumar ji, Shri Vipul Jindal ji and Shri L.S. Yadav ji.

The following PAPs have attended the meeting:



Indian Institute of Public Administration Attendance Sheet @Khanpur Public Hearing 25-07-2022

S. No	Name of Land Owners	Gender	Ownership Status	Address and Contact	Signature
1	Shashi Kumar	M	Land Owner	M.B Road Khanpur, Delhi	
2	Satish Kumar	M	Land Owner	M.B Road Khanpur, Delhi	
3	Rohatsh Basist	M	Land Owner	M.B Road Khanpur, Delhi	
4	Rakesh Basist and	M	Land Owner	M.B Road Khanpur, Delhi	W 9818768000
5	Madhu	F	Land Owner	M.B Road Khanpur, Delhi	
6	Kalicharan	M	Land Owner	M.B Road Khanpur, Delhi	Kalicharan 9875 98227278
7	Dhir Singh	M	Land Owner	M.B Road Khanpur, Delhi	9891420098 Sushil
8	Joginder Singh	M	Land Owner	M.B Road Khanpur, Delhi	Joginder 8570853000
9	Mohar Singh	M	Land Owner	M.B Road Khanpur, Delhi	850191985
10	Rohit S/o Ganesh	M	Land Owner	M.B Road Khanpur, Delhi	Rohit 9990744417
11	Vijender S/o Ganesh	M	Land Owner	M.B Road Khanpur, Delhi	
12	Pankaj S/o Narender (M	Land Owner	M.B Road Khanpur, Delhi	PANKAJ 9959519888
13	Hari Niwas Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	9810289422
14	Om Parkash Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	9312211724

(10)

Dr. S.K. Singh

Shop. 10A, U.S.

Khadouni, C.O. 10

25.07.2022

Ist Floor
 D.K. Sawind
 Tenant
 9810109538
 Deendar

15	Mahinder Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	
16	Choudhary Balishwar	M	Land Owner	M.B Road Khanpur, Delhi	91717824956
17	Anita Devi	F	Land Owner	M.B Road Khanpur, Delhi	911093219
18	Dharam Vir Singh	M	Land Owner	M.B Road Khanpur, Delhi	
19	Karamveer Singh	M	Land Owner	M.B Road Khanpur, Delhi	- Karamveer 244843732 9110434494
20	Sunil Kumar	M	Land Owner	M.B Road Khanpur, Delhi	- Nazimuddin 989915715
21	Narendra Kumar	M	Land Owner	M.B Road Khanpur, Delhi	Nicky 9999190310
22	Premvati (Vicky)	F	Land Owner	M.B Road Khanpur, Delhi	
23	Munni Devi w/o Subhash	F	Land Owner	M.B Road Khanpur, Delhi	
24	Prakash Chand	M	Land Owner	M.B Road Khanpur, Delhi	21024 98129312234 91389
25	Kartar Singh / <u>Savitri Choudhary</u>	M	Land Owner	M.B Road Khanpur, Delhi	Savitri 910982323 985081777
26	Ram Kishan Verma	M	Land Owner	M.B Road Khanpur, Delhi	9650722471
27	Satpal Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	
28	Narender S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	
29	Rajender S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	911010816458
30	Naresh S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	
31	Vijender S/o Late Jagdish Choudhary	M	Land Owner	M.B Road Khanpur, Delhi	
32	Mohit S/o Lt. Sunder Singh	M	Land Owner	M.B Road Khanpur, Delhi	9891767503 9654888444

33	Joginder	M	Land Owner	M.B Road Khanpur, Delhi	
34	Hari Singh (H)	M	Land Owner	M.B Road Khanpur, Delhi	
35	Prempal Choudhary (H)	M	Land Owner	M.B Road Khanpur, Delhi	
36	Harish Choudhary (H)	M	Land Owner	M.B Road Khanpur, Delhi	
37	INDRAJ SINGH	M	Land Owner	M.B Road Khanpur, Delhi	931111266
Affected Tenants					
1	Rahul and Sanjeev (brother)	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	
2	Vargeas P.A	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	9891931104
3	Karnal Makkar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	9818890207
4	Manoj Kumar	M	Shop	M.B Road Khanpur, Delhi	9590727859

			Owner/Tenant		
5	Parveen Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi 7982872425. Parveen Kumar	
6	Bijender	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	8750191987
7	Ashok Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	Ashok Kumar 9971044902
8	Suresh Chand	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	Suresh Chand 9540860086
9	Surjeet	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	
10	Nitin Choudhary	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	
11	Mahadev Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi 9810246427	Mahadev Kumar 9810246427
12	Om Parkash Ghotwal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	
13	Rameshwer	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	Rameshwer 8826461819
14	Vinod Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	Vinod Kumar 9810848474
15	Dilip	M	Shop	M.B Road Khanpur, Delhi	

Case folder only)

16	Om Parkash <i>Om Parkash Jindal</i> <i>Hereta Kumar Jindal</i> <i>Om Parkash, Jindal.</i>	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi 9818054280	<i>Narain.</i>
17	Mukul Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	<i>Mukul</i> 9211155534
18	Harish Choudhary (Bikefield Showroom)	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	
19	Kumod	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	<i>Kumod</i> 9211155534
20	Satish Kumar	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi 9312057463 8809234895	<i>Satish</i> 9212159112
21	Surender Kumar Jindal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	<i>Surender</i>
22	Vikash Aggarwal <i>Vishal</i>	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	<i>Vikash</i> 9211166984
23	Radhey Shyam	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	<i>Radhey</i> 910484494
24	Gopi Shankar <i>Taun/Kumar Chyog</i>	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi 981019242	<i>Gopi</i> 981897608
25	Vikash Aggarwal	M	Shop Owner/Tenant	M.B Road Khanpur, Delhi	<i>Vikash</i> 9871002067
26	Karrik	M	Shop	M.B Road Khanpur, Delhi	

27	Mayank Garg	M	Shop Owner/Tenant	M.B Road Khampur, Delhi	
28	Rankumar	M	Shop Owner/Tenant	M.B Road Khampur, Delhi 9649428188	Rankumar 9810117742
29	Gouri Shankar	M	Shop Owner/Tenant	M.B Road Khampur, Delhi	
30	Dhampal	M	Shop Owner/Tenant	M.B Road Khampur, Delhi	
31	Parveen Kumar	M	Shop Owner/Tenant	M.B Road Khampur, Delhi	
32	Ashok and pankaj	M	Shop Owner/Tenant	M.B Road Khampur, Delhi	8597084065
33	Pawan Kumar	M	Shop Owner/Tenant	M.B Road Khampur, Delhi 9824387888	9824387888 9827927903
34	Naresh	M	Shop Owner/Tenant	M.B Road Khampur, Delhi 9818385624	Nk Meena
35	DEVEN DEB KUMAR SASTRAL	M	Tenant	F-104, N. Road, Khampur Gauri Shankar	Deenaoloz 9810109538
36	Gour Shankar				9810117742

S.No	Name	Designation	Department	
1	Mrs. Priyanka Kumari	ADM (South Delhi)	Govt of NCTD, ADM, M.B. ROAD, SAKET, NEW DELHI-110068	
2.	Sh. Mukesh Rajora	SDM (MEHRAULI)	OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI	
3.	Mr. Mukesh ji	Jr Naib Tehsildar	Govt of NCTD, ADM, M.B. ROAD, SAKET, NEW DELHI-110068	
4.	Shri L.S. Yadav	Assistant Manager	Delhi Metro Rail Corporation Office Of Sub Registrar, OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI	
5.	Shri Rajnish Meena	Reader to SR-1	Delhi Metro Rail Corporation	
6.	Shri Niin Parihar	AEN, Civil, DMRC	Delhi Metro Rail Corporation	
7.	Tarun Gupta	JE	Delhi Metro Rail Corporation	
8.	Budhi Ram	JE	Delhi Metro Rail Corporation	
9.	RANESH KUMAR	CPM/6 B	DMRC	
10	VIPUL JIMBAR	PM/6B	DMRC	

Following points were raised by the shop owner

- The process of SIA conducted by IIPA for land acquisition was explained to the land owners.

- Project Affected Families (PAFs) were told that the financial compensation has been calculated on the basis of circle rate of commercial properties and the formula given in LARR Act, 2013;
- However PAFs had raised their concerns about the circle rate because the circle rate is quite low as compare to the market rate and land/shops are not available at the present circle rate.
- The land owners expressed their interest for direct negotiation and settlement with DMRC in case fair and appropriate compensation is awarded to them.
- The shop owners desired to have alternative site / shop in the same Area.
- The land owners requested for some more time to submit their necessary documents regarding land ownership.
- Dr. S.K. Singh Claim their ownership Right on shop No. 4 and submitted application with supportive documents (document attached).
- Mr. Devender Kumar Jaiswal, a tenant running his business on the first floor of shop no. 20, 21 and 22 also expressed his livelihood concern due to the proposed land acquisition (document attached).
- Mr. Ravinder Kumar running his *Food Dhaba* on the land of Petrol Pump since last 25 years and he requested for alternate shop/area to run his Dhaba.
- Mr. Rakesh Kumar is a handicapped person and running a small Stall on the land of Petrol pump since last 20 years and also requested to either provide an alternate shop/area to run his stall or give financial compensation for the loss of his livelihood.
- Few other Shop/Jhuggi owners, living adjutant to the Metro Project Site have also submitted their grievances to the IIPA Research Team (Copy Attached)

Grievance of Shop/jhuggi Owners of Khanpur Market

1

To,

Dated: 18.08.2022

1. **Delhi Metro Rail Corporation Ltd.**
Metro Bhawan Fire Brigade Lane, Barakhamba Road,
New Delhi - 110001, India
Board No. 23417910/12
2. **Claims Commissioner,**
Delhi Metro Rail Corporation Limited,
Room No.1, Block B, Ground Floor,
Delhi Metro IT Park, East Approach Road, Shastri Park, Delhi-110053
3. **District Magistrate (South)**
M.B. Road, Saket, New Delhi - 110068
Email: dcsouth@nic.in
4. **Chief Executive Officer**
Main Office (HQ)
Delhi Urban Shelter Improvement Board (DUSIB)
Punarwas Bhawan, IP Estate, New Delhi -110002
Email : delhishelter@gmail.com
5. **Centre for Urban Studies**
Indian Institute of Public Administration
I P Estate, Ring Road, ITO
New Delhi-110002
Tel. +91-11-23468363
Fax.(O) +91-11-23702440, +91-11-23356528
Official Email: helpdesk.iipa@gmail.com
6. **Deputy Secretary (LA)**
Land Acquisition Branch
Land and Building Department, Govt. of GNCTD
B-block, Vikas Bhawan, IP Estate,
New Delhi
Email : secv.lb@delhi.gov.in

CUS

SUBJECT- GRIEVANCE OF SHOP/JHUGGI OWNERS OF KHANPUR MARKET ASSOCIATION (REGD.) OF NOT BEING INCLUDED AS PROJECT AFFECTED PERSONS (PAPs) IN THE SOCIAL IMPACT ASSESSEMENT (SIA) INTERIM REPORT DATED 23.07.2022 ON EXTENSION OF DELHI METRO AEROCITY-TUGHLAKABAD CORRIDOR SITE: KHANPUR M.B. ROAD, NEW DELHI.

Respected Sir(s),

We are the shopkeepers/jhuggi owners of Khanpur Market Association (Registration no. 10352, registered on 11.07.1979) based at M.B. Road, Main market, Khanpur, New Delhi-110062 who are carrying on their businesses in our shops/jhuggis since more than 50 years. Most of the shopkeepers/jhuggi owners are still paying rent to the private landlords of Khanpur village. We are running our business in these shops with merge income and most of us are sole bread winners for our families.

We got informed that DMRC has planned a metro corridor in the area and we also participated in several stakeholders/public meetings that were held by officials DMRC at Press Enclave Road and by DM, Saket. We were promised compensation for loss of land and shop, compensation for loss of livelihood, allotment of shops near the affected site etc. as we told that demolition of the entire market is to take place as it falls under the affected site of the project and we shall be adequately compensated for the same.

However, it is astonishing to notice that in SIA Interim Report uploaded on the DMRC website dated 23.07.2022 our names as Project Affected Persons (PAPs) are not mentioned. There is absolutely no mention of any compensation payable to us. Moreover, said report does not record that we attended the stakeholders/public meetings as well. It is pertinent to mention here that our names, mobile number and signatures were obtained in all the stakeholders meetings that took place previously. We were also given an oral assurance of being provided adequate compensation as the whole market is to be demolished for the DMRC project.

After going through the report, we notice that we are being discriminated as only shopkeepers of a particular stretch of the market are given compensation, alternate shops etc. As per the SIA interim report, only 43 shopkeepers/landowners of Khanpur village predominantly belonging to OBC community are being given compensation as per the market value. We on the contrary comprise of members of different social groups and are economically backward and have no political influence in the area.

It is also pertinent to mention that measurement of our 33 shops/jhuggis was duly taken by DMRC during the survey and we were given an assurance by the surveyors that the measurement is for the purpose of compensation as the land is required by DMRC for project. However, no alternate shops have been allotted to us and neither any compensation is being paid to us as per the said SIA interim report.

These 43 shops which are given compensation and our 33 shop/jhuggis fall in the same market area/locality and are a part of same lane on the road and therefore we fail to understand the reason for such discrimination. We are carrying on our businesses since 1965-65 and the whole market has been operational since then. As per the map shown in SIA report, our shops/jhuggis are also falling under the Projected Affected Site.

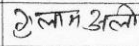
It also becomes important to mention that previously we had sent a legal notice to DMRC dated 21.01.2020 as per which we had asked them to provide us reasonable compensation/alternate shops and these shops/jhuggis are the only source of livelihood for us and our families and we have been carrying on our work from here since last several decades. Accordingly, a reply to legal notice was received from DMRC dated 10.02.2020 in which DMRC admitted as per para 4 that meeting was held with representatives of shopkeepers and assurance was given to them for alternate shops in order to rehabilitate them as per DMRC Govt. policy. In para 6 DMRC assured that alternate shops will be provided for carrying of businesses and they shall be allotted before commencement of work. It is to be noted that work has already commenced but our demands have not been paid any heed by the authorities concerned.

In the past when MCD planned to demolish our shops/jhuggis, we moved to the Hon'ble High Court and the Hon'ble High Court of Delhi in Civil Writ Petition No. 964 of 1999 directed the respondent MCD not to interfere in peaceful enjoyment and use of shops by Khanpur Market Association till the alternative site/accommodation is allotted to the members of the association.

We have strong apprehension that we can be victims of demolition and dispossession from these shops as DMRC has already started the construction work.

Therefore, it is most humbly requested to address our grievances and include us in the SIA report and also provide us compensation, alternate shops etc as per DMRC policy. Our shops/jhuggis is the only source of livelihood for us and our families. We shall suffer irreparable loss in case of dispossession and demolition from the area.

