

Due Diligence Report on Resettlement Activities for Line 1— Phase A

June 2013

Jaipur Metro Rail Project

Prepared by Jaipur Metro Rail Corporation, Government of Rajasthan for the Asian
Development Bank.

CURRENCY EQUIVALENTS

(as of 9 April 2013)

Currency unit	–	Indian Rupees (INR)
INR1.00	=	\$ 0.0182
\$1.00	=	INR 54.8125

ACRONYMS AND ABBREVIATIONS

ADB	:	Asian Development Bank
BRTS	:	Bus Rapid Transit System
CCTV	:	Closed Circuit Television
DLC	:	District Level Committee
DMRC	:	Delhi Metro Rail Corporation
GoR	:	Government of Rajasthan
JMRC	:	Jaipur Metro Rail Corporation
JDA	:	Jaipur Development Authority
JNNURM	:	Jawaharlal Nehru National Urban Renewal Mission
LA Act	:	Land Acquisition Act
LAO	:	Land Acquisition Officer
OCC	:	operation control center
OHE	:	overhead traction system
OSD	:	Officer on Special Duty
PA	:	Public Address
PHPDT	:	Peak Hour Peak Direction Trips
RSRTC	:	Rajasthan State Road Transport Corporation
ULB	:	Urban Local Body

GLOSSARY

Displaced Persons. In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

NOTE

In this report, \$ refers to US Dollars

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JAIPUR METRO RAIL PROJECT SOCIAL SAFEGUARDS - DUE DILIGENCE REPORT

A. Background

1. Jaipur is the capital city of the state of Rajasthan and is the 7th fastest growing city in India. The city has a population of 3.07 million as per 2011 census. Jaipur is also one of the most sought after tourist destinations in India. Rapid industrialization and intense commercial developments in the past decades have resulted in steep rise in travel demand, putting Jaipur's transport infrastructure to stress. With the projected increase in the city's population, strengthening and augmenting the existing transport infrastructure has assumed urgency.

2. The present public transport system available for the city is inadequate in terms of frequency & comfort. The fleet of about 250 buses is being operated under public transport system which connects the suburban areas to core area of the city. The private mini bus operators operate about 1800 buses mostly in city area. The private mini bus operators dominate and compete with public bus system. Their routes are in-efficiently rationalized and are not properly regulated with too many buses on some routes where as other routes have very less frequency.

3. The other transport facility available is rickshaws. Cycle rickshaws operate mostly inside walled city area for short trips and auto rickshaws operates in whole study area. The present bus transport system is insufficient to cater to the need of city due to which the share of public transport has decreased from 26% to 19% in last decade. Commuters prefer to use personalized transport. The average annual growth rate of the vehicles in Jaipur is about 12% which is causing congestion on city roads.

4. The State Government has taken up the project of Bus Rapid Transport System (BRTS) under JNNURM scheme at a cost of Rs. 480.00 crores. Under BRTS project, pilot dedicated corridor has been developed from C-Zone bypass to Ambabari in a length of 7.1 km. Further, it has been reported that it is proposed to develop 45.0 km BRT corridor on wider road sections of the city. 400 new low floor modern buses are being procured for induction into city transport system. BRT has its own limitations and constraints. For one thing, the capacity of a BRT system can at best be only 10000 to 12000 PHPDT (Peak Hour Peak Direction Trips) and that of a tramway system about 8000 to 10000 PHPDT. The BRT takes away two lanes of the road for dedicated use pushing rest of the road vehicles crowded into the remaining road space. Therefore, unless the road widths are more than three lanes in each direction, BRT is not feasible and even then the non-bus riders will be put to tremendous inconvenience. In Delhi, the experience of BRT has not been a success. In the case of a Metro system, the road width is not encroached upon. If the Metro is elevated, only the central median of the road to a width of 2 to 3 m. is occupied for locating the columns carrying the rail deck. If the metro is underground, there is no encroachment at all on the road width. Jaipur City and surrounding region, with its present population of 4.45million and employment of 15.55 lakh has a travel demand of 36 lakh passenger trips every day with 3.6 lakh trips performed during peak hour. With growing population and mega development plans coming up for the city, the travel demand is expected to grow steeply. With the growing economy and inadequate public transport services, the passengers shall shift to private modes, which is already evident from the high vehicle ownership trends in the region. This would not only aggravate the congestion on streets but also increase the pollution. Hence, it has become essential to plan and provide for a Light to medium Metro System in Jaipur.

5. To reduce the burden on the road based transport system and to cater to the needs of future transport demand the Government of Rajasthan (GoR) has planned for the

Metro Rail System in Jaipur and has approached Asian Development Bank (ADB) to assist in the implementation of the underground section of the proposed East West Corridor (Line 1) of Jaipur Metro.

B. Project Details

6. Jaipur Metro Rail Project is being implemented by Jaipur Metro Rail Corporation Ltd. (JMRC), a wholly owned company of the State Government created as an SPV for the purpose. The project plans to construct 2 corridors namely Line 1 - the East-West Corridor from Mansarovar to Badi Choupar and Line 2 – Sitapura to Ambabari. It is targeted to start the financial functioning of Line 1 by August 2013. The project details of Line I and Line 2 are provided in table 1.

**Table 1: Project Details of Phase I and Phase II of Jaipur Metro
(Length in Km)**

Description	Under Ground Section	Elevated Section	Total
Line 1 (East West Corridor) Mansarovar to Badi Choupar	2.789	9.278	12.067
Line 2 (North South Corridor) From Sitapura to Amba Bari	5.095	18.004	23.099
Total	7.884	27.282	35.166
Number of Stations- Line 1	3	8	11
Number of Stations- Line 2	5	15	20

7. **Figure 1** presents the alignment of the proposed two Metro Rail corridors in Jaipur.

8. At present the Line 1 (East-West Corridor) is under construction from Mansarovar to Badi Choupar. Once completed, the corridor will have part elevated section i.e. from Mansarovar to Chandpole (9.278 km) and part underground i.e. from Chandpole to Badi Choupar (2.789 km). The corridor from Mansarovar to Badi Choupar will have 8 elevated stations and 3 underground stations.

9. Salient design features of the JMR project are as under:

- The corridors will be Standard Gauge (1435 mm)
- 25 kv ac overhead traction system (OHE) has been proposed for both the North-South and East West corridors of Jaipur Metro
- Signalling and Train Control will be through Continuous Automatic Train Control system and Computer based Interlocking
- Bulk of the telecommunication network is proposed with optical fibre cable system. In addition, Mobile Radio communication system having minimum 8 logical channels is proposed for on-line emergency communication
- Passenger announcement system will be linked to Signaling System for automatic train actuated announcements.
- Passenger Information Display System will be located at convenient locations at all stations to provide bilingual visual indication of the status of the running trains and will typically indicate information such as destination, arrival/departure time, and also special messages in emergencies.