Details of Shop/Jhuggi owners of Khanpur Market Association whose names are not included in the SIA Report:

SL.No.	Name	Fathers/Husbands Name	Business	Signature
1.	Mr. Khurshid	S/o Babu Khan	Cloth Shop	

4

2.	Jamil	S/o Sh. Mujephar	Audio	Jamil Khan
3.	Ratan Lal	S/o Mul Chand	Charpai Store	Kantou
4.	Surender Kumar	S/o Ratan Lal	Charpai Store	Ashok Lal
5.	Puran Chand	S/o Chandar Lal	Charpai Store	पूरान चंद
6.	Jai Prakash	S/o Suraj Prakash	Charpai Store	जय प्रकाश
7.	Vijay Prakash	S/o Suraj Prakash	Charpai Store	विजय प्रकाश
8.	Gyan Chand	S/o Soji Ram	Charpai Store	
9.	Rame	S/o Salekhi	Ice	
10.	Rakesh Kumar	S/o Jaswant Singh	Hardware	
11.	Jaswant Singh	S/o Lala Ram	Charpai	Ramesh
12.	Bisan Singh	S/o Jaswant Singh	Charpai	बिसन सिंह
13.	Sanjay	S/o Charan Singh	Furniture	Bheesham
14.	Krishana	W/o Chanran Singh	Furniture	प्राशन सिंह
15.	Sunder Lal	S/o Revti Ram	Shoes	
16.	Neksha	S/o Revti Ram	Shoes	नेकशा
17.	Prabhakar	S/o Balawant Rao	Machine Repairing	Prabhakar
18.	Atar Singh	S/o Makhan Singh	Bans Balli	अतर सिंह
19.	Subhash Chand	S/o Makhan Singh	Furniture	सुभाष चंद
20.	Vishnu	S/o Tartar Mal	Machine Repairing	
21.	Madan Lal	S/o Gyani Ram	Furniture	मदन लाल
22.	Ishwar Singh	S/o Gyani Ram	Furniture	इश्वर सिंह
23.	Anokhi	S/o Balram	Furniture	
24.	Santosh	S/o BrajKishor	Steel Furniture	Santosh
25.	Brij Kishor	S/o ChiranjiLal	Steel Furniture	Brij Kishor
26.	Nijamuddin	S/o Itwari Kahn	Scooter Repairing	Nizam
27.	Habib	S/o Abdul Rahim	Luhar	Habib
28.	Narendra Kumar	S/o Prakash Singh	Tea Shop	Narendra Kumar
29.	Shyam Dutt	S/o Raghubir Singh	Furniture	Shyam Dutt

5

30.	Chandu Lal	S/o Raghbir Singh	Furniture	Handwritten: 2-2 MIM
31.	Mohd. Rafi	S/o Mohd Farukh	Hair Saloon	Handwritten: Rafi
32.	Sewa Ram	S/o Mool Chand	Furniture	Handwritten: Sewa Ram
33.	Gyani Ram	S/o Raja Ram	Furniture	Handwritten: Gyani Ram
34.	Ramesh Kumar	S/o Chandu Lal	Charpai Store	Handwritten: Ramesh

Contact Persons

1. Sh. Nizamuddin
Shop No. 09
M. B. Road, Khanpur,
New Delhi-110062
Mob: +919818162319
2. Sh. Santosh
Shop No.11
M. B. Road, Khanpur,
New Delhi-110062
Mob: +919971834640



Indian Institute of Public Administration

SIA Study on “Social Impact Assessment (SIA) prior to Land Acquisition proceedings for extension proceedings for the extension of Metro Corridor at Khanpur, M.B Road” at New Delhi

Part A

Land Owner Respondent

- 1. Name of the land Owner.....**
- 2. Project Affected Khasra numbers.....**
- 3. Contact Details**
 - a) Address _____
 - b) Shop No _____
 - b) Phone/Mobile _____
- 4. Ownership of the Property**
 - (a) Owner (b) Leased (c) Tenant (d) Encroacher (e) Squatter
 - (h) Other
- 5. Type of use of the property to be acquired**
 - (a) Residential (b) Commercial (c) Mixed (d) Industrial (e) Agriculture
 - (h) Other (Plz specify).....
- 6. Construction status of Property**
 - (a) Open Land (b) Under Construction (c) Structure
- 7. Detail Construction type**
 - (a) Kutcha (b) Pucca (c) Semi – Pucca (d) Temporary
- 8. Legal status of land**
 - (a) Self (b) Trust (c) Religious (d) Others (specify)_____
- 9. Kind of Ownership**
 - a) Single b) Joint
- 10. Year/ Month of occupying/owning the land/property _____**
- 11. Legal documents of the property (a) Yes (b) No**

Part B
Demographic and Social Conditions

12. Gender _____ 19. Religion _____ 20. Caste _____

21. Family Type (a) Joint (b) Nuclear (c) Single

22. Annual Income from the shop/Land:

23. Annual Family expenditure:

24. For how long have you lived/ worked here?.....

25. Please Indicate the details of affected family members

S. No.	Name	Age	Gender	Marital Status	Education@	Economic Status 1. Worker 2. Non Worker	Occupation* (if employed)	Monthly Income (if employed)	Weather income is effected by land Acquisition

@ (1) Illiterate, (2) Up to Class 5th, (3) Upto Class 10th, (4) Up to Class 12th, (5) BA, (6) Diploma or Polytechnic or Vocational Training, (7) PG and above

*(1) Agriculture (2) Self Employed (3) Service (4) Labour (5) Other

26. Vulnerability if any (Yes/ No)

- i. Family headed by women
- ii. No earning members
- iii. No adult members in the family
- iv. Scheduled Castes/Scheduled Tribes
- v. Person with Disability
- vi. Chronic illness
- vii. Below poverty line

Part C

The Socio-Economic Impact of Land Acquisition

27. Type of economic activity you are engaged in.....

28. Economic dependence of the effected family/person on the land allotment/household economic activities

(1) Completely (2) Partially (3) Not dependent on land

29. Is the remaining part of the structure adequate to continue living?

(a) Yes (b) No

30. If it is not, do you want to surrender remaining structure? (a) Yes (b) No

31. Economic Impact of Land Acquisition on the Project Affected Families

S. No.	Particulars	Yes/No	No. of Rooms/ Story	Utility Connection*	Total area (Sq. m)	Impacted area (Sq.m)	Impacted area (Sq. m)		Value of Loss in Rs.
							Partially	Fully	
1	Land								
2	Structure								
3	Rent								
4	Others								

* Utility Connection: 1. Electricity; 2. Water; 3. Phone

13. In case impact is partial , whether Residential/commercial plot/ structure viable after the project

(a) Yes (b) No

32. In the case of commercial use, specify the details of business.....

33. How long have you been economically active / operating from the current location? (Since when or number of years)?.....

34. Do you have borrowings and loans against the property?

(1) Yes (2) No

35. If yes, please specify the details

.....

36. How many people have you employed?

S. No.	Name	Gender	Age	Tenure in years	Salary in Rs

37. How do you want to compensate for the economic loss caused by this project?

- a) Cash compensation as per Market Rate (1) Yes (2) No
- b) Want plot for relocation (1) Yes (2) No
- c) Constructed building (1) Yes (2) No
- d) Restoration of livelihoods of affected persons (1) Yes (2) No
- e) Shifting expenses (1) Yes (2) No
- f) Any other please specify.....

38. If alternative house/shop constructed/allocated by project, then preferred location

- 1. In the same Area 2. Any where 3. Other (specify).....

39. Do you want a social hearing about the pros and cons of this project? (1) Yes (2) No

40. If yes, would you be interested in attending public hearings related to this project/policy? (1) Yes (2) No

41. Do you have fears/ apprehensions about new projects in your community? (1) Yes (2) No

42. If yes, please explain your apprehensions?.....

.....

43. Any other expectation from the Government.....

.....
 ...

 ...

Signature of Respondent _____

Date _____

Signature of Supervisor _____

Indian Institute of Public Administration

SIA Study on “Social Impact Assessment (SIA) prior to Land Acquisition proceedings for extension proceedings for the extension of Metro Corridor at Khanpur, M.B Road” at New Delhi

Affected Employee/Labour
Demographic and Social Conditions

1. Name of Employee/Labour _____

2. Name of the Land/Shop owner _____

3. Contact Details
 - c) Address _____
 - d) Shop No _____
 - b) Phone/Mobile _____

4. Gender _____

5. Religion _____ Caste _____

6. Family Type (a) Joint (b) Nuclear (c) Single

7. For how long have you been working here?.....
 - a) Since last one year
 - b) Since last 2 years
 - c) Since last 3 years
 - d) Since last 5 years
 - e) More than 5 yrs

8. If head of the family is Labour/worker, then wages earned?
(1) Daily (2) Weekly (3) Monthly (4) Irregularly

9. Annual Family Income _____

10. No of Dependent members in family _____

11. Economic dependence of the effected worker and his family on the land allotment/household economic activities
 1. Completely (2) Partially

12. Please Indicate the details of affected family members

S. No.	Name	Age	Gender	Marital Status	Education @	Economic Status 3. Worker 4. Non Worker	Occupation* (if employed)	Monthly Income (if employed)	Weather income is effected by land Acquisition

@ (1) Illiterate, (2) Up to Class 5th, (3) Upto Class 10th, (4) Up to Class 12th, (5) BA, (6) Diploma or Polytechnic or Vocational Training, (7) PG and above

*(1) Agriculture (2) Self Employed (3) Service (4) Labour (5) Other

13. Vulnerability if any (Yes/ No)

- i.** Family headed by women
- ii.** No earning members
- iii.** No adult members in the family
- iv.** Scheduled Castes/Scheduled Tribes
- v.** Person with Disability
- vi.** Chronic illness

Signature of Respondent _____

Date _____

Signature of Supervisor _____

Indian Institute of Public Administration

SIA Study on “Social Impact Assessment (SIA) prior to Land Acquisition proceedings for extension proceedings for the extension of Metro Corridor at Khanpur, M.B Road” at New Delhi

Part A

Shop owner

Tenant

14. Name of the Shop Owner/Tenant _____

15. Name of the land Owner.....

2b Contact details

16. Contact Details of the Shop Owner/Tenant

e) Address _____

f) Shop No _____

g) Phone/Mobile _____

17. Ownership of the Property

- (a) Owner (b) Leased (c) Tenant (d) Encroacher/Occupier (e) Squatter
(h) Other

18. Type of use of the property to be acquired

- (a) Residential (b) Commercial (c) Mixed (d) Industrial (e) Agriculture
(h) Other (Plz specify).....

19. Detail of Shop Structure

- (b) Kutchha (b) Pucca (c) Semi – Pucca (d) Temporary

20. Legal documents of the property a) (Rental (With Agreement) b) Rental (Without Agreement)

Part B

Demographic and Social Conditions

21. Gender _____ **19. Religion** _____ **20. Caste**
Category _____

44. Family Type (a) Joint (b) Nuclear (c) Single

45. Monthly Income from the shop/Land:

46. Monthly Family expenditure:

47. Please Indicate the details of affected family members

S. No.	Name	Age	Gender	Marital Status	Education@	Economic Status 5. Worker 6. Non Worker	Occupation* (if employed)	Monthly Income (if employed)	Weather income is effected by land Acquisition

@ (1) Illiterate, (2) Up to Class 5th, (3) Upto Class 10th, (4) Up to Class 12th, (5) BA, (6) Diploma or Polytechnic or Vocational Training, (7) PG and above

*(1) Agriculture (2) Self Employed (3) Service (4) Labour (5) Other

48. Vulnerability if any (Yes/ No)

- viii. Family headed by women
- ix. No earning members
- x. No adult members in the family
- xi. Scheduled Castes/Scheduled Tribes
- xii. Person with Disability
- xiii. Chronic illness
- xiv. Below poverty line

Part C

The Socio-Economic Impact of Land Acquisition

49. Type of economic activity you are engaged in.....

50. Economic dependence of the effected family/person on the land allotment/household economic activities

(2) Completely (2) Partially (3) Not dependent on land

51. Economic Impact of Land Acquisition on the Project Affected Families

Particulars	Monthly Income	Movable Property	Immovable Property	Shifting Cost	Total Loss (In Rs.)
Value of Loss in Rs.					
Other loss (if any)					

52. Economic Impact of Land Acquisition on the Project Affected Families

S. No.	Particulars	Yes/No	No. of Rooms/Story	Utility Connection*	Total area (Sq. m)	Impacted area (Sq.m)	Impacted area (Sq. m)		Value of Loss in Rs.
							Partially	Fully	
1	Land								
2	Structure								
3	Rent								
4	Others								

* Utility Connection: 1. Electricity; 2. Water; 3. Phone

53. How many people have you employed/Labour?

S. No.	Name	Gender	Age	Tenure in years	Salary in Rs

54. In case impact is partial , whether Residential/commercial plot/ structure viable after the project

(b) Yes (b) No

55. How long have you been economically active / operating from the current location? (Since when or number of years)?

56. How do you want to compensate for the economic loss caused by this project?

- g) Cash compensation as per Market Rate** (1) Yes (2) No
- h) Want plot for relocation** (1) Yes (2) No
- i) Constructed building** (1) Yes (2) No
- j) Restoration of livelihoods of affected persons** (1) Yes (2) No
- k) Shifting expenses** (1) Yes (2) No
- l) Any other please specify.....**

57. If alternative house/shop constructed/allocated by project, then preferred location

- 1. In the same Area
- 2. Any where
- 3. Other (specify).....

58. Do you want a social hearing about the pros and cons of this project? (1) Yes (2) No

59. If yes, would you be interested in attending public hearings related to this project/policy? (1) Yes (2) No

60. Do you have fears/ apprehensions about new projects in your community? (1) Yes (2) No

61. If yes, please explain your apprehensions?

.....
....

62. Any other expectation from the Government.....

.....
...
.....
...

Signature of Respondent _____

Date _____

Signature of Supervisor _____



Indian Institute of Public Administration

SIA Study on “Social Impact Assessment (SIA) prior to Land Acquisition proceedings for extension proceedings for the extension of Metro Corridor at Khanpur, M.B Road” at New Delhi

Residence Tenant

22. Name of the Owner.....

23. Name of the Resident Owner_____

24. Contact Details

- a. Address_____
- b. Shop/House No._____
- c. Phone/Mobile_____

25. Gender_____ 19. Religion _____ 20. Caste Category_____

26. Family Type (a) Joint (b) Nuclear (c) Single

27. Monthly family Income:

28. Monthly Family expenditure:

29. Legal status of land

- a. Rental (With Agreement)
- b. Rental (without Agreement)

30. Year/ Month of occupying/owning the land/property _____

31. Legal documents of the property

- (a) Rental (With Agreement)
- (b) Rental (without Agreement)

32. Impact of Land Acquisition on the Project Affected Families

Particulars	Monthly Income	Movable Property	Immovable Property	Shifting Cost	Total Loss (In Rs.)
Value of Loss in Rs.					
Other loss (if any)					

63. Any other expectation from the Government.....

.....

...

.....

...

Signature of Respondent _____

Date _____

Signature of Supervisor_____



**OFFICE OF E-SUB REGISTRAR (V-A), HAUZ KHAS
DEPARTMENT OF REVENUE: GOVT. OF N.C.T. OF DELHI
S.D.M. OFFICE COMPLEX, OLD TEHSIL BUILDING, MEHRAULI, DELHI-110030**

F.No./MISC./SR-VA/HK/2022/1728

Date: 02/05/2022

To

✓ Prof. K.K. Pandey,
Coordinator,
Centre for Urban Studies (CUS).
Indian Institute of Public Administration,
Indraprastha Estate, Ring Road, New Delhi-110002.

Sub: Social Impact Assessment (SIA) of land Acquisition at Village Khanpur, New Delhi.

Sir,

Kindly refer to your letter dated 21.04.2022, received in this office on 25.04.2022 vide diary no. 1095. In regard of the same it is to convey you that this office became operational w.e.f. 03/07/2012. Records are available in this office on the basis of registration number and date of registration of the produced document. Details prior to 03/07/2012 may be obtained from the office of the Sub-Registrar (V), Kalkaji, Old Teshil Building, Mehrauli.

As per details provided by you in the said letter, online records available with this office have been searched with best efforts and the data displayed by the online module in relevance/relation to the given details is enclosed herewith for your perusal:

Sl. No.	Registration No.	Date of Registration	Pages	Volume	Book
1.	2175	05.04.2018	1 to 7	2239	1
2.	7759	06.10.2021	167-172	4136	1

Yours faithfully

**SUB REGISTRAR
(V-A), HAUZ KHAS**

Encl.: As above.



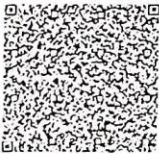
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

FOR OFFICE USE ONLY
e-Stamp
Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

Certificate No. : IN-DL32436020266836T
 Certificate Issued Date : 04-Oct-2021 04:49 PM
 Account Reference : IMPACC (IV)/ dl716403/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL71640360476615471818T
 Purchased by : PUSHPA SHARMA
 Description of Document : Article 23 Sale
 Property Description : HOUSE NO.14, KHASRA NO.102/1, VILLAGE RAJPUR KHURD, KNOWN AS RAJPUR KHURD EXTN. COLONY, NEW DELHI
 Consideration Price (Rs.) : 12,000
 (Twelve Thousand only)
 First Party : POI
 Second Party : PUSHPA SHARMA
 Stamp Duty Paid By : PUSHPA SHARMA
 Stamp Duty Amount(Rs.) : 480
 (Four Hundred And Eighty only)



e-Stamp LOCKED

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

Please write or type below this line.

Pushpa Sharma
Mob. 6074-8614-7580
Pan. DRAPS2246N



पुष्पा शर्मा

Statutory Alert:

- The authenticity of the Stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
- The details of the Certificate and its validity on the website of Mobile App renders it invalid.
- The amount of Stamp duty is on the basis of the certificate.
- In case of any discrepancy please inform the Controller, Stamp Duty.

No. F1 (619)2021/DDA/PM (UDAY)-103/HK

DELHI DEVELOPMENT AUTHORITY
PM-Unauthorized colonies in Delhi Awas Adhikar Yojana Cell
[Form to be used for resident of Unauthorized Colony for recognition of
Ownership or transfer/ mortgage rights]

Authorization Slip

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi



This is to certify that **SMT. PUSHPA SHARMA W/O SH. SHIV DUTT SHARMA R/O HOUSE NO.14, RAJPUR KHURD EXTN. COLONY, NEW DELHI- 110068** has been recognized as the rightful and legal owner of the residential property situated in unauthorized colony described in the below mentioned schedule on the 04th **DAY** of Oct, **2021** in pursuance of the powers conferred upon me under Section 3 of The National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Act, 2019.

The beneficiary **SMT. PUSHPA SHARMA W/O SH. SHIV DUTT SHARMA PROPERTY HOUSE NO. 14 SITUATED AT VILLAGE RAJPUR KHURD KNOWN AS RAJPUR EXTN. COLONY, TEHSIL HAUZ KHAS (MEHRAULI), NEW DELHI** having made the full and final payment of the charges to the tune of **Rs. 12,000 (TWELVE THOUSAND ONLY)** for recognizing his/her ownership rights **HOUSE NO. 14 SITUATED AT VILLAGE RAJPUR KHURD KNOWN AS RAJPUR EXTN. COLONY, TEHSIL HAUZ KHAS (MEHRAULI), NEW DELHI** provided under Para 4 of Regulations framed under The National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Act, 2019.

Given under my hand and seal of this office on the 04th **Day of** Oct, **2021**.

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

Authority

THE SCHEDULE ABOVE REFERRED TO

All that property/parcel of land being situated in Unauthorized Colony **RAJ PUR KHURD EXTN.MEHRAULI DELHI-68** Regn. No. **1208, HOUSE NO. 14 SITUATED AT VILLAGE RAJPUR KHURD KNOWN AS RAJPUR EXTN. COLONY, TEHSIL HAUZ KHAS (MEHRAULI), NEW DELHI KHASRA NO. 102/1, CASE ID: PM-UDAY/CASE/12012021054716/1 GIS ID NO. OF GEO-COORDINATES FILE DDA/GIS/20022020125727/11152** and measuring **76.72 Sq. Mtr.** having **GROUND FLOOR + FIRST FLOOR** and their abouts bounded as follows:

SOUTH : FARM HOUSE
EAST : 20 FEET WIDE ROAD
WEST : PLOT NO. 15
NORTH : 20 FEET WIDE ROAD

11464

Date 06/10/2021 11:32:57AM

Deed Related Detail

Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City Khan Pur Urban

Place (Sector) Khairpur Urban

Property House No.: H NO-14 KH NO-102/1.

Area of Property 76.72 Sq.Meter

Building Type
Property Type

Road No.:

Money Related Detail

Consideration Amount 12,000.00 Rupees

Stamp Duty Paid 480.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

W/o
NA

R/o

POI

in the office of the Sub Registrar, Delhi this 06/10/2021 11:29:42AM day Wednesday between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said Shri / Ms. POI

and Shri / Ms. PUSHPA SHARMA

THROUGH HIS I.D

Who is/are identified by Shri/Smt/Km. ACHHE LAL LODHI S/o W/o D/o SHRIPATH SAHAY R/o 17 KH NO-101 RAJPUR KHURD ND and Shri/Smt./R/o MAR S/o W/o D/o GYAN CHAND R/o 70-C DDA LIG FLATS ENCLAVE PASCHIM VIHAR ND (Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct. Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 12,000.00 Twelve Thousand Only

The Balance of entire consideration of Rs. Rupees has been paid to the Vendor(s)/Mortgagor(s) by.

Sh./Ms. PUSHPA SHARMA S/o,W/o,SHIV DUTT SHARMA R/o .14 RAJPUR KHURD EXTN COLONY ND vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

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E-Sub Registrar
Govt. of N.C.T. of Delhi

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Date 06/10/2021 11:57:25

[Handwritten signature]

[Handwritten signature]



2024 5000



NIC-DSU



**Government of National Capital Territory of Delhi
e-Registration Fee Receipt**

Receipt No DL1301322670473
 Issue Date 24-SEP-2021 13:54
 ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
 Purchased By PUSHPA SHARMA
 Registration Fees Paid By PUSHPA SHARMA
 Property Description HOUSE NO. 14 KHASRA NO. 102/1 RAJPUR KHURD EXTENSION
 NEW DELHI 110068
 Purpose REGISTRATION FEES OF SALE DEED

Particulars	Amount (Rs.)
Registration Fee	₹ 2,100.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 2,217.00

(Rupees Two Thousand Two Hundred Seventeen Only)

Stamp LOCKER

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW
 CIN: U67190MH1986GOI040506
 PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

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 E-Sub Registrar (V-A)
 Govt. of N.C.T. of Delhi

PAN: AABCS1429B
 SAC : 998599

24/09/21

9810202640
 Himanshu.Sharma2@outlook.com



Government of National Capital Territory of Delhi
e-Registration Fee Receipt



Receipt No DL1271932784615
 Issue Date 05-OCT-2021 12:56
 ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
 Base Receipt No DL1301322670473
 Purchased By PUSHPA SHARMA
 Registration Fees Paid By PUSHPA SHARMA
 Property Description HOUSE NO. 14 KHASRA NO. 102/1 RAJPUR KHURD EXTENSION
 NEW DELHI 110068
 Purpose REGISTRATION FEES OF SALE DEED

FOR OFFICE USE ONLY
 E-Sub Registrar (T.A.)
 Govt. of N.C.T. of Delhi

Particulars	Amount (Rs.)
Registration Fee	₹ 0.00
Copying Fees	₹ 0.00
E change of Name Fee - South DMG	₹ 1,000.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,017.00

Stamp LOCKED

(Rupees One Thousand Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



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 Govt. of N.C.T. of Delhi

*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

Handwritten signature

9958 517887



UNDERTAKING

SR V A Hauz Khas

Serial Number:- 11464

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

06/10/2021 11:32:28AM

I PUSHPA SHARMA, S/W/D/O SHIV DUTT SHARMA

,R/O 14 RAJPUR KHURD EXTN COLONY ND

, Mobile No. 9958547887, do hereby

Undertaker as Follows:-

1. I am the buyer of the property as detailed below:-

Details of property:-

House No.: H NO-14 KH NO-102/A, Road No.:
Khan Pur Urban

2. The mobile no. mentioned by me belongs to me.

3. I have no objection if the details of the property purchased by me vide this deed is shared with concerned local bodies/public utilities for changes of name/mutation in their record.

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Govt. of N.C.T. of Delhi

Pushpa Sharma

Signature of Buyer

Name of Buyer-

PUSHPA SHARMA

Mobile No-

9958547887

FLOOR WISE DETAILS OF THE PROPERTY:

SL. No.	FLOOR	CARPET AREA(SQM)
1	GROUND FLOOR	76.72 SQM
2	FIRST FLOOR	76.72 SQM
	TOTAL	153.44 SQM

Signed by **SH. SOMBHIR SINGH, ASSTT. DIRECTOR (PM-UDAY CELL-103)** for and on behalf of and by the order and direction of the President of India.

In the presence of

Shri Amimesh
(Amimesh)

SOMBHIR
Asstt. Dir. (PM Uday Cell PC103)
DDA, Hauz Khas Village
New Delhi
Amimesh
(Attorney)

Signed by

- SMT. PUSHPA SHARMA**
W/O SH. SHIV DUTT SHARMA
R/O HOUSE NO.14, RAJPUR KHURD EXTN.,
COLONY, NEW DELHI-110068

WITNESS:-1 Sanjay Kumar

NAME :- SH ACHHE LAL LODHI S/O SHRIPATH SAHAY
ADDRESS :- 17, KH. NO. 101, RAJPUR KHURD EXTN.,
NEW DELHI-110068
AADHAR NO:- 298410668860

WITNESS:- 2 Sanjay Kumar

NAME :- SH. SANJAY KUMAR S/O SH. GYAN CHAND
ADDRESS :- HOUSE NO 70-C, DDA LIG FLATS MADHUBAN ENCLAVE, MADIPUR,
PASCHIM VIHAR, WEST DELHI-110063
AADHAR NO:- 372636573325

Signed by

Amimesh

- SMT. PUSHPA SHARMA**
W/O SH. SHIV DUTT SHARMA
R/O HOUSE NO.14, RAJPUR KHURD EXTN.,
COLONY, NEW DELHI- 110068

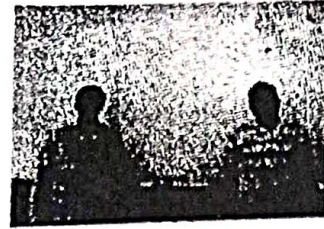
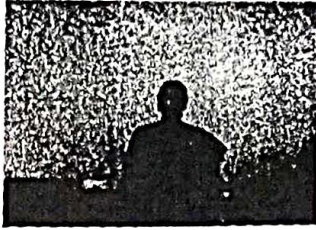
Amimesh
(Purchaser)

Copy to:

- The Sub-registrar, V-A-Hauz Khas, Delhi, GNCTD for registering the Authorization Slip under Indian Registration Act, 1908.
- SMT. PUSHPA SHARMA W/O SH. SHIV DUTT SHARMA.**

Reg. Year
2021-2022

Book No.
1



1st Party

2nd Party

Witness

1st Party

POI

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

2nd Party

PUSHPA SHARMA

Witness

ACHHE LAL LODHI, SANJAY KUMAR

Certificate (Section 60)

Registration No.7,759 in Book No.1 Vol No 4,136
on page 167 to 172 on this date 06/10/2021 5:50:47PM
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 06/10/2021 17:54:17

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi



2197704107759

Revenue Department NCT of Delhi

DORIS

NIC-DSU

R 2175/01
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3045

INDIA NON JUDICIAL



सत्यमेव जयते

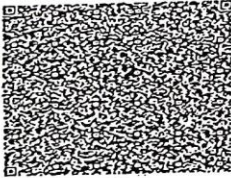
Government of National Capital Territory of Delhi

e-Stamp

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

IN-DL03675465528544Q
 22-Mar-2018 03:48 PM
 NONACC (BK) drcbitk02/ MEHRAULI/ DL-DLH
 SUBIN.DLDCBIBK0210618676770644Q
 BRIJ MOHAN GOEL
 Article 23 Sale
 KH NO.94/1/99/1, KHAN PUR, NEW DELHI
 24,00,000
 (Twenty Four Lakh only)
 ASHOK KUMAR THE ATT BRIJ MOHAN GOEL
 BRIJ MOHAN GOEL
 BRIJ MOHAN GOEL
 13,92,000
 (Thirteen Lakh Ninety Two Thousand only)

94/1, 99/1



FOR OFFICE USE ONLY
 E-Stamp LOCKED
 E-Sub Registrar (R-4)
 of N.C.T. of Delhi

Please write or type below this line



Brij Mohan Goel



Brij Mohan Goel

Brij Mohan Goel
 Pan no. AAPP66348P
 U.D.No. 3006 4993 2135

Brij Mohan Goel
 Pan no. AAPP66348P
 U.D.No. 3006 4993 2135

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.chd/esstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SALE DEED FOR Rs.24,00,000.00

STAMP DUTY Rs.6,96,000.00

CORPORATION TAX Rs.6,96,000.00

TOTAL Rs.13,92,000.00

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Govt. of N.C.T. of Delhi

- | | | |
|------------------------------|---|-------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Name of Colony/Locality | : | Khanpur |
| 3. Category | : | G |
| 4. Share in Plot Transferred | : | Vacant Plot |
| 5. Type of Property | : | Residential |
| 6. Plot Area | : | 501.66 sq. mtr |
| 7. Circle Rate | : | Rs.46,200/- per sq. mtr |

Total Plot Area 501.66 sq. mtr X circle Rate Rs.46,200/- x Rs.2,31,76,692/-

Minimum Value as per Circle Rate Rs.2,31,76,692/-

(SALE - DEED)

This Sale Deed is made here at New Delhi on this _____ day of March, 2018 by Shri Ashok Kumar son of Late Shri Balbir Singh resident of D-74, East of Kailsh, New Delhi through his attorney Shri Brij Mohan Goel son of Late Shri Mam Chand resident of 6/4, Lane No.6, Anupam Garden, Sainik Farm, New Delhi, appointed vide GPA dated 08.12.2010, (hereinafter called the Vendor of one part).