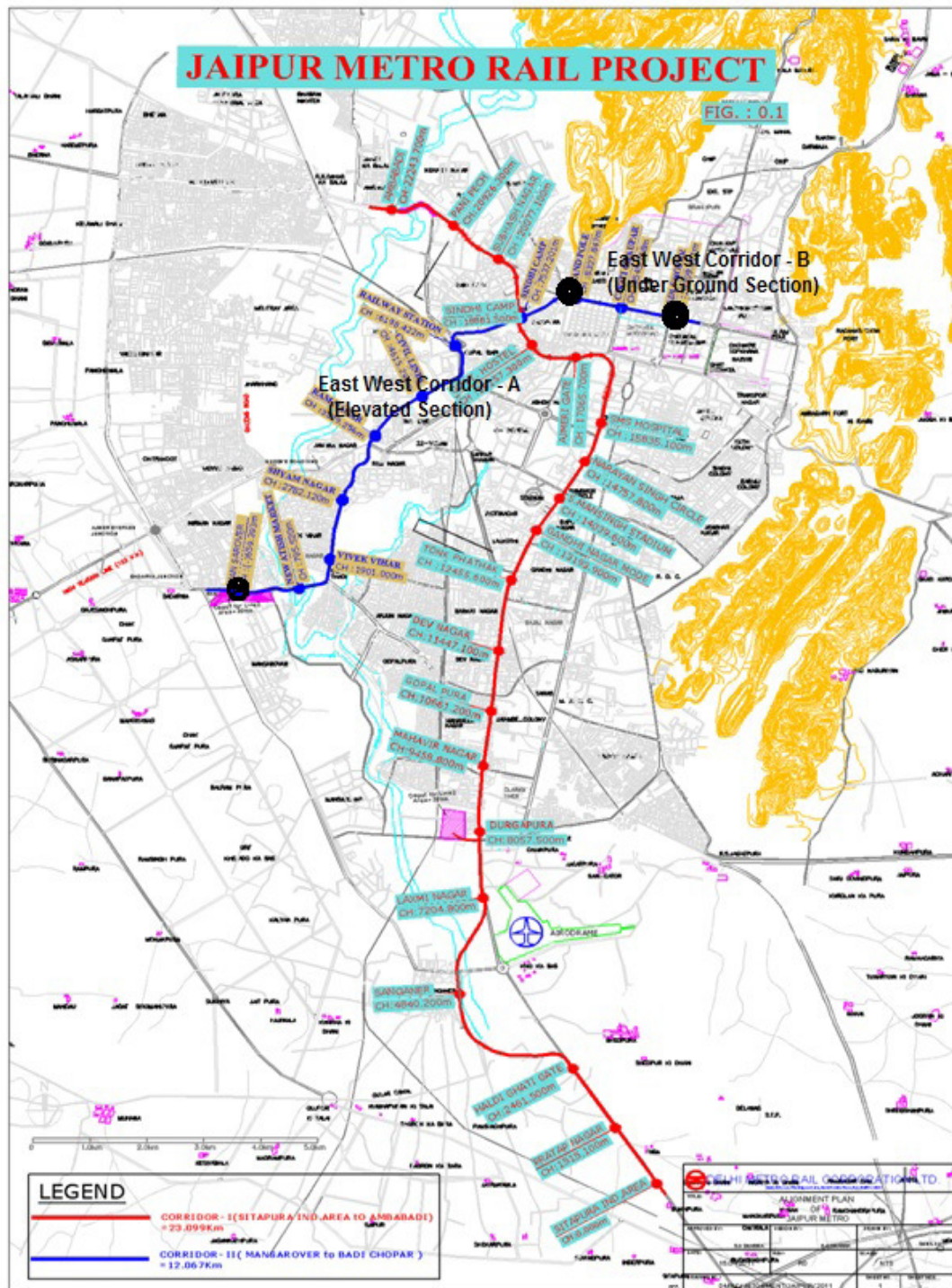


Figure 1: Alignment of Proposed Jaipur Metro Rail Corridors

- Passenger handling facilities comprise of stairs/escalators, lifts and ticket gates required to process the peak traffic from street to platform and vice-versa
- Centralised clock system to ensure accurate display of time through a synchronization system of slave clocks driven from a Master Clock at the operation control centre.
- The CCTV system shall provide video surveillance and recording function for the operations to monitor each station. The monitoring shall be possible both locally at each station and remotely from the OCC.
- Automatic Fare Collection system will be in place. At all stations, two Passenger Operated Machines (Automatic Ticket Vending Machines) each have been proposed.
- The trains will have 4/6 coaches and will have a crush carrying capacity of 1034/1574 passengers respectively.
- Maximum Design Speed is 95 km/h. The Maximum Operating Speed is 85 km/h

10. Although, the GoR has approached ADB for assistance in implementation of corridor Line 1 Phase B, this report has been prepared covering both Line 1 Phase I A and Line 1 Phase 1 B as once completed it will be one corridor with a common station at Chandpole. The due diligence report has been prepared in 2 parts : Part 1 covering the Line 1 Phase 1 A (Mansarovar to Chandpole) and Part 2 covering Line 1 Phase 1 B (Chandpole to Badi Choupar)

I. JAIPUR METRO RAIL: LINE 1 PHASE I A- CORRIDOR MANSAROVAR TO CHANDPOLE

A. Introduction

11. A due diligence on social safeguards was carried out for the Line 1 phase 1A, financed by government in order to understand the resettlement actions conducted by Jaipur Metro and to ascertain whether there was any reputational risk involved for ADB in financing phase 1B. ADB conducted Reconnaissance Mission (6-17 December 2012). During the mission site visits were made to Line 1 Phase 1A and Line 1 Phase 1B. The mission also undertook consultations with the affected persons for Line 1 Phase 1A. The ADB consultant while carrying out the due diligence for Line 1 Phase 1A and Phase 1B undertook site visits, consultations with JMRC officials, affected persons of phase 1A, verification of records on LA and resettlement available with JMRC.

B. Description of the Alignment

12. The East-West corridor (Line 1) passes through the busiest commercial areas in the heart of the city. Originating from Mansarovar, a mixed residential and commercial area on the west of the city, it runs on the median of Gopalpura bypass for about a km up to New Atish Market, then takes a left turn running on the median of New Sanganer road through Vivek Vihar and Shyam Nagar. After Shyam Nagar, the alignment passes over the built up area of Vaidhya Vatika colony and Sodala Thana. Here onward the metro runs at level 2 over a two lane elevated road on the median of Ajmer Road through Civil Lines. After the Civil Lines station, it runs on the left side of the slip road reaching to the Jaipur Railway station. At this point, the metro alignment takes care of two new railway tracks as per the request of the Railway Authorities. Hereafter the metro alignment follows station road up to Chandpole connecting the bus stand at Sindhi Camp area. Switch over ramps have been provided between Sindhi camp and Chandpole. Sindhi Camp will be an interchange station. The length of the corridor from Mansarovar to Chandpole is 9.718 km. In the elevated section, stations have been planned with side platforms to avoid the viaduct structure from flaring in and out at stations, which obstructs the road traffic below. Care has been taken to locate stations on straight alignment. Typical elevated station layout plan is provided in **Figure 2**. In the elevated section, rail level is generally about 13.5 m above ground in order to maintain a clearance of 5.50 m between the road and the station structure. In order to keep the land acquisition to minimum, alignment is planned generally in middle of the road and a two-level station design has been proposed

13. The terminal station of East West corridor on the western side is Mansarovar which is on the elevated section. At the end of this station, train reversal facilities have been proposed by providing cross over at the rear end. Stabling of rakes on reversal length of tracks during night has been planned on this terminal.

14. The estimated cost of the total East West Corridor is Rs. 314.9 million. The JMRC has entered into an agreement with Delhi Metro Rail Corporation (DMRC) for development of Mansarovar to Chandpole section on 'deposit work' basis. This part of the E-W is expected to be operationalised by August 2013. The traffic forecast for the E-W corridor is 2.1 lakh daily riders at the start of the projected to increase up to 4.2 lakh daily riders by the year 2031.