IN FAVOUR OF

Shri Brij Mohan Goel son of Late Shri Mam Chand resident of 6/4, Lane No.6, Anupam Garden, Sainik Farm, New Delhi, (hereinafter called the Vendee of the other part).

The expression of the terms Vendor and Vendee wherever they occur in the body of this Deed shall mean and include their respective heirs, Administrators, successors-in-interest assigns etc.

Cont..3/-

Handwritten signature



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Govt. of N.C.T. of Delhi



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Handwritten signature



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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi



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::3::

WHEREAS the Vendor is absolute owner and in possession of Property/land measuring 600 sq.yds., in Khasra No.94/1, 99/1, situated in Village Khanpur, Tehsil Saket (M.B. Road), New Delhi-110062, which is bounded as under :

East : Remaining Portion of the above said property
West : Other property
North : Park
South : Road

And whereas Shri Ashok Kumar son of Late Shri Balbir Singh resident of D-74, East of Kailsh, New Delhi was the owner of Property/land measuring 900 sq.yds., in Khasra No.94/1, 99/1, situated in Village Khanpur, Tehsil Saket (M.B. Road), New Delhi-110062, by virtue of Sale Deed, which is registered in the office of the Sub-Registrar, New Delhi as document No.9510, in Addl. Book No.I, Volume No.6352, on pages from 146 to 150, dated 23.06.2006.

And whereas Shri Ashok Kumar son of Late Shri Balbir Singh resident of D-74, East of Kailsh, New Delhi sold the above said Property/land to Shri Brij Mohan Goel son of Late Shri Mam Chand resident of 6/4, Lane No.6, Anupam Garden, Sainik Farm, New Delhi for a sum of Rs.24,00,000/- (Rupee Twenty Four Lac Only), by virtue of Agreement to sell dated 08.12.2010.

And whereas Shri Brij Mohan Goel sold Property/land measuring 300 sq.yds., out of measuring 900 sq.yds.,

That the above said property has not been notified u/s 4 & 6 of Land Acquisition Act, 1894, and has not been acquired by the Government for any public purpose.

And whereas the VENDOR have agreed to sell, transfer and convey his right interest, liens and title in the above said Property/land measuring 600 sq.yds., in Khasra No.94/1, 99/1, situated in Village Khanpur, Tehsil Saket (M.B. Road), New Delhi-110062, which is bounded as under :

East : Remaining Portion of the above said property
West : Other property
North : Park
South : Road

for a total consideration of Rs.24,00,000/- (Rupees Twenty Four Lac Only) and the VENDEE have agreed to purchase the same from the VENDOR for the said consideration amount of Rs.24,00,000/- (Rupees Twenty Four Lac Only) on the following terms and conditions:

Cont...4/-

M m m m

M m m m

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Govt. of N.C.T. of Delhi



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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi

::4::

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That the total consideration amount of all the rights, interests, liens and titles in respect of the said property has been fixed in between the parties at Rs.24,00,000/- (Rupees Twenty Four Lac Only), which has already been paid to the VENDOR by the VENDEE as per Agreement to sell and the VENDOR hereby confirms and acknowledges having received the said amounts from the VENDEE.
2. That the VENDOR has handed over the vacant physical possession of the said property along with photocopy of all the original documents to the VENDEE at the spot and the VENDEE have taken over the vacant physical possession of the said property from the VENDOR.
3. That the VENDOR has represented and assured the VENDEE that all the dues/taxes in respect of the said property have been paid as on date and all future dues/taxes in respect of the said property effective from the date of execution of this deed will be paid by the VENDEE.
4. That the VENDOR has represented and assured the VENDEE that the said property is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, lease, court injunction, disputes, defect in title, decree, acquisition/notification, attachment etc. and if it is found otherwise, the VENDOR will be solely liable and responsible for the same.
5. That all the expenses in respect of stamp duty, execution, registration charges etc. will be paid by the VENDEE.
6. That henceforth the Vendee have become the sole and absolute owner, occupier and in possession of the said property for all intents and purposes by way of this Sale Deed and the VENDEE are now fully entitled, empowered and authorized to use, occupy, deal with, enjoy, hold, sale, mortgage, gift, exchange, transfer or to dispose of the said property in the way and manner the VENDEE so deems fit and proper without any objection hindrance, obstruction etc. from anyone whomsoever, including the legal heirs of the VENDOR.

Cont....5/-

Tr m m m m *Tr m m m m*

S No. 3045

Date 23/03/2018 2:06:34PM

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas
 Village/City Khan Pur Urban Building Type
 Place (Segment) Khan Pur Urban Property Type Residential
 Property Address House No. , Road No. Khan Pur Urban
 Area of Property 600.00 Sq. Yard

Money Related Detail

Consideration 692.00 Rupees Stamp Duty Paid 1,392,000.00 Rupees
 Value of Registration Fee 231,767.00 Rupees Pasting Fee 100.00 Ruppes

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt ASHOK KUMAR TH ATTORNEY S/o W/o LATE SH BALBIR SINGH R/o D-74 EAST OF KAILASH NEW DELHI
 in the office of the Sub Registrar, Delhi this 23/03/2018 2:01:52PM day Friday between the hours of

Signature of Presenter
 Signature of Presenter

Execution admitted by the said Shri / Ms. ASHOK KUMAR TH ATTORNEY BRIJ MOHAN GOEL and Shri / Ms. BRIJ MOHAN GOEL

Who is/are identified by Shri / Ms. KIRORI MAL SHARMA S/o W/o D/o KIRORI MAL R/o WARD NO 1 MEHRAULI ND and Shri/Smt./Km AMIT S/o W/o D/o MURARI LAL R/o 1189 BADAR PRU NEW DELHI

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct. Certified that the left (or Right, as the case may be) hand and thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 23,176,692.00 Two Crore Thirty One Lakh
 The Balance of entire consideration of Rs. _____ Rupees _____ has been paid in full. Seventy Six Thousand Six
 Vendor(s)/Mortgagor(s) by Sh./Ms. BRIJ MOHAN GOEL S/o,W/o,LATE SH MAM CHAND and Ninety Two Only

R/o ,6/4 LANE NO 6 ANUPAM GARDEN SAINIK FARMS NEW DELHI
 vendee(s)/Mortgagee(s) in presence. He/They/ were also identified by the aforesaid witnesses.

Date 23/03/2018 14:31:28

Registrar/Sub Registrar
 SR V A Hauz Khas
 Delhi/New Delhi

Signature
 Registrar/Sub Registrar

FORM A

1. Name of office of Registrar/Sub-Registrar: Mehrauli V-4V-A)
2. Name & Father of the Transferor: Ashok Kumar son of Late Shri Balbir Singh
3. Address of the Transferor: D-74, East of Kailash, New Delhi
Through Attorney Shri Brij Mohan Goel
4. Name & Father Name of the Transferee: Shri Brij Mohan Goel son of Late Shri Mam Chand
5. Address of the Transferee: 6/4, Lane No.6, Anupam Garden, Sainik Farm, New Delhi

6. If the property was transferred earlier (Yes/No)
(a) If yes amount of consideration earlier
7. Amount of consideration of the present transfer. Rs.24,00,000/-

- Other Information:
A. In case of Agricultural land :
1. Name of the Revenue Estate: -
2. Name of Village:-
3. Khasra Number (s):-
4. Area of land under transfer (in hect/sq. mtr.)
(Biswas) 1 acre=sq.mtr. / Bigha=.....sq mtr./ Biswasq. mtr.

- B. In case of non -agricultural land:
I. Location of the property.
(a) Name of the Colony /location Khanpur
(a) SI No. of the colony/location list colonies/localities

(b) Category of the colony/locality :
(If the name colony/locality is not included in to list of colonies/localities, the category of the nearest colony locality may be mentioned)

- (ii) Transferred Area in Sq. Mtr. 501.66 Sq. Mtr., (Vacant Plot)
(c) Land Use :
(Fill the corresponding values of the following land uses as applicable in your case)

- a. Residential -1
b. Govt. public purpose-1
c. Private public purpose (c.g. private school, collage . hospitals)
d. Industrial-2
e. Commercial-3

Vi. Land marks, if any, with the help of which the
Property can be located: _____

C. In case of built up property other than flats :-

D. Total Plot Area **501.66 Sq. Mtr., (Vacant Plot)**

i. Land Use :

(Fill the corresponding values of the following land uses as applicable in your case)

- n. Residential-1
- b. Govt. public purpose-1
- c. Private public purpose (e.g. private school, collage, hospitals)
- d. Industrial-2
- e. Commercial-3

Residential

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Govt. of N.C.T. of Delhi

ii. Total plinth area of the property (in sq. mtr.)

iii. Transferred Area in Sq. Mtr.

iv. Year of construction :

v. Nature of construction :

(In case of the colonies falling in categories 'G' and 'H' please mentioned the corresponding value of the following type of structure applicable in your case):

Pucca	1.0
Semi-Pucca	0.75
Katcha	0.5

D. in case of Flats.

i. Constructed by DDA/Co-operative Ground Housing

NA

ii. Society (CGHS) private Builder:
Plinth area of the flat (in sq. mtrs.)

NA

iii. Whether number of storey in the building
Of your flat exceeds (yes /no)

M. Mohan

Name & signature of the Transferor (s)

VERIFICATION

I/We, Ashok Kumar Through Attorney Shri Brij Mohan Goel do hereby solemnly declare that.

Verified today, this 23rd day of March 2018.

M. Mohan
Signature of Transferee

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Govt. of N.C.T. of Delhi

M. Mohan
Signature of Transferor(s)



**Government of National Capital Territory of Delhi
e-Registration Fee Receipt**

Receipt No DL1622011803787
 Issue Date 23-MAR-2018 12:41
 ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
 ESI Certificate No IN-DL03679465528544Q
 Purchased By BRIJ MOHAN GOEL
 Registration Fees Paid By BRIJ MOHAN GOEL
 Property Description KH NO.94/1,99/1, KHAN PUR, NEW DELHI
 Purpose Article 23 Sale

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 Govt. of N.C.T. of Delhi

Particulars	Amount (Rs.)
Registration Fee	₹ 2,31,864.00
Copying Fees	₹ 100.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3
SGST @ 9 % *	₹ 3
Total Amount	₹ 2,32,000.00

(Rupees Two Lakh Thirty-Two Thousand Only)

e-Stamp LOCKED

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



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 Sub Registrar (V-A)
 Govt. of N.C.T. of Delhi

*GSTIN Number : 07AABC51429B1ZW

CIN: U67190MH1986GOI040506

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

PAN: AABC51429B

SAC : 9985

Brij Mohan Goel



::5::

7. That the VENDEE can get the said property as mentioned hereinabove transferred in his own name as its owner in the records of all the authorities concerned on the basis of this sale deed at his own costs and expenses under his own signatures and even in the absence of the VENDOR.
8. That the VENDOR hereby undertake to keep the VENDEE and his legal heirs indemnified and harmless for ever against any losses and damages suffered or sustained by the VENDEE or his legal heirs in the event the VENDEE is dispossessed of the said property on account of any reasons whatsoever.
9. That the Executant's of the said General Power of Attorney is still alive and he has not revoked and cancelled the said attorney till today.
10. That the VENDOR and VENDEE are both the citizens of India.

In witness whereof, The parties hereinabove have put their respective hands/signatures on this sale deed on the date, month and year hereinabove first-mentioned and in the presence of the attesting witnesses herein below.

WITNESSES:

[Handwritten Signature]
VENDOR

1. KAMAL SHARMA
S/O KIRORI MAL
RK WARD NO 1
MENAUCI NO
7066 7204 9923

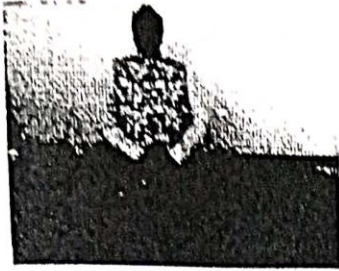
FOR OFFICE USE ONLY
Sub Registrar (V-A)
Govt. of C.T. of Delhi
[Handwritten Signature]
VENDEE

2. *[Handwritten Signature]*
AMIT
S/O MURARI LAL
R/o 1189 BADOR PUR
NO
WG10842032

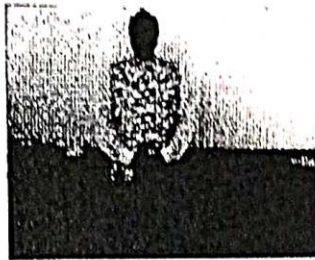
Reg. No.
2175

Reg. Year
2018-2019

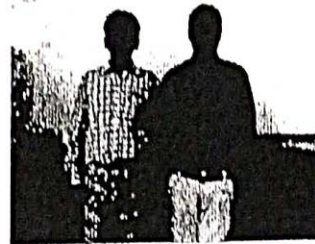
Book No. 1
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Govt. of N.C.T. of Delhi



Ist Party



IInd Party



Witness

Ist Party

ASHOK KUMAR TH ATTORNEY BRIJ MOHAN GOEL

IInd Party

BRIJ MOHAN GOEL

Witness

KAMAL SHARMA, AMIT

Certificate (Section 60)

Registration No.2,175 in Book No.1 Vol No 2,239

on page 1 to 7 on this date


05/04/2018, 5:56:29PM

day Thursday

and left thumb impressions has/have been taken in my presence.

Date 05/04/2018 18:03:05

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E-Sub Registrar (V-A)
Govt. of N.C.T. of Delhi


Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi



189796212175

**APPENDIX V | [Rule 9(6)]
SALE CERTIFICATE
(for immovable property)**

Whereas

The undersigned being the authorised officer of IDFC FIRST Bank Limited (erstwhile Capital First Home Finance Limited now merged with IDFC Bank Limited) having its Registered Office at KRM Towers, 7th Floor, No. 1, Harrington Road, Chetpet, Chennai 600031 and one of its branch office at 5th Floor, 11, Prem Dohil Sadan, Rajendra Place, New Delhi being the secured creditor under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred by Sub-Section 4(a) and under Sub-section 12 of section 13 read with rules 8 & 9 (b) of the Security Interest (Enforcement) Rules, 2002 has sold the immovable property / secured asset with full rights more particularly described in the schedule written hereunder on behalf of IDFC FIRST Bank Limited (secured creditor) in favour of Mr. Anil Kumar S/o Mr. Ved Parkash R/o A-666, Sangam Vihar, Pushpa Bhawan S.O, South Delhi, Delhi-110062 AND Mr. Anil Kumar Bansal S/o Mr. Jagdish Chander Bansal R/o E-37, Khanpur Extension, Behind DTC Bus Depot, S.O South Delhi, Delhi-110080 (hereinafter referred to as "Purchaser") (Purchasers), the immovable property shown in the schedule below secured in favour of Secured Creditor by M/s. Ambe Auto, Rakesh Kumar Sarna, Bharat Bhushan Babbar & Anuradha Babbar (Borrowers & co-Borrowers) towards the financial facility vide loan account No. 12746755, 12748468, 13030494, 13030975 by IDFC FIRST Bank Limited (secured creditor). The undersigned acknowledge the receipt of the sale price of INR INR 3,00,15,000/- (Rupees three crore Fifteen Thousand Only) (along with 1% TDS) in full and handed over the delivery and possession of the scheduled property to the purchaser/s mentioned hereinabove. The sale of the scheduled property was made free from all encumbrances known to the secured creditor listed below on deposit of the money demanded by the undersigned.

DESCRIPTION OF THE IMMOVABLE PROPERTY SECURED ASSET

ALL THAT PART AND PARCEL OF A-14, KHASRA NO. 570/L, DEVI ROAD KHANPUR EXTENSION, DELHI-110062

Date: 30.03.2020

Place: Delhi

Authorised Officer
MOHIT RAJA
(IDFC FIRST Bank Limited)

Mohit

Stamp Paper No.:IN-DL27062117281149T

CERTIFIED/TRUE COPY

Registration No. 3779 In Addl. Book No. 1 Volume No.3, '85 On
Pages 146-16f On This Date 23-06-2021 Day Of Monday

—sd—
SR VA Hazu Kha.
South I



(L.A.M.S.)
UID-6308-5313-5716
Pan no. ABLLP51249

SALE DEED
(FOR RS.40,00,000/-)
Corporation Tax @2% = Rs.80,000/-
Stamp Duty @2% =Rs.80,000/-
Total Stamp Paper @4% = Rs.1,60,000/-

Date Of Application 22-09-2021
Calculated Fee 150
Fee Paid Rs. 150 Vide Slip No. 65,608
Date Of Payment 22-09-2021
Date when Copy is Ready 24-09-2021
Copy prepared By: RAJNISH
Copy Checked By: Jayprakash
Certified to be true copy SALE



Type of Deed	: Sale Deed
Name of the Colony/Locality	: Khanpur Extension
Property No.	: B-29, Khasra No.580
Plot Area	: 45.98 Sq. Mtrs. ✓
Use Factor	: Residential
Year of Construction	: 1988
Structure Type	: Semi-pucca
Age Factor	: 0.8
Category	: 'G'
Circle rate of land	: Rs.36,960/- per sq. mtrs. ✓
Circle rate of construction	: Rs.5568/-
Cost of land	: Rs.16,99,420/-
Cost of Construction	: Rs.2,55,020/-
Stamp Duty Paid	: Rs.19,55,440/-
Stamp Duty Paid for Rs 40,00,000/- @ Rs.4% = Rs.1,60,000/-	

TRUE COPY

Rajnish
Record Keeper
RAJNISH

Reader
Jayprakash

[Signature]
SR VA Hazu Khas
South I

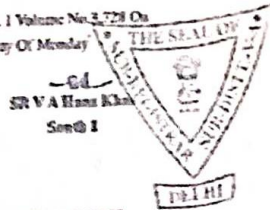
[Signatures]
Kuldeep Singh
Sukhvirinder Kaur
Jasvirinder Kaur

Contd...4/-

[Signature]

Stamp Paper No. PV-DL4142601K3496T
CERTIFIED TRUE COPY

Registration No. 7250 In Addl. Book No. 1 Volume No. 3,728 On
 Pages 11-27 On This Date 22-02-2021 Day Of Monday



Sr V A Hans Khas
 South I

Date Of Application 09-12-2021
 Calculated Fee 170
 Fee Paid Rs. 170 Vide Slip No. 148,138
 Date Of Payment 09-12-2021
 Date when Copy is Ready 09-12-2021
 Copy prepared By: RAJNISH
 Copy Checked By: Jayprakash
 Certified to be true copy SALE

[Signature]
 Record Keeper
 RAJNISH

Reader
 Jayprakash

TRUE COPY

[Signature]
 SR V A Hans Khas
 South I

(Page 1 out of 8 Stamp Paper)
 SALE BASED FOR RS.75,00,000/-

1.	Type of Deed	Sale Deed	
2.	Name of Coloum/Locality	Raja Park, Village Khempur, New Delhi	
3.	Category	U	
4.	Plot Area in Sq. Yards/Sq. Meters	190 Sq. Yards or say 164.854 Sq. Meters	
5.	Share in Plot Transferred	Entire	
6.	Total Plot Area	190 Sq. Meters	
7.	Plot Area under Transfer	190 Sq. Meters	
8.	Age Factor	0.9	
9.	Type of Property	Residential	
10.	Valuation as per Circle Rates		
	Circle Rate of Per Sq. Mtr. Land	Land Share	Plot Area
a.	46200	100% X 100%	190.854
		X 100%	
	Circle Rate of Construct- ion	Age Factor	Covered Area Under Sale
b.	6960	0.9 X 10	
c.	Total	(a) + (b)	
			= INR 73,39,204/-
11.	(a) Corporation Tax @ 2%	INR 1,50,000/-	
	(b) Stamp Duty @ 2%	INR 1,50,000/-	
	(c) Total Stamp Duty @ 2%	INR 3,00,000/-	

[Signature]

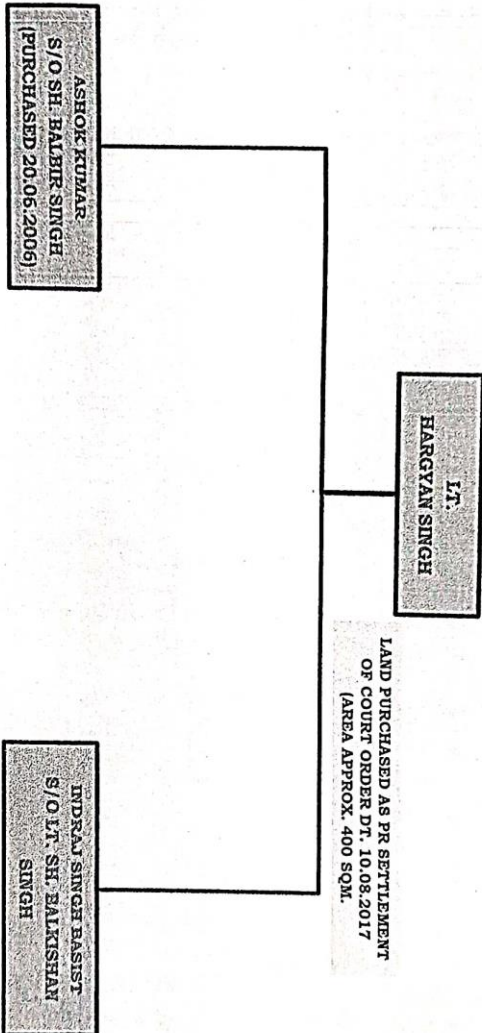
[Signature]
TRUE COPY

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-I/518/1398/2004-05), IOV - F. No. -27211
 Address- 197, Satya Niketan, New Delhi - 110021

DOCUMENT - 1

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO. 94/1 & 99/1

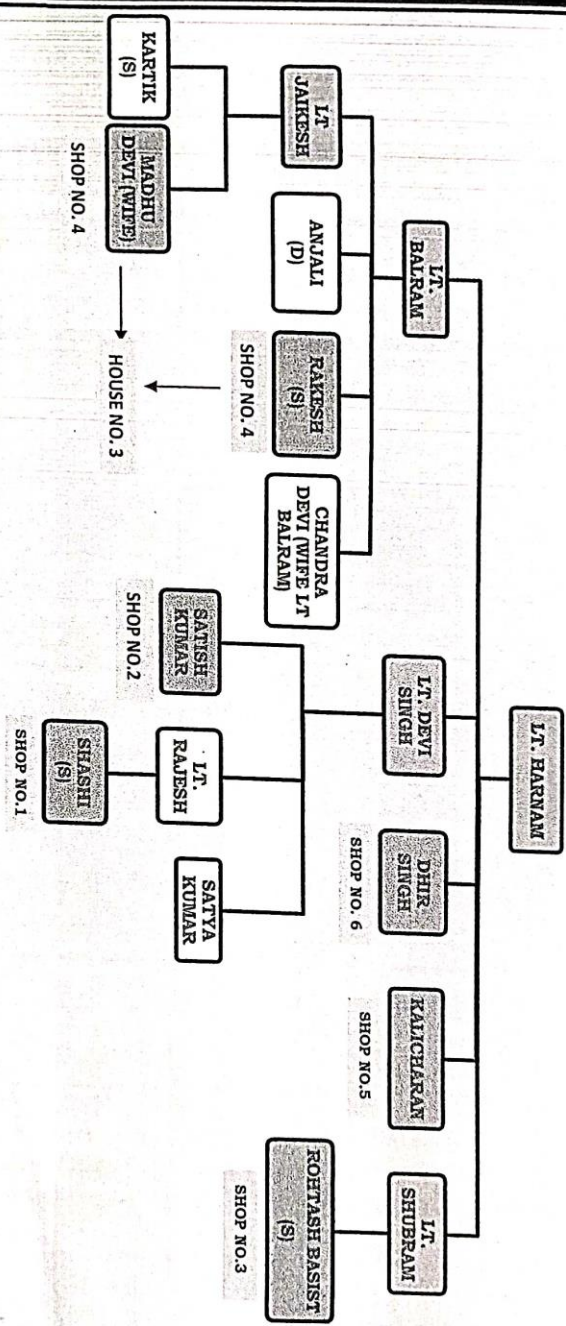


Pankaj Goel
PANKAJ GOEL
B.Sc. (Engg.) Civil
Govt. Approved Valuer
Cat-I/519/139/2004-05

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-I/518/1398/2004-05), IOV - F. No.-27211
Address - 197, Satya Niketan, New Delhi - 110021

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO. 100/1



* NOTE - HOUSE NO. 1, 2 BELONGS TO ALL

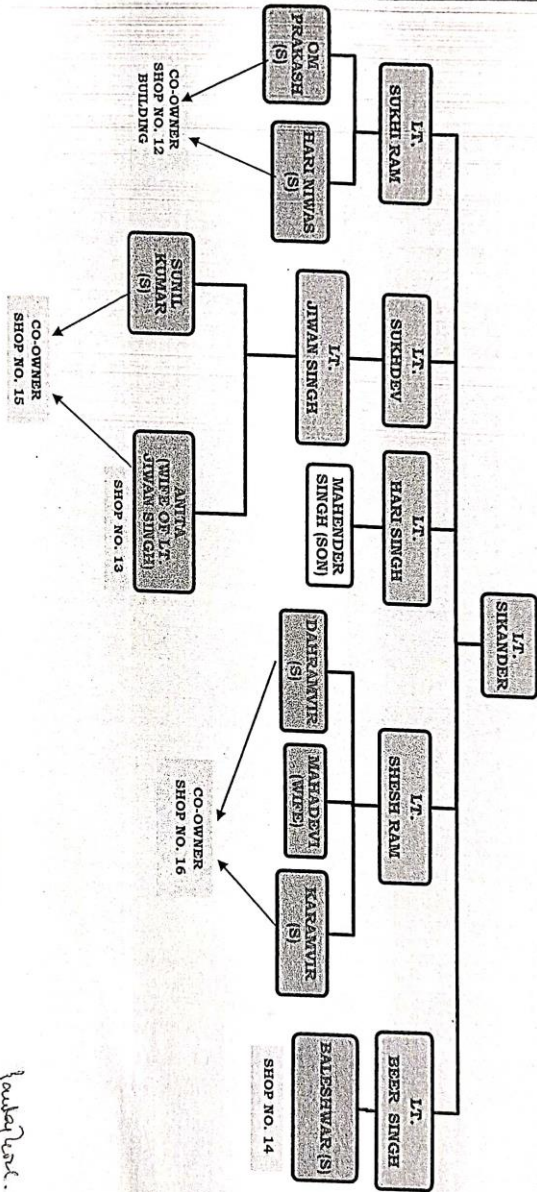
M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-I/518/1398/2004-05), IOV - F. No. -27211
 Address- 197, Satya Niketan, New Delhi - 110021

Pankaj Goel
PANKAJ GOEL
 B.Sc. (ENG'G) CIVIL
 Govt. Approved Valuer
 Cat-I/518/1398/2004-05

2

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO. 100/1



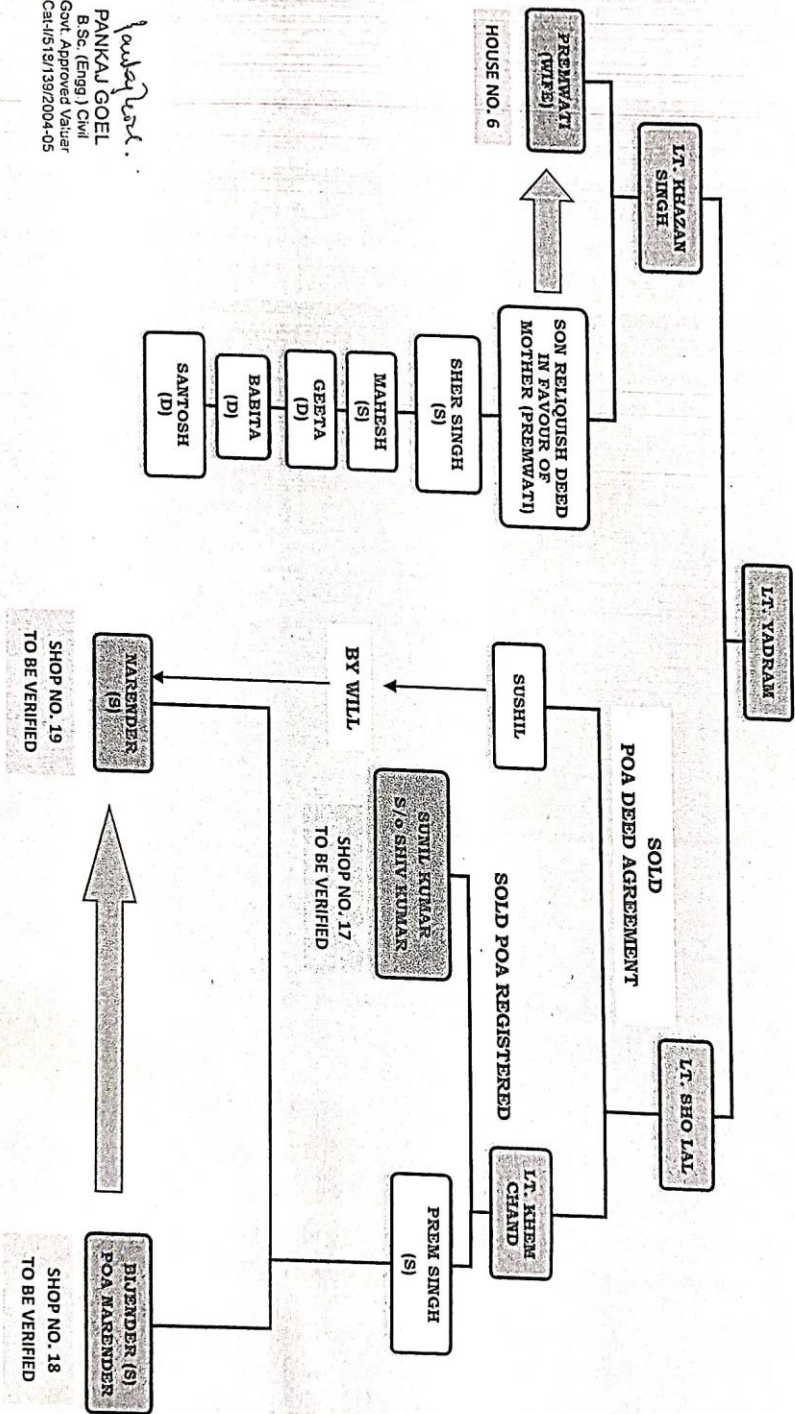
Pankaj Goel
 PANKAJ GOEL
 B.Sc. (Engg.) Civil
 Govt. Approved Valuer
 Cat-1/519/2004-05