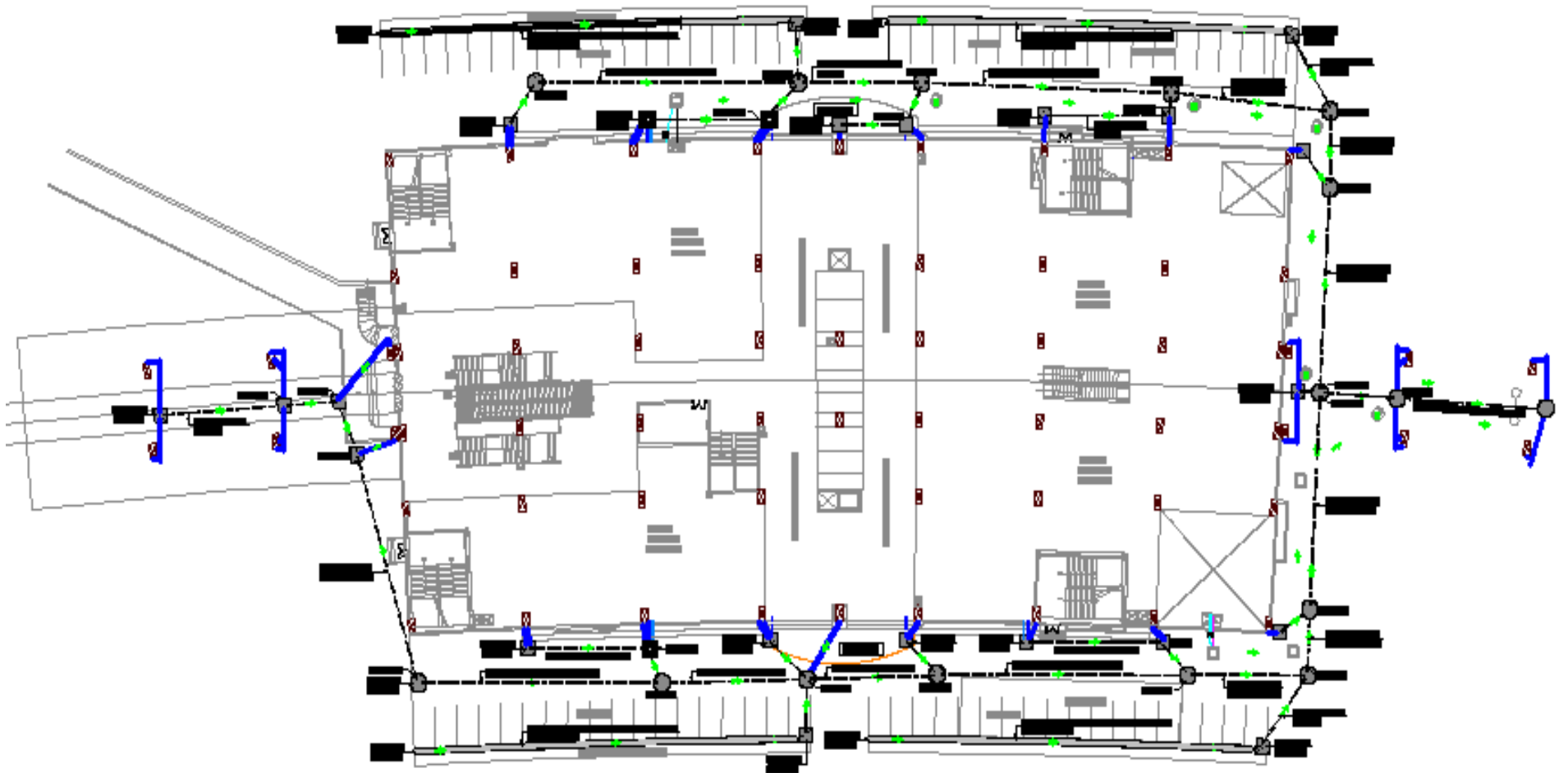


Figure 2: Typical cross-section of Elevated Metro Station

C. Land Acquisition and R&R

15. For the initiation as well as completion of any project in the prescribed time schedule, availability of land free from all encumbrances is a big challenge. To smoothen the process of land acquisition for Jaipur Metro Rail Corporation, the provisions of Land Acquisition Act, 1894 were involved and simultaneously a Negotiation Committee was constituted on 27th August 2010 under the Chairmanship of Secretary, JDA in order to expedite acquisition, determining compensation & rehabilitation. The Committee included the concerned deputy Commissioner JDA as Member Secretary and LAO & representative of Collector not below the rank of Additional Collector as member. In continuation of this vide order dated 6th January, 2011, OSD (Land) JMRC has been nominated as member and vide order dated 18th March 2011 Additional Commissioner (Administration) was nominated as Chairman of this Committee in place of Secretary, JDA.

16. Nomenclature and scope of work of this Committee was revised on 29.11.2011 with the approval of State Cabinet (Cabinet Order no. 151/2011 dated 29.11.2011). The Committee was empowered to decide the market rate under section 23 of the Land Acquisition Act and enabling consent award as per section 11 (2) of the said Act.

17. The notification under section 4 and section 6 of the Land Acquisition Act 1894 were issued to make public the extent of land to be acquired and the names of the persons whose land was primarily acquired for metro route and stations. The process of land acquisition for Line 1 Phase- IA got started with the issue of first notification under section 4(1) on 30.11.2010 and got completed with the Last Notification, under section 6 read with section 17(1) of the LA Act issued on 26.12.2011.

18. A total of 185 property owners are affected. Of these, 51 affected persons lost 37,947.35 m.sq of land. These APs have been paid cash compensation to the tune of Rs 881.22 million. Approximately 140 persons are affected due to impacts on their structures.

D. Compensation Payment

19. Payment of compensation has been made through bank cheques.

20. Barring few cases where the compensation amount has been either deposited in the civil court or is with the LAO, JDA due to ownership dispute or other reasons, the compensation amount have been already paid to the displaced persons.

21. In lieu of the compensation amount, alternate residential and/or commercial plots as decided by the Settlement Committee have been provided to the displaced persons.

E. R&R and Relocation

22. There are around 140 persons affected due to impacts on their structures (residential/ commercial). Detailed information of the displaced persons for Phase I Metro Project those were rehabilitated by allotment of land for shops/residence and/or paid compensation is listed in Appendix 1 and Appendix 2 respectively. In total commercial/residential land and compensation for cost of structures there in was given to owners of 94 properties as per decision of Settlement Committee and compensation for land was given to owners of 47 properties. Possession of all acquired lands, which were required for construction of the viaduct and stations, has been already taken by JMRC. The last piece i.e., possession of Pujari house situated near the Shiv Temple on Station Road has been taken on 30.04.2013. However, possession of certain peripheral land is yet to be taken by JMRC. A summary of such cases is presented in Appendix 3.

23. Relocation activity for all the affected persons whose lands have been taken in possession of JMRC is completed. For the few cases of peripheral land (listed in Appendix-3) where possession is yet to be taken, relocation will be duly considered by JMRC in consultation with the affected persons before taking possession thereof.

24. There are a few cases filed in the Hon'ble Rajasthan High Court challenging the acquisition/compensations in Jaipur Metro Rail Project. However, there is no stay order of the court that restrains JMRC to proceed with the project implementation.

25. In the first acquisition notification from Mansarovar to Shyamnagar displaced persons due to the project were invited for negotiation before the Negotiation Committee. They requested that they should be compensated and rehabilitated in the nearby area of New Aatish Market. Shopkeepers whose lands were being acquired had constructed their shops in violation of the building bylaws without the permission of the local competent Urban Local Body (ULB) i.e. JDA. Notwithstanding this, their cases were taken up and they have been allotted land in the New Aatish Market. New Aatish Market is the planned commercial scheme of JDA and recently shops of New Aatish Market were auctioned and fetched high prices due to heavy demand. In addition to land, the compensation for their structures was also paid and the amount to be charged by JDA as lease etc. for issuing commercial lease deed was directly sent to JDA to expedite the process and lessening hardship to the displaced persons.