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-1/518/1398/2004-05), IOV - F. No. -27211
 Address- 197, Saipra Nichean, New Delhi - 110021

47

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO. 100/1



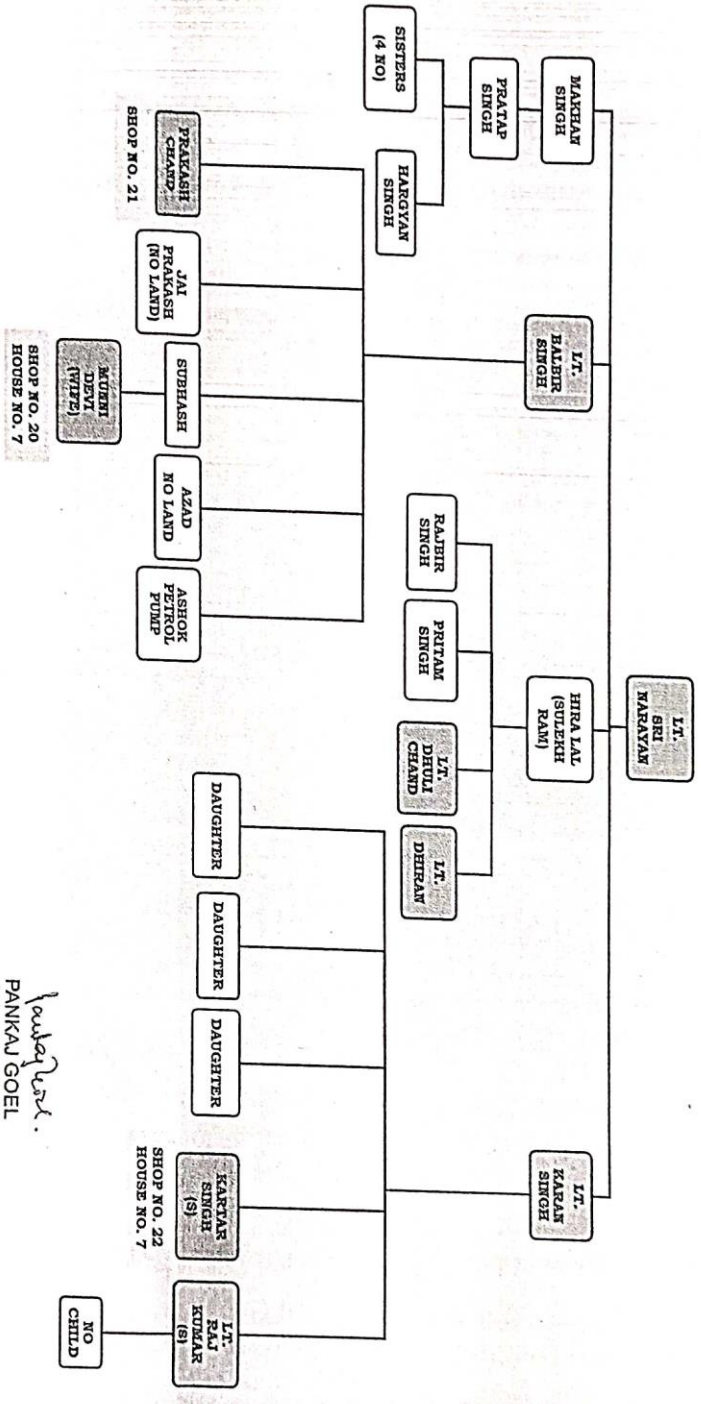
Pankaj Goel
PANKAJ GOEL
 B.Sc. (Engg) CIVIL
 Govt. Approved Valuer
 Cat-1/51/139/2004-05

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-1/518/1398/2004-05), 10V - F. No. -27211
 Address- 197, Satya Niketan, New Delhi - 110021

51

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO. 100/2 & 102/1

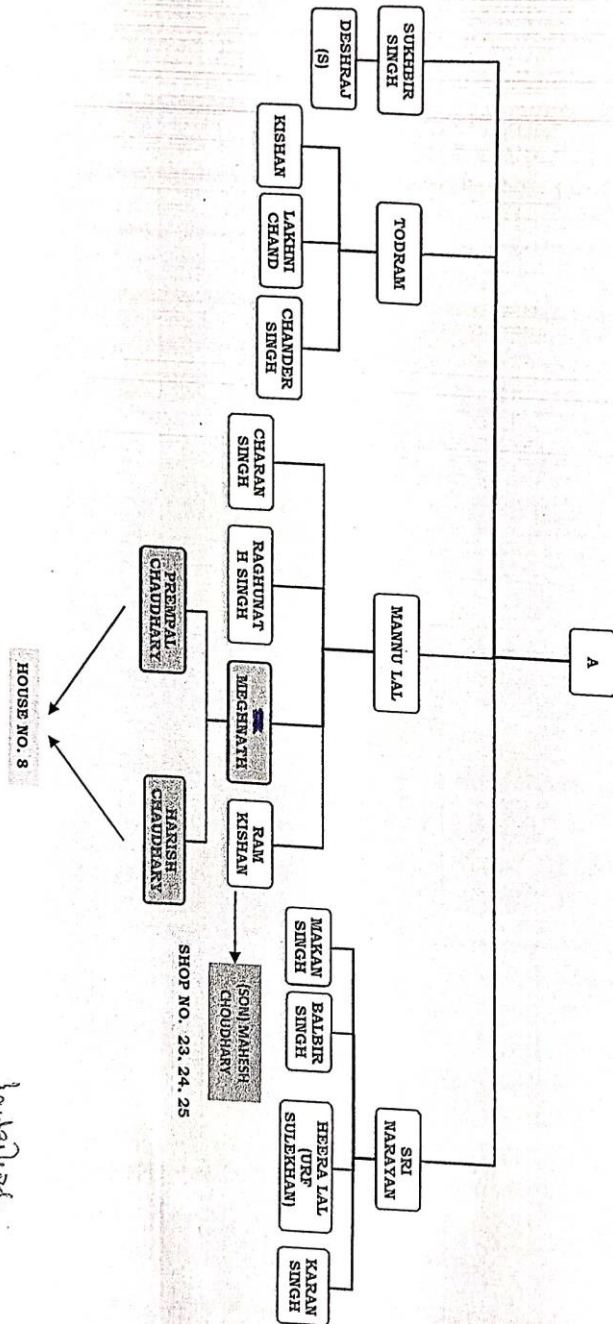


Pankaj Goel
PANKAJ GOEL
 B.Sc. (Engg.) Civil
 Govt. Approved Valuer
 CAH/1518/139/2004-05

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-1/518/1398/2004-05), 10V - F. No. -27211
 Address - 197, Satya Niketan, New Delhi - 110021

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO.100/1 & 102/2



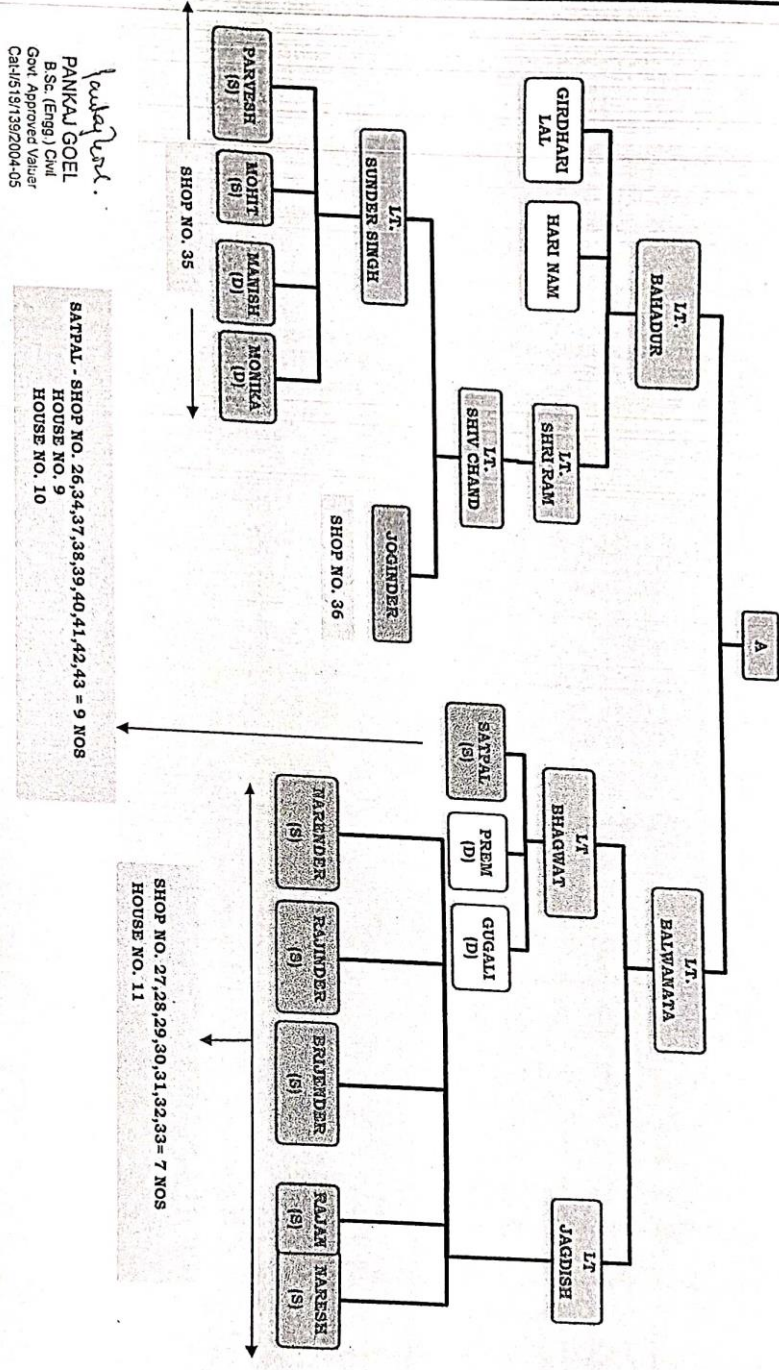
Pankaj Goel
PANKAJ GOEL
 B.Sc. (Engg.) Civil
 Govt. Approved Valuer
 CAI/51/139/2004-05

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-I/518/1398/2004-05), IOV - F. No. -27211
 Address- 197, Satya Niketan, New Delhi - 110021

72

LEGAL OWNERS CHAIN SHOP/HOUSES

KHASRA NO. 102/2



Handwritten:
PANKAJ GOEL
B.Sc. (Engg) Civil
Govt. Approved Valuer
Cat./15/139/2004-05

M/s DYNAMIC ENGINEERS, Govt. Approved Valuers, (Cat-I/518/1398/2004-05), 10V - F. No. -27211
Address- 197, Satya Niketan, New Delhi - 110021

57

Dated - 29/7/2022

To
SJA Team
Center for urban studies,
IIPA, New Delhi -

Sub! - House No. 2, SINGH POLYCLINIC & N. 2K
Application for considering my ownership Above
site.

- I have an agreement to sale & purchase of
house on Plot No 3, Khanpur, on M. B. Road,
wherein Mr Sunil has taken the Advance
amount Rs 5 Lakh for selling this plot/house
to me for Rs 20 Lakh. This receipt has
been given to SJA team on 29.07.22, with
following documents submitted


 1. Detailed application dated 26.07.22 addressed
to P225 Kiran Pandey
 2. Application given to shri Vipul Jindal
dated 3.12.2019
 3. DPC Service Agreement for BROW
dated 20.8.2019 with B. S. D. S.
 4. Copy of will of Mr Kiran Lal dated
23.10.2010 for Kiran Devi (Daughter)
 5. Will of Kiran Devi in favour of
her son Mr Sunil (Registered)
 6. Sealing order no 4294-99, dt 29.2.20
SB Desalting order from DPC 11.08.2022
sent to Mr Harish on 9.2.2024 WhatsApp
 7. Copy of Sale & Purchase Agreement
with Mr Sunil for above Agreement
M.B Road Khanpur and Receipt of Rs 5 Lakh
given by Mr Sunil, witnessed by his wife
Anita
 8. Notice of Advocate Rahul Malik of Mr Sunil
dated 10.10.2018 and Reply given by
Mr K. Singh advised Mr Kaushil, dated 06.22
 9. FIR No 0184 dated 12.06.2019 at Ambekar Maid P.S
under Sect. 420/406/34 against Sunil Kumar,
Jalandhar, Har. 2019

10. Police complain No. dated 9.7.2019
by Dr. S.K. Singh at Ambedkar Nagar
Police station against son of Dr. Parkash
& others
11. Khatauni of Plot/House No 3, $\frac{100}{1}$ issued
to Dr. S.K. Singh

Name — Dr. S.K. Singh

Add — Flat No 69/2, Block - H, SAKSHI, NARAINI - 110017

Contact No — 9810583651

Signature — 
29.07.22

To,
Prof. K. K. Pandey,
Coordinator, Centre for Urban Studies,
Indian Institute of Public Administration (IIPA),
I. P. Estate, Ring Road, New Delhi – 110002

Dated: July 24, 2022

Subject:

1. Social Impact Assessment at Khanpur, New Delhi: Submitted to Govt. of NCT Delhi, Land & Building Dept. (Land Acquisition Branch) by IIPA.
2. Dr. Singh Polyclinic and Nursing Home, House/Plot No. 3, Khanpur, M.B. Road, New Delhi – 110062 forgotten by SIA, IIPA and METRO (DMRC).

Dear Sir,

Most humbly, I would like to present that:

1. I have submitted an application for compensation to DMRC Metro Project Manager (at Malviya Nagar, New Delhi – 110017) on 03.12.2019 at 1:45 PM for compensation against the proposed demolition of House/ acquiring Plot No. 3, M.B. Road, Khanpur, New Delhi – 110062 and another compensation against demolition of running Clinic and Nursing Home at this House. I have submitted six certificates issued by Delhi Govt., SDMC, Delhi Pollution Control Committee (DPCC) of Govt. of NCT Delhi, Sale Purchase Agreement, Copy of FIR No. 0184 u/s 420, 34, 120B dated 12.04.2019 against Joginder Singh, Sunil, Anita, Omprakash, Hariniwas and others. But still, SDMC, Metro Project Managers at Khanpur, M.B. Road and Social Impact Studies, IIPA could not notice House No. 3, M.B. Road, New Delhi – 110062 of Dr. S. K. Singh.
2. Now I am submitting an Order of the Sub Divisional Magistrate, Hauz Khas, of Govt. of NCT of Delhi for sealing the part of premises at House No. 3 on 02.01.2019, i.e., "Dr. Singh's Polyclinic Nursing Home (Singh Polyclinic, 3A, Khanpur, M.B. Road, New Delhi – 110062)". (Copy attached).
3. I am also submitting "Registration for Professional Activity of Doctor" in built-up area (84 sq. metres) at Plot No. 3, Khasra No. 101 and 100 (GF), Village Khanpur, New Delhi; Receipt No. 67877 dated 20.08.2019, No. 115/0167 issued by Municipal Corporation of Delhi (MCD). (Copy attached)
4. A wrong entry by DMRC sending letter to Smt. Santra Devi at A3, Near Petrol Pump, M.B. Road, Khanpur, New Delhi – 110062. (Copy attached)

Dear Sir, please get my Health Care Facility (Singh Polyclinic and land 200 sq. yards) included in the list of SIA, IIPA and DMRC and award me the requisite compensation against demolition. Please quash the present list of affected persons (PAP), get the survey done by able Govt. officers, rectify the incorrect records and oblige.

Thanking You,
Yours Sincerely,

Dr. S. K. Singh
N-1G, Block – N, Saket, New Delhi – 110017
Mobile No: 9810583651

Copy to:

1. Deputy Secretary (LA), Land Acquisition Branch, Land and Building Department, GNCTD
2. The General Manager/ Land, Delhi Metro Rail Corporation (DMRC)



GOVERNMENT OF NCT OF DELHI
OFFICE OF THE SUB DIVISIONAL MAGISTRATE (HAUZ KHAS)
DISTRICT MAGISTRATE (SOUTH) OFFICE M.B. ROAD, SAKET,
NEW DELHI-110068

Tel No. 011-29536904: Email address-hauzkhazsdm@nic.in

F. No. 144/SDM/HK/DPCC Sealing/2019/4794-99

Dated: 2/9/19 ✓

SEALING ORDER

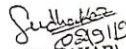
Whereas, closure direction has been received from the Delhi Pollution Control Committee stating therein that despite the efforts made by DPCC and the duties of institution/HCF defined under Bio Medical Waste Management Rules, 2016, you (the addressee), have failed to apply for Authorization under Bio Medical Waste Management Rules, 2016 till date. Copy of closure direction issued by DPCC is enclosed.

And whereas, the Delhi Pollution Control Committee had decided and following directions have issued:-

1. That you (the addressee) shall close down your Health care facility with immediate effect.
2. That you (the addressee) shall deposit Environmental Damages Compensation (EDC) Rs. 14,34,000/- (Fourteen Lacs Thirty Four Thousand Only) in the office of Delhi Pollution Control Committee in the form of Demand Draft (DD) in favour of Delhi Pollution Control Committee, within 15 days of issuance of this order, failing which the said amount will be recovered as arrears of land revenue without any further reference to you.
3. That the concerned Sub-Divisional Magistrate shall ensure effective closure of the said HCF with immediate effect.
4. That the concerned authority in BSES Rajdhani Power Ltd., shall disconnect the electricity/power supply of the said HCF or used by the said HCF with immediately effect.
5. That the concerned authority in Delhi Jal Board shall disconnect the Water Connection of the said HCF or used by the said HCF with immediate effect.

I, SUDHAKAR in exercise of powers as SDM (Hauz Khas) order to seal the said unit i.e. Dr. Singh's Polyclinic Nursing Home (Singh Polyclinic, 3A Khanpur, M. B. Road New Delhi-110062) immediately.

Tempering of the seal will amount of action as per law.


(SUDHAKAR)
SDM (HAUZ KHAS)

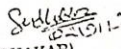
To,
Dr. Singh's Polyclinic Nursing Home
(Singh Polyclinic, 3A Khanpur,
M. B. Road New Delhi-110062

Dated:

F. No. 144/SDM/HK/DPCC Sealing/2019

Copy to:

1. The Delhi Pollution Control Committee, Department of Environment, 5th Floor, ISBT Building, Kashmere Gate, Delhi-110006 for kind information.
2. DM (South), M. B. Road, Saket, New Delhi for kind information.
3. BSES, Rajdhani Power Ltd, _____ New Delhi
4. Executive Engineer, DJB, _____ New Delhi
5. SHO, PS _____ with the direction for strict compliance.


(SUDHAKAR)
SDM (HAUZ KHAS)

Scanned by CamScanner

Received
Johal PA of PM/CA
3/12/2019

To Shri Vipul Jindal (PM-CA)

The Project Manager DMRC, New Delhi

Dated: December 3, 2019

Dear Sir,

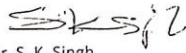
Subject: Compensation for the proposed demolition of Plot No 3, M. B. Road, Khanpur, New Delhi – 110062 and compensation for demolition of Dr. Singh's Clinic running at this Plot.

Most humbly, I would like to bring to your kind notice that:

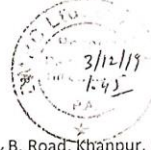
1. I have an Agreement dated 08.02.2017 for the Sale and Purchase of Plot No 3, Khasra No 100/1 on Mehrauli Badarpur Road, Khanpur, New Delhi – 110062 for a sum of Rs. 75 Lakhs. Copy of the Agreement and Receipt dated 09.02.2017 are attached for your ready reference.
2. I have been running Dr. Singh's Clinic's godown at the same Plot. Copy of Khata Khatauni dated 17.03.2017 given to Dr. S. K. Singh is attached.
3. Part of this Plot is registered with Municipal Corporation of Delhi for "Professional activity of Doctor in built-up area (84 Sq. m.)" via Receipt No 67877 dated 20.08.2019. (Copy attached)
4. Service Agreement dated 20.08.2019 signed between Biotic Waste Solutions Pvt. Ltd. as appointed by DPCC and Plot No. 3, Khanpur Village, Khasra No. 100/1, M. B. Road, New Delhi – 110062. (Copy attached)
5. The "FIRST INFORMATION REPORT" FIR No. 0184 U/s 420, 34, 120 dated 12.04.2019 at Police Station Ambedkar Nagar, New Delhi on the complaint of Dr. S. K. Singh. Copy of FIR attached.
6. Certificate of Registration issued by Delhi Medical Council in favor of Dr. Suresh Kumar Singh. (Copy attached).

Respected Sir, please grant me adequate compensation for the above mentioned Plot Area of 200 sq. m., the building over it (as mentioned in the Agreement of Sale and Purchase) and also adequate compensation for loss of commercial/clinical space and professional practice of Dr. Singh's Clinic measuring about 84 sq. m. in case of demolition and loss.

Thanking You
Yours Sincerely



Dr. S. K. Singh
Flat No. – 69/C, Block – H, Saket, New Delhi – 110017
Mobile No. 9810583651



CIN: U74899 DL1995 GOI 068150

Tel...: 26692919
Fax :: 26692875



दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.

(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

Office of the Executive Director/Civil/P-II,
Press Enclave Road, Near Metro Station Malviya Nagar, New Delhi-110017

संख्या. DMRC/ED/C/P-II/Ph-IV/DC-04/34/62

दिनांक: 19-Nov-19

सेवा में,

Smt. Santra Devi
A-3, near Old petrol pump,
MB Road, Khanpur,
New Delhi- 110062

विषय : साकेत 'जी' ब्लॉक से तुगलकाबाद मेट्रो कॉरिडोर के फेज चार के निर्माण हेतु भूमि आवश्यकता


महोदय,

उपरोक्त विषय के संदर्भ में, आपको सभी को सूचित किया जाता है कि दिल्ली मेट्रो फेज चार कॉरिडोर जो कि साकेत-जी ब्लॉक मेट्रो स्टेशन से होते हुए तुगलकाबाद तक जा रहा है, जिसमें कि आपके यहाँ का खानपुर मेट्रो स्टेशन शामिल है।

इस कॉरिडोर के निर्माण के साथ-साथ फ्लाईओवर का निर्माण भी प्रस्तावित है फ्लाईओवर कि चौड़ाई लगभग 23 मीटर है। इस संदर्भ में एक परिचर्चा 14.08.2015 को आयोजित की गई थी जिसमें हुए विमर्श में अनुसार alignment में परिवर्तन किया गया है। अब केवल उत्तर की ओर सड़क में मध्य से 15-17 मीटर क्षेत्र की आवश्यकता होगी आप से अनुरोध है कि सभी स्वामित्व के दस्तावेद की फोटो कॉपी लेकर इस कार्यालय में एक सप्ताह में संपर्क केरे

धन्यवाद सहित।

भवदीय


(विपुल जिंदल)
उप-मुख्य अभियन्ता

H.O. - Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001



BIOTIC WASTE SOLUTIONS PVT. LTD.



011-47626100
011-47626101



info@biotic.com
www.biotic.com



46-47, S.S.I Industrial Area,
G.T Karnal Road, Gurgaon, Haryana

Biotic Ref ID:6408

THIS SERVICE AGREEMENT (the "Agreement") is made on 20/08/2019 by and between:

BIOTIC WASTE SOLUTIONS PVT. LTD., a company incorporated under the provisions of the Companies Act, 1956 having its operating office at **46-47, S.S.I Industrial Area, G.T Karnal Road, Delhi-110033** acting through its authorized representative **Mr. Gorav Kumar**, duly authorized vide board resolution dated 1st September, 2016(hereinafter referred to as the "Operator", which expression shall unless repugnant to the context or meaning thereof include its/their business associates, successors, administrators, heirs, permitted assigns, authorized and legal representatives) of the **FIRST PART**;

AND

Dr. Singh's Clinic ., having its operating office at **Plot No. 3, Khanpur Village, Khasra No. 100/1, Mehrauli - Badarpur Road, New Delhi-110062** acting through its authorized representative **Mr./ Mrs./ Ms./Dr. Dr. Suresh Kumar Singh** , duly authorized (hereinafter referred to as the "Occupier", which expression shall unless repugnant to the context or meaning thereof include its successors, administrators, heirs, permitted assigns, authorized and legal representatives) of the **OTHER PART**;

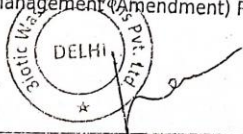
The Operator and the Occupier are hereinafter collectively referred to as the "Parties" and individually as a "Party".

WHEREAS:

(A) The Operator is engaged in the business of Operating a Common Bio-Medical Waste Treatment and Disposal Facility for the reception, transportation, treatment and disposal of bio-medical waste after collection of the same from all Occupiers of bio-medical waste as per the Bio-Medical Waste Management (Amendment) Rules, 2018 by way of entering into exclusive service agreements such as the one being entered into.

(B) The Operator has been authorized by the Delhi Pollution Control Committee (DPCC) under Rule 10 of the Bio-Medical Waste Management (Amendment) Rules, 2018 for operating a facility for the Collection, Reception, Transportation, Treatment and Disposal of Bio-Medical waste.

(C) The Occupier is an establishment generating bio-medical waste within the ambit of the definition of an "Occupier" provided under clause 3 (m) of the Bio-Medical Waste Management (Amendment) Rules, 2018.



Green Clean Process

Biotic follows all compliances under the Biomedical waste handling rules 2018. As a common bio-medical waste treatment facility, Biotic helps you stay in full compliance regarding the disposal of your regulated waste.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL46200553223067P
Certificate Issued Date	: 08-Feb-2017 06:11 PM
Account Reference	: IMPACC (IV)/ dl708603/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL70860392832711369621P
Purchased by	: DR S K SINGH
Description of Document	: Article 23-A Sale Agreement
Property Description	: PLOT NO.3, AREA 200 SQ YDS., KH.NO.101 AND 100, VILLAGE KHANPUR, NEW DELHI-110062
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SUNIL KUMAR
Second Party	: DR S K SINGH
Stamp Duty Paid By	: DR S K SINGH
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



.....Please write or type below this line.....

SKS

SKS

Disputatory Alert

For a more secure and faster Certificate, it should be verified at 'e-Stamp' portal only. For more details, visit the website of the Government of National Capital Territory of Delhi.

For a more secure and faster Certificate, it should be verified at 'e-Stamp' portal only. For more details, visit the website of the Government of National Capital Territory of Delhi.

ADVANCE RECEIPT CUM
AGREEMENT TO SELL & PURCHASE

THIS AGREEMENT IS made here at New Delhi on this day 08.02.2017, BETWEEN, Mr. Sunil Kumar Son of Late Selak Ram, R/o H.No.308, Dera Village, Mehrauli, New Delhi-110074, (hereinafter called the First Party/s of the one part.

AND

Dr. S.K. Singh S/o Late Mr. R.P. Singh, Resident of H-69/C, Block-H, Saket, New Delhi-110017, (hereinafter called the Second Party/s of the other part.

The expression of the terms First Party/s and Second Party wherever they occur in the body of this agreement shall mean and include their respective heirs, executors, administrators and assignees unless and until it is repugnant to the context or meaning thereof.

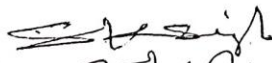
WHEREAS the First Party has represented that he is the absolute owner and in Possession of Property/Plot Bearing No.3, Measuring 200 Sq Yds., In Khasra No. 101, & 100, Situated at Village Khanpur, New Delhi-110062, with roof/terrace rights, (hereinafter called the property/House).

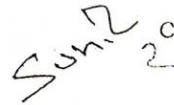
AND WHEREAS the first party has agreed to sell the above said Property/House to the second party for a total sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) and the second party as agreed to purchase the same under only the following terms and conditions.