26. From Mansarovar to Shyamnagar, private land was acquired for the stations and the compensation was paid to them through Land Acquisition Officer (LAO).

27. From Shyamnagar to Sodala Thana, unauthorised shops, residential houses (constructed without due permission from JDA) and open agricultural lands were acquired. Negotiations were held with house owners before the settlement committee. After consensus a decision was taken to allot shops in New Aatish Market in lieu of constructed shops. For rehabilitating houses and shops, land was allotted to the PAPs in Swez Farm Scheme of JDA that is in close proximity of the affected area.

28. The land to be acquired for Ramnagar and Civil Lines stations had title dispute. The LAO invoked emergency clause for acquisition of the said land and deposited the compensation amount in the Civil Court as per the provisions of the LA Act. For Metro alignment same procedure was adopted for acquiring land belonging to Hotel Radha Krishna and Rajputana Sheraton Hotel.

29. As a standalone case, land in possession of Mr. Sita Ram Sen (under commercial use) was acquired for constructing one of the piers near Sindhi Camp. Although the PAP did not have clear title to the land, the Settlement Committee provided him alternate land at Phoos Ka Bangla under JMRC. Additionally, as commercial use is not permitted at the alternate site as per the building bylaws, the affected person was paid Rs. 2.13 Million as the difference of DLC price of the commercial land vis-a-vis the residential land allotted to him. The project has provided alternate plot of land as well as compensation for the structure to Mr. Sita Ram Sen although he did not have all the legal ownership documents. However, the settlement committee recognised occupation of the affected land and structure by his family for more than 5 decades and paid him the due compensation.

30. For Metro route near Sindhi camp, a part of land belonging to Ganga Tower was also acquired.

31. The shops located at Chandpole station were acquired for construction of the station and metro route from Chandpole to Badi Choupar. During consultation/negotiation, the PAPs requested for allotment of alternate land in proximity and suggested for a plot of land near Sikar House. With the intervention of high level officials of GoR, the land was

allotted to JMRC and the same was allotted to the PAPs. In the process the PAPs could receive land that was in excess of the land acquired with roof right while they did not have the same at Chandpole. This enables them to construct shops in more than one floor as per the building bylaws. They were also paid compensation for the affected structure. The final settlement also included the difference of DLC rate at Chandpole and Sikar house.

32. A summary of the nature of land/structure that were acquired for the Metro project is provided in table-2:

Table 2: Nature of Acquisition & compensation/Assistance Provided

Section	Purpose of acquisition	Type/use of acquired land & structure	Compensation/ assistance provided
Mansarovar to Shyamnagar	Metro route/ Station	Unauthorised shops	<ul style="list-style-type: none"> • Compensation for the structure • Rehabilitation in New Aatish Market by allocating commercial plot • Payment of fees for commercial lease deed directly to JDA to lessen hardship on the PAPs
		Private land	<ul style="list-style-type: none"> • Compensation amount as per LA Act, 1894 • Difference amount according to LAO award
Shyamnagar to Sodala Thana	Metro route/ Station	Unauthorised shops	<ul style="list-style-type: none"> • Compensation for the affected structure • Rehabilitation in New Aatish Market by allocating commercial plot • Payment of fees for commercial lease deed directly to JDA to lessen hardship on the PAPs
	Metro route/ Station	Residences	<ul style="list-style-type: none"> • Compensation for the affected structure • Plot of land in Swez Farm Scheme of JDA (in proximity to the affected locality)
		Agriculture land	<ul style="list-style-type: none"> • Compensation amount as per LA Act, 1894 • Difference amount according to LAO award
Sodala Thana to Civil Lines	Ramnagar and Civil Lines stations	Private land (Disputed title)	<ul style="list-style-type: none"> • Compensation amount as per LA Act, 1894 • Difference amount according to LAO award • Amount deposited in Civil Court as per LA Act, 1984
Civil Lines to Sindhi Camp	Metro route	Commercial Plots (part) under hotels	<ul style="list-style-type: none"> • Compensation amount as per LA Act, 1894
	Metro Pillar	Plot of land under mixed use (Residential +commercial)	<ul style="list-style-type: none"> • Alternate plot of land for residential use • Difference of payment of DLC price of commercial land vis-a-vis residential land.
Chandpole	Chandpole	Shops	<ul style="list-style-type: none"> • Alternate commercial plot (more in size

Section	Purpose of acquisition	Type/use of acquired land & structure	Compensation/ assistance provided
	Station		<p>compared to affected location) in close proximity after consultation with the PAPs</p> <ul style="list-style-type: none"> • PAPs did not have roof right at the affected location while they have the same at the rehabilitation site. • Compensation for the affected structure

F. Mitigation measures beyond cash compensation

33. Although the project has essentially followed the LA Act, 1894 for acquiring land necessary for the project, the Executing Authority (JMRC) has adopted certain good practices beyond the typical provisions of the LA Act for smoothening the process as under.

- i) Along with the invocation of the LA Act, the GoR simultaneously constituted a Negotiation Committee to fast track grievance redress if any. The entire project area comes under the jurisdiction of Jaipur Development Authority, thus having the Secretary, JDA as the Chairman and the concerned deputy Commissioner JDA as Member Secretary of the Committee, many down the line issues were sorted out expeditiously. For example, linking allotment of alternate residential and/or commercial plots to displaced persons could be carried out smoothly in planned JDA residential colony (Swez Farm Scheme) or commercial centres (New Aatish Market). For commercial plots, the amount to be charged by JDA as lease etc. for issuing commercial lease deed was directly sent to the JDA to expedite the process and lessening hardship to the displaced persons. Discussions with Mr. Bhagwan Sahay Jangid revealed that he was facing problems for commercial connection from JDA for the light engineering service industry being run at his present residential set up at Shyamnagar. The commercial plot provided to his family at New Aatish Market has helped his family to set up the same unit at a JDA approved commercial place where he is permitted to construct a basement and three floors. He has completed the building construction at the new site and expects to shift the service unit to the new regularised commercial plot in about a months' time. The short temporary difficulty in shifting to the new place is worth the effort for a hassle free future.
- ii) Notwithstanding the fact that the project area passes through densely developed urban areas where the land prices are substantially high, the Executing Authority has been able to ensure that the alternate plot(s) of land to the displaced persons have been provided in close proximity (with a distance of 1 to 2 km) to the place of displacement viz. displaced shop owners from Mansarovar-Shyam Nagar-Sodala section at New Aatish Market, Residential plots at Swez Farm Scheme for displaced persons from Shyamnagar and Sodala area (Vaid colony etc.) and commercial plots at Sikar House (a wholesale market for textiles and related products) for displaced shop owners from Chandpole area. These alternate sites have ongoing compatible activities to facilitate smooth rehabilitation of the displaced persons without much delay. In addition the EA considered the claims of displaced persons for the type of activities that was being carried out at the affected location irrespectively of

licence/approval of the concerned Urban Local Body (ULB). This approach has been largely successful in addressing the grievance of the displaced persons.

- iii) The alternate sites provided to the displaced persons have all the provisions to obtain required licenses and other approvals from the ULB to start business or construct residences as applicable. In case of allotted commercial plots, roof right also lies with the lessee (displaced person) while he did not have the same at the affected location(s).
- iv) There has been incidental benefits also to some displaced people like Smt. Tara Devi at Chandpole market where the acquisition by JMRC has helped in resolving her family feuds. As the new plot has roof rights, the family feud between her sons has been resolved and she has begun to enjoy a better status in the family despite the old age.

34. Throughout the process of resettlement and rehabilitation implementation, JMRC team handling LA and resettlement undertook meaningful consultations with the affected persons and communities. This was clearly explained to ADB Mission during reconnaissance by the affected persons.

II. JAIPUR METRO RAIL: LINE 1 PHASE 1 B — CORRIDOR CHNANDPOLE TO BADI CHAUPAR

A. Description of the Alignment

35. From Chandpole to Badi Choupar the alignment is underground and runs below the road. The total length of the corridor is 2.349 km. **Figure 3** shows the alignment of Chandpole to Badi Choupar (Corridor Phase I B). This corridor will have 3 underground stations namely Chandpole, Choti Choupar and Badi Choupar. Out of these 3 stations, Chandpole underground station is already under construction as the terminal station of corridor Line 1 Phase 1 A. In underground sections, the rail levels are generally about 14 m below the ground level governed by a ground clearance of 2 m and a station box of about 14 m depth. Station layout plans for Badi and Choti Choupar are presented **Figure 4 & 5** respectively.

36. Badi Choupar station that is underground will be the terminal station of this corridor. At this end the train reversal facilities have been proposed by providing cross overs at the rear end. Stabling of rakes on reversal length of tracks during night has been planned also on this terminal.

37. Both Badi Choupar and Choti Choupar are public squares, free from encumbrances, that were planned as a part of the city planning of old Jaipur city. Both these squares have open spaces and the entry/exit structures to these 2 proposed underground stations and traffic integration areas have been planned in the open space available in these squares.

38. It has been planned to construct the underground section by between Chandpole to Badi Choupar using the New Austrian Tunnelling Machine (NATM). The proposed underground stations will be constructed by cut and cover with top-down method. The diaphragm walls for such station constructions would be 80 to 100 cm. thick and will function as a permanent side wall of the station. By resorting to top-down method the surface could be restored quickly and further excavations and construction of the station will not hamper the surface activity. In the layout design of these 2 stations at Badi and Choti Chaupad, the surface level structures besides the entry exit points will have DG set, bore well pump houses and ground tank and these have been located on open grounds. While all these structures have been accommodated within the Badi Choupar square area, these structures have been planned just behind the shops in the main street in open government land there by involving no land acquisition or displacing any persons occupying the required space for these activities.

Figure 3: Alignment of East West Corridor (Phase I-B: Chandpole to Badi Choupar)

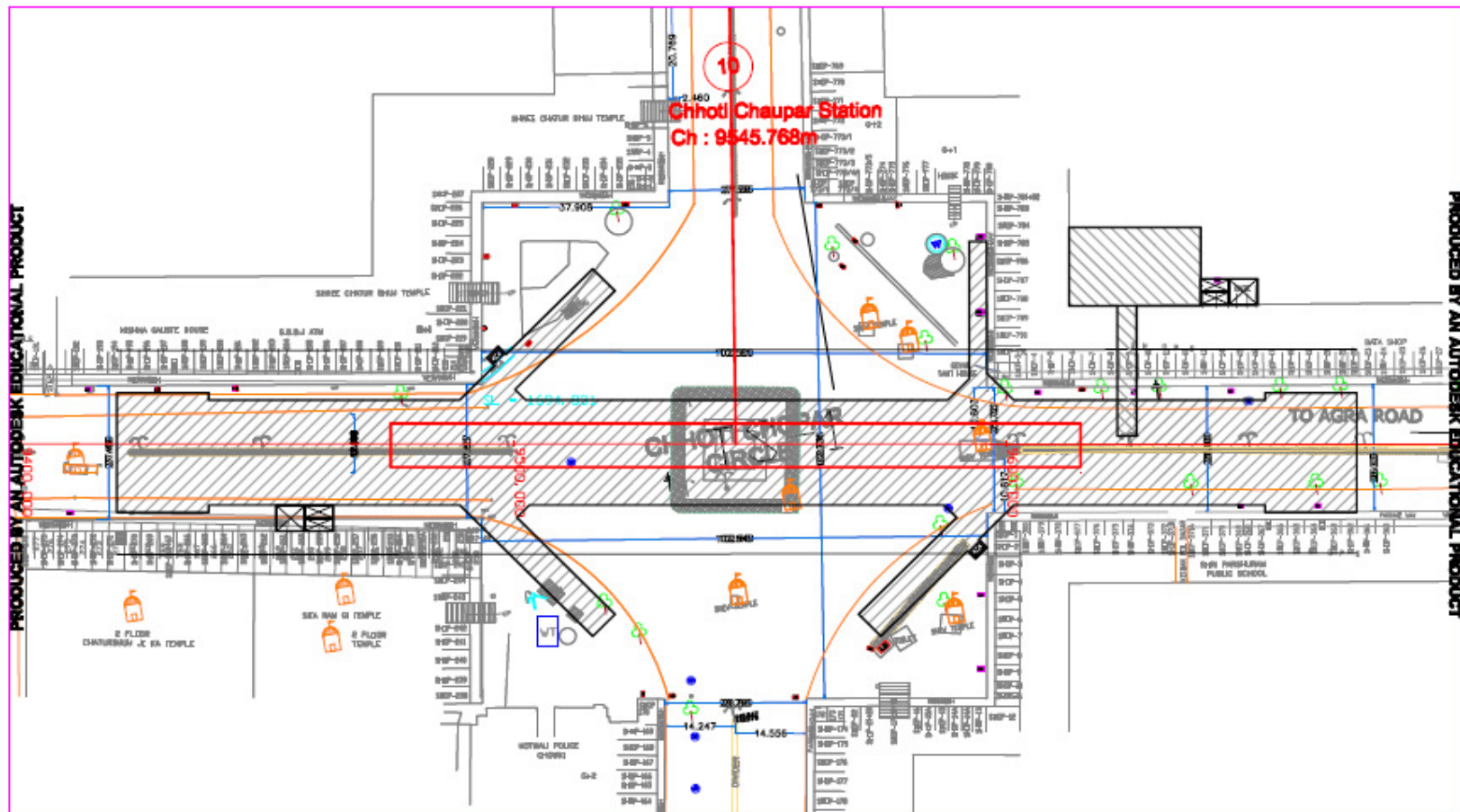


Figure 5: General Layout Plan (Choti Choupar Metro Station)

B. Gender Issues

39. As already explained under para 9, for smooth operation of activities at metro stations various facilities are planned viz. PA systems with announcements in English and Hindi, Electronic changeable message signs on the platform to announce arrival of the next train, CCTV, fully automatic fare control system with enclosed tickets, turnstile gates and computer accounting. The other facilities include escalators, lifts, illumination; emergency lights; ventilation and exit.

40. The peak frequency of the trains is planned to be 3-minutes. The maximum operating speed will be 85 km/hr thus covering the entire East West Corridor in about 20 minutes time. JMRC has planned to initially operate 4 car trains and later to 6/8 car trains in future with increased demand. Reserved coaches for women, reserved seats for elderly and persons with disabilities (PWD) are some of the features planned to be introduced with increase in demand for the metro rail.

C. Conclusion

41. Although the project has essentially followed the LA Act, 1894 for acquiring land necessary for the project, it has adopted certain good practices beyond the typical provisions of the LA Act for minimising the hardship on the displaced persons. A Settlement Committee was set up to negotiate with the displaced persons to quicken up the process and reduce grievances. The Committee also considered claims of displaced persons without legal ownership documents of the land and structure.