[Handwritten signature]
[Handwritten signature]
18.04.19

Sunil
2
Cont'd...3

1. That the Second Party has paid Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand only) by Cash on 09/02/2017, and Part Payment of Rs. 50,000/- (Rupees Fifty Thousand Only) by cheque on Date _____ is paid to first party and balance amount of Rs.70,00,000/- (Rupees Seventy Lakh only) shall be paid on Possession of Entire Property on or before dated 08 02 2021
2. That simultaneously upon receipt of the above mentioned total sale consideration the first party should execute the Sale Deed/GPA in respect of said property, in favour of the second party or his/their nominee/s at the request of the second party/s herein.
3. That the First Party hereby further assured the Second Party that after receiving the total sale consideration the first party shall be left with no right, title or interest whatsoever in the said property and the second party after making the payment to the First party towards the total sale consideration, herein reserved, shall be the absolute owner thereof and will be fully competent to deal with the said property in any manner he deems proper and as owner thereof.
4. That after receiving this payment of Rs.5,00,000/- (Rupees Five Lakh Only) than first party has already handed over physical possession of a hall/godown measuring 30 fts. X 30 fts. On Ground Floor to the second party Dr. S.k. Singh.
5. That after payment of full and final consideration amount by the Second Party, the first party shall hand over the vacant physical possession of the said entire property to the second party along with the all Original documents.
6. That the first party will get the formalities completed and would get the said property transferred in the name of the second party.
7. That the first party has assured the second party that the said property is free from all sorts of encumbrances i.e. prior sale, mortgage, attachment, disputes, gifts etc. and if it is found otherwise, the first party shall be liable and responsible for the same.
8. That the first party/s has assured that he/she will clear all dues of above maintenance property i.e. Property tax, Ground Rent, maintenance charge, if any electrical and water bills of the said house before receiving the sale consideration amount of the house from the second party. It is further agreed between the parties that if the first party/s does not clear all the out standing bills of electricity, water and house rent, House Tax, etc. up to date of registration of title deed/at the time of possession, if not paid, the same shall be deducted from the balance amount by the second party.


18.4.19

 Cont'd...4


9. That if the first party infringes any of the aforesaid terms and conditions of this agreement and fails to hand over the vacant possession of the property within the prescribed date as mention above, then the second party shall be entitled to recover the double amount from the first party, including the amount paid to the first party.
10. That the second party shall pay the stamp Duty and other charges etc. for registration of GPA/SALE DEED in respect of this property. The First party shall execute the said documents in favour of the second party or his/her nominee(s) after receipt of full and final consideration amount.
11. That this agreement is irrevocable and if any of the parties fail to complete the transaction, the aggrieved party shall get it enforced through court of law and the defaulting party shall be liable to pay all expenses, costs, and damages thus suffered.


IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presences at New Delhi in the presence of following witnesses.

WITNESSES:

1. Narayani Yadav
Sangam Vihar
New Delhi


FIRST PARTY

2. 
18.6.19


SECOND PARTY

RECEIPT

Received a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousands only), by Cash/Cheque on Date 09.02.2017 and Rs.50,000/- (Rupees Fifty Thousands only), from Dr. S.K. Singh S/o Late Mr. R.P. Singh, Resident of H-69/C, Block-H, Saket, New Delhi-110017, as Advance/Part Payment against sale of Property/Plot Bearing No.3, Measuring 200 Sq Yds., In Khasra No. 101, & 100, Situated at Village Khanpur, New Delhi-110062, with roof/terrace rights, in accordance with the terms and conditions of the Agreement to Sell and Purchase, dated 09.02.2017, (Advance Receipt/Bayana) executed by me in favour of the said purchaser.

I, the Executant, hereby admits and acknowledges the receipt of the aforesaid.

Cheque/cash No.	Amount	Date	Drawn on
1. Cheque	Rs.50,000/-		PNB, Khanpur, N.D
3. Cash	Rs.4,50,000/-		
Total Amount:- 5,00,000/- (Rupees Five Lakh only).			

IN WITNESS WHEREOF, I have signed this receipt on these presents, on the day, month and year here in below mentioned in the presence of the following witnesses.

Place: New Delhi
Dated: 09 02 2017

Sunil



[RECEIPT/S]

Mr. Sunil Kumar Son of Late Selak Ram,
R/o H.No.308, Dera Village, Mehrauli, New
Delhi-110074.

WITNESSES:-

1. Anita
Mrs Anita w/o Mr Sunil Kumar
2. Narayan Yadav
R/o Sangar Vihar
Hast-Delhi

Rahul Malik
Advocate
Enr. No.D/199/15

Off.RZ-24A,Indira Park,Palam Colony
New Delhi -110045
Ph. 8178557277

Ref: 07/18

DATED 10th Oct. 2018

SPEED POST

To.

Dr. S.K.Singh
S/o Late Sh.R.P.Singh
R/O II-69/C Block-II,Saket
New Delhi- 110017

NOTICE FOR CANCELLATION OF AGREEMENT DATED 08-02-2017

Under the express instructions and on behalf of my client Sunil Kumar s/o late Sh.Salek Ram r/o House no.308,Dera Village,New Delhi, I hereby serve you with this legal notice as:-

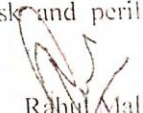
1. That my client was the owner of property bearing no.3,measuring 200 square yards ,part of khasra no.101,Situated at Village Khanpur,New Delhi ,comprised of Ground ,First & Second Floors. That you on 08/02/2017 , earlier entered into an agreement to sell and purchase on advance receipt with my client concerning the said property for a total sale consideration of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) and paid 5 lac in advance.
2. That you agreed that the balance sale consideration amount would be paid on or before 08-05-2017 and also that in case you fail to pay the balance amount then my client shall have the right to forfeit the advance payment made by you. You know that the said agreement has already been cancelled long back, that too you consented in presence of witnesses on 12-03-2018. But , now it came to notice of my client that you are still making a rumors in the vicinity that you have purchased the said property which forced my client to get you issued this notice.
3. That my client have not sold /transferred any right over the said property or any part (including ground floor ,which is in your possession) of property bearing no..3.comprised in khasra no.101,Situated at Village Khanpur,New

Sunil

Delhi in your favor and you have absolutely no right over the same or any part of said property.

4. That my client are hereby confirm that he has already sold the said property bearing no.3,part of khasra no.101,Situated at Village Khanpur,New Delhi and have handed over the physical possession of the first and second floor Including terrace on the said house to Sh.Joginder Singh & Hari Singh both sons of Late Sh.Man Singh both R/o 3A,Khanpur village ,New Delhi and my client had already executed sale documents in their favour like GPA, Agreement ,SPA, Possession Letter, undertaking ,Indemnity bond ,affidavit and registered "Will" etc.all dated 23-05-2018 .
5. That my client is again hereby confirmed that he had given you the Ground Floor of said property on license for a period of 11 months and immediately after 11 months you will have to deliver the physical possession of ground floor of property no. Property no.3.comprised in khasra no.101,Situated at Village Khanpur,New Delhi. to said purchasers ,my client have delivered the symbolic possession of ground floor of said property to Sh.Joginder Singh & Hari Singh as well , as mentioned in the documents like agreement to sell,GPA Will etc .
6. That you did not complied with the terms of the agreement as you did not paid the balance amount to my client within the stipulated time. Further, even after the lapse of the said time period you have not paid the balance amount to my client and continuously giving false assurances to my client, therefore you failed to adhere to terms of agreements and further as the time was the essence of the contract.

In the light of aforesaid facts and circumstances, kindly treat the agreement dated 08-02-2017 as cancelled for all intents and purpose and vacate the premises after expiry of your period of tenancy and deliver the possession to above purchaser of the said portions of premises(i.e Ground Floor of the said property bearing no.3,part of khasra no.101,Situated at Village Khanpur,New Delhi) which is in your possession. Failing which they have right to file eviction proceedings against you for recovery of possession and damages which will be entirely at your risk and perils. Kindly note Copy retained.


Rahul Malik
Advocate

Sund

J.C.KAUSHIK & ASSOCIATES

ADVOCATE, SOLICITOR & LEGAL CONSULTANT

OFFICE:-
Ch No. 151, Saket Court,
Lawyers Chamber Block,
New Delhi -110017
Website:- www.lcgnkkaushik.com
Email Id:-kaushik,jml@gmail.com

CHAMBER'S:-
Chamber No. 660, 11nd Floor,
Patala House Court, New Delhi-110001
Chamber No. 601, 6th Floor,
Saket Court, New Delhi -110017

SPEED POST

To
Rahul Malik, Advocate
RZ-24A, Indira Park, Palam Colony
New Delhi – 110045

Dated: October 22, 2018

REPLY TO NOTICE FOR CANCELLATION OF AGREEMENT DATED 08-02-2017

Under the instruction and on behalf of my client Dr. S. K. Singh S/o Late R. P. Singh, I serve reply to your legal notice as:

I submit that your client Mr. Sunil Kumar has misled you that, as per the agreement of sale and purchase, my client was supposed to pay rest of the amount, that is, Rs. 70 lakhs on or before 08-05-2017. That the said agreement is subsisting till 08-02-2021. I request you to please send us the alleged document of sale and purchase between Mr. Sunil Kumar, Mr. Joginder Singh and Mr. Hari Singh, including GPA, Agreement, SPA, Possession Letter, Undertaking, Indemnity Bond, Affidavit and registered Will, etc. dated 23-05-2018, all attested by Mr. Sunil Kumar, along with a copy of Agreement between Mr. Sunil Kumar and my client Dr. S. K. Singh dated 08-02-2017.

Para wise reply

1. Para 1 is a matter of record and I agree that your client Mr. Sunil Kumar entered into an agreement to sale and purchase for a total consideration of Rs. 75 lakhs and was paid Rs. 5 lakhs in advance. However, it is pertinent to mention that so far he has received Rs. 20 lakhs as advance.
2. Para 2: As mentioned in the agreement to sale and purchase dated 08-02-2017, it is denied that my client has ever said that he will pay rest of the amount 08-05-2017. It is also denied that in case my client fails to pay the balance amount, the advance will be forfeited. It is false to say that the said agreement has been cancelled on 12-03-2018. It is false to say that my client is making any rumor in the vicinity about the property sale and purchase. However, he has said that he has an agreement to sale and purchase for the said purchase.
3. Para 3 is denied and it is restated that your client Mr. Sunil Kumar has handed over possession of the said property including the Ground Floor (which is in my client's possession) of the property bearing No. 3 comprised in Khasra No. 101 situated at Village Khanpur, New Delhi.
4. Para 4 is denied and my client has no knowledge about it that your client Mr. Sunil Kumar has executed a Sale document in favour of Mr. Joginder Singh and Mr. Hari Singh. If you have the Sale documents, as mentioned in your notice dated 10-10-2018, like GPA, Agreement, SPA, Possession

Devender Kumar Jaiswal-Documents

इसमें मैं

श्रीमान ~~काका~~ SD मसाहव

स्ताकेत, नई दिल्ली - 110017

02 Sheep Keepers.

PNB Bank (P.T. College)

Mitras

Two shops

महोदय,

मैं देवेन्द्र कुमार जायतवाल PROP. - जायतवाल P.T. कॉलेज
रूंद कोचिंग सेन्टर तथा पंचाव मेडिकल बैंक आनंदपुर (बैक गिरी)
का शाहक सेवा केंद्र चलाता हूँ। मैं किराने सार करता हूँ
H/O सुभाषी का हूँ।

मेरा दुकान F-104, पहली मंजिल
M.B. रोड आनंदपुर, नई दिल्ली - 62 में Vanya Enterprises
को कबाड़ी की दुकान सेना के रूप में है।

मेरा दुकान आपकी लिस्ट में 14 कोट 15 नंबर
विनोद कोट दिल्ली की दुकान के रूप में है।

DMRC की लिस्ट में मेरा नाम पड़ा है लेकिन
आपके द्वारा जारी लिस्ट में से नाम गायब है।

कृपया मेरा नाम देवेन्द्र कुमार जायतवाल लिस्ट
में जोड़ने का कष्ट करें। मेरा आवेदन दुकान
40,000/- प्रति माह चालीस हजार रुपये का ~~है~~ है।

धन्यवाद।

- ① दुकान की फोटो
वाएल, भीतल तथा बैंक
- ② आपका कार्ड
- ③ पिछली बिल मिलान
मेरा मोबाइल नंबर तथा
Email दया है।

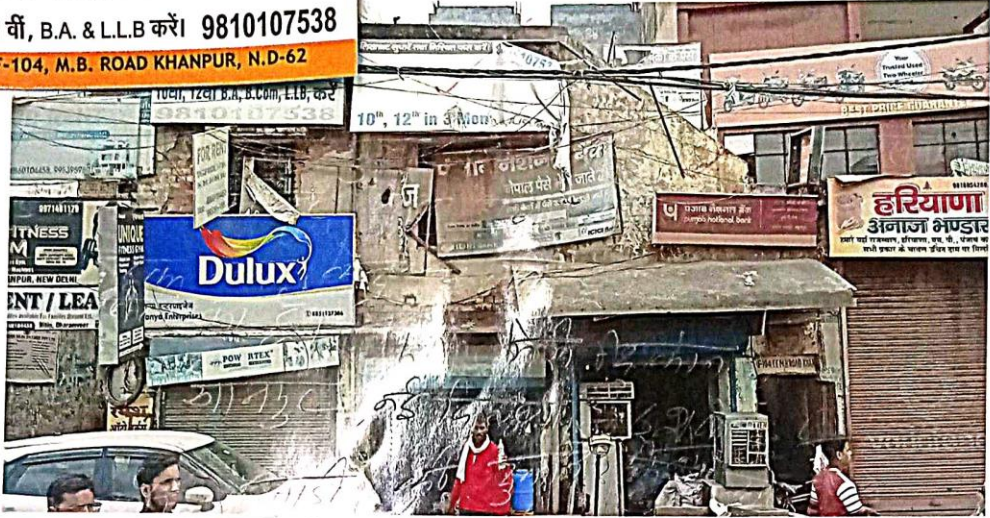
प्रार्थी
Deender

9810107538
Savitri P.T. College
F-104, 1st Floor
M.B. Road, Khanpur,
New delhi-110062
25.7.2022

पंजाब नैशनल बैंक
 भरोसे का प्रतीक!

यहाँ में जमा, निकासी तथा खाते खोले जाते हैं।
 यहाँ से नेपाल भी पैसे भेजे जाते हैं।

जायसवाल P.T. कॉलेज
 10 वीं, 12 वीं, B.A. & LL.B करें। 9810107538
 Add. : F-104, M.B. ROAD KHANPUR, N.D-62



भारत सरकार
GOVERNMENT OF INDIA

देवेन्द्र कुमार जायसवाल
Devender Kumar Jaiswal
जन्म तिथि/DOB: 10/00/1970
पुरुष / MALE

7827 4727 5569

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: हरगोविंद प्रसाद
जायसवाल, बी/105ए, टॉप
फ्लोर, हुगल कॉलोनी,
खानपुर, खानपुर, दक्षिण
दिल्ली,
दिल्ली - 110062

Address:
S/O: Har Govind Prasad Jaiswal,
B/105A, Top Floor, Duggal Colony,
Khanpur, Khanpur, South Delhi,
Delhi - 110062

7827 4727 5569

Aadhaar-Aam Admi ka Adhikar