42. ADB's engagement may provide opportunity to JMRC to consolidate various experiences and good examples in their resettlement implementation activities. This will help internalize their business process for systematic address of social safeguards and strengthen the capacity to deal with social development aspects of project implementation.

**Details of Compensation and Land Allotted to PAPs as per Decision of Settlement Committee
Mansarovar – Shyam Nagar Section**

S No	Village	Khasra no.	Details of Property	Area to be acquired (Sq. m)	Owner/ Interested Person	Amt. Of Compensation for structure	TDS 10/20%	Net Payable amt.	Land allotted for rehabilitation		JDA Demand for Nazrana, lease etc.	Details of Payment made through Cheque	Balance amt. for structure	Details of Balance payment made through Cheque
									Shop no	Area				
1	Badarwas	152 part	Krishna Properties S-1	33.46	Krishna Avatar S/o Hanuman Prasad Sharma	91,420	.....	91,420	236	37.87	91,420	314410 20.09.11	.....	.....
2	Badarwas	152 part	Saini Sanitary & Hardware S-1A	29.25	Hanuman S/o Phulchand Saini	1,05,803	10,580	95,223	244	27.87	95,223	... "	.....	.....
3	Badarwas	152 part	Ganesh Traders S-2	29.25	Piuranmal S/o Phulchand	1,39,786	13,979	1,25,807	243	27.87	1,25,807	... "	.....	.....
4	Badarwas	152 part	Saini Kirana Store S-3	27.89	Shankar Lal S/o Phulchand Saini	1,76,372	17,637	1,58,735	251	27.87	1,58,735	... "	.....	.....
5	Badarwas	152 part	Shyam Sweets S-4	29.25	Ram Prakash Sharma S/o Ramnath Sharma	1,76,372	35,274	1,41,098	245	27.87	1,41,098	... "	.....	.....
6	Badarwas	152 part	Laxmi Sweets S-5	27.89	Munni Devi W/o Omprakash Saini	1,24,598	24,920	99,678	240	27.87	99,678	... "	.....	.....
7	Badarwas	152 part	Poonam Gents Parlour S-7	29.25	Phulchand S/o Kalyan Saini	1,60,689	16,069	1,44,620	252	27.87	1,44,620	... "	.....	.....
8	Badarwas	152 part	Ramesh Restaurant S-8	30.42	Phulchand S/o Kalyan Saini	1,06,982	10,698	96,284	253	27.87	96,284	... "	.....	.....
9	Badarwas	152 part	Stone citter workshop Saini marble & Stones	14.1 + 0.50	Ganesh Narayan S/o Narayan Lal	....	....	...	291	9.29	....	.....	.....	.....
10	Brijlalpura	21 part	Theka Desi Sharab S-2	23.22	Sunita Sharma W/o Sanjay Sharma	1,47,502	14,750	1,32,752	304	23.22	1,32,752	314410 20.09.11	.....	.....
11	Brijlalpura	21 part	Shop-3	23.22	Ashok Kumar Sharma S/o Rupnarayan	.....	....	....	303	23.22	.....	.....	.....	.....
12	Brijlalpura	21 part	Mangal Medical S-4	23.22	Premila Agarwal W/o Khemchand Agarwal	1,72,293	17,229	1,55,064	305	23.22	1,34,196	314410 20.09.11	20,868	314494 30.01.12
13	Brijlalpura	21 part	Shop – 5 & 6/1	34.83	Dinesh Agarwal S/o Shantilal Agarwal	.....	....	....	315	34.83	.....	.....	.....	.....
14	Brijlalpura	21 part	Shop 6/2 & 7 land	34.83	Anuradha Singhal W/o R K Singhal	.....	....	....	320	34.83	.....	.....	.....	.....
15	Brijlalpura	21 part	Solanki C-Hawk Aquarium S-8	23.22	Azad Singh Solanki S/o R S Solanki	1,72,293	17,229	1,55,064	306	23.22	1,34,196	314410 20.09.11	20,868	314507 30.01.12
16	Brijlalpura	21 part	RR Construct. Company S-9	23.22	Vishnu Gupta S/o Radhe Shyam Gupta	1,47,502	14,750	1,32,752	307	23.22	1,32,752	... "	.....	.....
17	Brijlalpura	21 part	R R Brick & Supplier	23.22	Hitesh Bansal S/o Kalyan Prasad bansal	1,47,502	14,750	1,32,752	302	23.22	1,32,752	... "	.....	.....
18	Brijlalpura	21 part	Shop no. 11-12	46.44	Sanjay Kumar Kanda S/o Radha Shyam Kanda	5,28,587	52,859	4,75,728	311 312	46.44	2,68,392	... "	2,07,336	314495 30.01.12
19	Brijlalpura	21 part	Jagdamba Metal Shop No. 13	23.22	Yashoda Gupta W/o Ashok Gupta	2,90,486	29,049	1,64,437	308	23.22	1,34,196	... "	1,27,241	314508 30.01.12

S No	Village	Khasra no.	Details of Property	Area to be acquired (Sq. m)	Owner/ Interested Person	Amt. Of Compensation for structure	TDS 10/20%	Net Payable amt.	Land allotted for rehabilitation		JDA Demand for Nazrana, lease etc.	Details of Payment made through Cheque	Balance amt. for structure	Details of Balance payment made through Cheque
									Shop no	Area				
20	Brijlalpura	21 part	Shop No.-14	23.22	Pramod Giree S/o Harikrishna Giree	51,899	.....	51,899	309	23.22	51,899	<u>314418-20</u> 26.09.11	.....	.....
21	Brijlalpura	21 part	Land of Shop no. 15-16	46.44	Santosh Agarwal S/o Kedar Agarwal	21,821	.....	21,821	301 300	23.22 23.22	21,821	<u>314410</u> 20.09.11	.....	.....
22	Brijlalpura	21 part	Saraswat Hardware & Sanitary Shop no. - 17	23.22	Parvati Devi W/o Nathu Ram Saini	1,72,293	34,459	1,37,834	310	23.22	1,34,196	<u>314410</u> 20.09.11	3,638	<u>314496</u> 30.01.12
23	Brijlalpura	21 part	Land of Shop no. 18-19	46.44	Mahendra Garg S/o Kashinath Garg, and Rinki W/o Mahendra Garg	8,966	.....	8,966	297 298	23.22 23.22	8,966	<u>314410</u> 20.09.11	.....	.....
24	Brijlalpura	21 part	Shop – 20 Electrical shop	35.01	Dhiraj Sharma S/o Ashok Sharma	2,22,397	22,240	2,00,157	322	34.83	2,00,157	<u>314410</u> 20.09.11	.....	.....
25	Brijlalpura	21 part	Rameshwar Juice Centre S-1	25.24	Kanta W/o Trilok Chand Sharma	2,98,967	29,897	2,69,070	248	27.88	1,61,107	<u>314418-20</u> 20.09.11	1,07,963	<u>314502</u> 30.01.12
26	Brijlalpura	21 part	Rameshwar Juice Centre S-2	14.06	Trilok S/o Rameshwar Sharma									
27	Brijlalpura	21 part	Shop S-3	19.68	Lokendra Singh S/o Krishna Singh	1,71,025	17,103	1,53,922	180	18.58	1,07,400	<u>314421-23</u> 27.09.11	46,522	<u>314503</u> 30.01.12
28	Brijlalpura	21 part	Shiv Motor Shop No. S-4	19.68	Kedar Sharma S/o G N Sharma	1,77,736	17,774	1,59,962	181	18.58	1,07,400	<u>314410</u> 20.09.11	52,562	<u>314493</u> 30.01.12
29	Brijlalpura	21 part	Shop S-5 Open Land	20.45	Sanjeev Sharma S/o Harinarayan Sharma	.....	.....	.....	175	18.58	.....	.....	.....	.....
30	Brijlalpura	21 part	Shop S-6 Open Land	23.00	M/s R-bit build home pvt. ltd. Sh. Manu Chowdhury	.....	.....	.....	239	27.87	.....	.....	.....	.....
31	Brijlalpura	21 part	Shop S-7 Open Land	27.00	M/s R-bit build home pvt. ltd. Sh. Manu Chowdhury	.....	.....	.....	299	23.22	.....	.....	.....	.....
32	Brijlalpura	21 part	Shop S-8 Open Land	30.22	Vijay Kumar Sharma S/o Sh. Kajodmal Sharma	.....	.....	.....	249	27.87	.....	.....	.....	.....
33	Brijlalpura	21 part	Shiv Motor Shop No. S-9	34.31	Mahesh Kumar Sharma S/o Kajodmal Sharma	.....	.....	.....	324	34.83	89,645	<u>314410</u> 20.09.11	.....	.....
34	Brijlalpura	21 part	Shop S-10 Open Land	79.04	Mahesh Kumar Sharma S/o Jagdishnarayan Sharma	89,645	.....	89,645	212	74.32	.....	.....	.....	.....
35	Brijlalpura	21 part	Complex S-11	92.99	Murlidhar Sharma S/o Suvalal Sharma	20,08,036	2,00,804	18,07,232	208 177	74.32 18.58	4,29,298	<u>314418-20</u> 26.09.11 <u>314424</u> 30.09.11	12,75,744	<u>314500</u> 30.01.12
36	Brijlalpura	21 part	Shop No. S-12 Open Land	104.11	Rajesh Sharma S/o Kalyan Prasad Sharma	.....	.....	.....	211 250	74.32 27.88	<u>1,02,190</u>	.....	.....	.....
37	Brijlalpura	21 part	Bar S-13 & 14	119.82	Sushila Khandelwala W/o	21,49,967	2,14,997	19,34,97	219	41.80	5,31,488	<u>314418-20</u>	13,10,235	<u>314501</u>

S No	Village	Khasra no.	Details of Property	Area to be acquired (Sq. m)	Owner/ Interested Person	Amt. Of Compensation for structure	TDS 10/20%	Net Payable amt.	Land allotted for rehabilitation		JDA Demand for Nazrana, lease etc.	Details of Payment made through Cheque	Balance amt. for structure	Details of Balance payment made through Cheque
									Shop no	Area				
					Mahendra Khandelwal			0	220	41.80		26.09.11		30.01.12
38	Brijlalpura	21 part	Bar S-15 &16	Included above	Mahendra Khandelwal S/o Banwari Lal				237	27.88		<u>314424</u> 30.09.11		
39	Devri	6 part	Manoj Electrical Science Soda shop, Yadav lassi Vala, Vinayak Cyber Fast Food Shop No. 58	37.98	Babul al S/o Radha Krishna Yadav	3,63,377	36,338	3,27,039	241	27.88	2,22,364	<u>314418-20</u> 26.09.11	1,04,675	<u>314499</u> 30.01.12
40	Devri	6 part	Easha Bath Collection, TVS showroom	161.87	Nasim Saddik W/o Mohd. Saddik	15,52,927	1,55,293	13,97,634	256 257 258	37.16 37.16 37.16	8,89,194	<u>314421-23</u> 27.09.11	5,08,440	<u>314504</u> 30.01.12
41	Devri	6 part	Taka desi wine	36.91	Jasram S/o Khumaram	1,28,155	12,816	1,15,339	319	34.83	1,15,339	<u>314421-23</u> 27.09.11	.....	....
42	Devri	6 part	Wine Shop	31.50	Ganesh Narayan S/o Gopiram Saini	2,09,210	41,842	1,67,368	236	27.87	1,67,368	<u>314425</u> 30.09.11	.....	....
43	Devri	6 part	Sh. Bajrang property shop - 47	24.40	Mahesh Narayan S/o Hari Narayan Sharma	1,15,502	11,550	1,03,952	184	18.58	1,03,952	<u>314418-20</u> 26.09.11	.....	....
44	Devri	6 part	Jai Hanuman Hardware	38.69	Nemichand S/o Moolchand Saini	2,51,338	25,134	2,26,204	235	27.88	2,22,364	<u>314418-20</u> 26.09.11	3,840	<u>314498</u> 30.01.12
45	Devri	6 part	Radhagovind photovopies	18.60	Jagdish Goyal S/o Harinarayan, Gopal and Dharmendra Agarwal S/o Haratilal	1,95,746	19,575	1,76,171	179	18.58	1,48,276	<u>314421-23</u> 27.09.11	27,895	<u>314505</u> 30.01.12
46	Devri	6 part	Open Land	57.24	Deendayal Goyal S/o Mathuralal Goyal 1/6 Manju W/o Bhunwnash Goyal, 1/6 Subhash Gupta S/o Nathulal Gupta 1/6 Murarilal Goyal S/o Ganga Prasad Goyal 1/6 Santosh Kumar Goyal S/o Jagdish Prasad Goyal 1/6, Sanjay Kumar Agarwal S/o Nanu Ram Agarwal 1/6	.....	.....	....	259 292	37.17 09.29	.....	.....	.....	.....
47	Devri	6 part	Teena Sweets, Khandelwal auto parts	11.45	Smt. Asha Devi Gurjar W/o Kamal Kumar Gurjar	1,45,879	14,588	1,31,291	280	9.20	74,188	<u>314426-27, 29</u> 30.09.11	57,103	<u>314506</u> 30.01.12
48	Brijlalpura	121 part	Vishanu properties shop No.- 61-62	54.17	Lalla Ram S/o Sundhar Lal Sharma	3,98,347	39,835	3,58,512	260 189	37.16 18.58	2,14,699	<u>314418-20</u> 26.09.11 Amt. For	10,508	<u>314497</u> 30.01.12

S No	Village	Khasra no.	Details of Property	Area to be acquired (Sq. m)	Owner/ Interested Person	Amt. Of Compensation for structure	TDS 10/20%	Net Payable amt.	Land allotted for rehabilitation		JDA Demand for Nazrana, lease etc.	Details of Payment made through Cheque	Balance amt. for structure	Details of Balance payment made through Cheque
									Shop no	Area				
												shop 189 is to be sent		
49	Sukhalpur	56 part	Srinath Pavitra Bhojanalaya Shop No. 59-60	52.85	Rang Lal S/o Ganga Ram Gurjar	1,00,304	10,030	90,274	262 196	37.16 18.58	1,33,305	<u>314418-20</u> 26.09.11	.....	.....
50	Sukhalpur	56 part	Land CBA 123	40.00	Yashwant Dhaparti	.....	.....	.....	216	41.80	.....	.....	.....	Compensation for structure pending
51	Sukhalpur	56 part	Land CBA 124	40.00	Sunil Kumar Jain	1,20,350	12,035	1,08,315	217	41.80	....	<u>4676</u> 12.03.12	1,08,315	<u>4676</u> 12.03.12
52	Sukhalpur	56 part	Land CBA 126	40.00	Manoj Kumar, Vijay	1,20,350	12,035	1,08,315	218	41.80	....	<u>4677</u> 12.03.12	1,08,315	<u>4677</u> 12.03.12
53	Sukhalpur	56 part	Land CBA 127	40.00	Raman Katyar S/o Sharad Kumar, Arvind S/o Jay Prakash Agarwal	1,20,350	12,035	1,08,315	215	41.80	....	6911,6912	54,158	<u>6011</u> 27.03.12 <u>6012</u> 27.03.12
54	Sodala	274 part 276 part	Jangid Family	25.57	Ramswaroop S/o Sh. Rampal	25,172	....	25,172	247	27.88	25,172	314512	54,157	.....
55	Sodala	274 part 276 part	Jangid Family	25.57	Ratan Kumar S/o Sh. Rampal	26,561	.....	26,561	225	41.80	26,561	314418-20	.....	.....
56	Sodala	274 part 276 part	Jangid Family	26.37	Nanchhi alias Sita Devi W/o Bhawan Sahay	1,05,117	21,023	84,094	221	41.80	84,094	.....	....	.....
57	Sodala	274 part 276 part	Jangid Family	33.84	Bhawan Sahay S/o Sh. Rampal	1,23,360	12,336	1,11,024	223	41.80	1,11,024	.....	.....	.....
58	Sodala	274 part 276 part	Jangid Family	163.00	Bhawan Sahay S/o Sh. Rampal, Ratan Kumar S/o Rampal	2,54,861	25,486	2,29,375	222 224	41.80 41.80	2,29,375	.....	.....	.....
59	Sodala	274 part 276 part	Jangid Family	76.80	Banwari S/o Rampal	63,680	....	63,680	210	74.32	63,680	.....	.....	.....
60	Sodala	274 part 276 part	Jangid Family	35.54	Gangashaya S/o Rampal	49,167	.....	49,167	246	27.88	49,167	.....	.....	.....
61	Sodala	274 part 276 part	Gokul Mistan Bhandar	26.63	Prampuri Goswami	5,47,762	54,776	4,92,986	242	27.88	1,63,340	.....	.....	<u>314514</u> 15.02.12
62	Brijlalpura	21 part	Entry gate of Purohit Garden	23.22	Ramesh, Dinesh, Shyam & Manuchand S/o Mohan Purohit, Sashi Vyas W/o MCR Vyas	.....	.....	.....	176	18.58	.....	.....	3,39,646	.....
63	Badarwas	152 part	Part of residential house	63.71	Shankar Lal Phool Chand	.....	.....	.....	Res. Plot	94.88	Allotment through JDA in	.....	.....	.....

S No	Village	Khasra no.	Details of Property	Area to be acquired (Sq. m)	Owner/ Interested Person	Amt. Of Compensation for structure	TDS 10/20%	Net Payable amt.	Land allotted for rehabilitation		JDA Demand for Nazrana, lease etc.	Details of Payment made through Cheque	Balance amt. for structure	Details of Balance payment made through Cheque
									Shop no	Area				
									J-13		process			
SHYAMNAGAR TO SODALA POLICE STATION														
64	Sodala	249 part 254 part	Plot No. 51 Vaid Vatika	168.00	Pradeep Kumar S/o Dinesh Chand Sharma	7,20,672	72,067	6,48,605	Res Plot No 10	169.73	22,936	314555 17.07.12	3,25,669	314554 17.07.12
65	Sodala	249 part	Plot No. 1 Vaid Vatika	98.00	Dr. Omprakash Balodiya S/o Bhorilal Balodiya	29,36,625	2,93,663	26,42,962	Res Plot No 2	108.00	51,092	644823 28.06.12	25,91,870	644824 28.06.12
66	Sodala	249 part	Plot No. 2a Vaid Vatika	93.00	Ravendra Singh Bhatti S/o Shankar Singh Bhatti	8,39,338	83,934	755404	Res Plot No 12	112.40	88,757	644821 28.06.12	6,66,647	644822 28.06.12
67	Sodala	249 part	Plot No. 2 Vaid Vatika	94.48 20.00	Mahendra singh S/o Kailash Singh Bahatti	10,71,217 1,32,733	1,07,122 13,273	9,64,095 1,19,460	Res Plot No 11	117.00	26,722	644828 28.06.12	9,37,373 1,19,460	644829 28.06.12 004723 07.07.12
68	Sodala	249 part	Plot No. 3 Vaid Vatika	172.00	Kamlesh Kumar S/o Bhagwan Das Sharma	16,54,364	1,65,436	14,88,928	Res Plot No 01	175.41	13,791	314560 30.07.12	14,75,137	314563 30.07.12
69	Sodala	249 part	Plot No. 4 Vaid Vatika	50.00 5.00 1.00	Indiramani W/o Ramjilal Sharma	5,72,030	57,203	5,14,827	Res Plot No 04	71.50	68,526	314562 30.07.12	4,46,301	314565 30.07.12
70	Sodala	249 part	Plot No. 11 Vaid Vatika	60.45	Saroj Singh W/o Hari Singh Gujjar	3,99,446	39,945	3,59,501	Res Plot No 05	71.50	51,152	314561 30.07.12	3,08,349	314564 30.07.12
71	Sodala	249 part	Plot No. 12 Vaid Vatika	180.52 217.00	Urmila Tiwari W/o Srikrishna Tiwari	32,62,228	3,26,223	29,36,005	Res Plot No 08	386.76	52,138	644825 28.06.12	28,83,867	644827 28.06.12
72	Sodala	249 part	Plot No. 14 Vaid Vatika	139.00	Tej Kanwar W/o Gopal Singh	9,28,987	92,899	8,36,088	Res Plot No 03	139.50	17,485	003058 11.07.12	8,18,603	003035 11.07.12
73	Sodala	229 part 249 part	Plot No. 66 Venkateswar Colony	153.00	Chandrakanta W/o Dinesh Cjand Gupta	.....	....	....	Res Plot No 14	156.19	.....	.....	.....	.....
74	Sodala	229 part 249 part	Plot No. 26 Venkateswar Colony	67.18	Neeraj Kejdewal W/o Hariram Kejdewal	44,68,377	4,46,838	40,21,539	Res Plot No 06	84.31	68,876	314569 16.08.12	39,52,663	314570 16.08.12
75	Sodala	211 part	Constructed house	136.00	Pran Singh, Hanuman Singh S/o Bansilal Sishodiya	4,13,942	20,697 20,697	3,72,548	Res Plot No 09	130.00	14,483	003059 12.07.12	1,79,032 1,79,033	003062 12.07.12 003063 12.07.12
76	Sodala	203 part	Constructed	341.46	Shiv Shankar S/o Badri	16,50,205	1,65,020	14,85,185	Res	351.00	14,85,185	314556

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									Shop no	Area				
			house		Prasad Vasista				Plot 3/2					17.07.12
77	Sodala	254 part	Sahu traders	12.50	Pram Devi W/o Gouri Shankar Sahu	35,525	35,525	Plot shop No 294	9.29	35,526	<u>004723</u> 19.07.12		
78	Sodala	254 part	Sahu Gajak Bhandar	9.00	Dhullari Devi W/o Ramesh Chand Sahu	50,491	.....	50,491	Plot shop No 284	9.29	50,491	<u>004741</u> 19.07.12		
79	Sodala	254 part	Joya Telecom, Vinayak Cycle Store	10.08 36.98	Pratibha Mishra W/o Jay Prakash Mishra	48,151 1,67,801	4,815 16,780	43,336 1,51,021	Plot shop No 293	9.29 41.80	43,336 1,51,021	<u>314548</u> 25.05.12 <u>314547</u> 25.05.12		
80	Sodala	254 part 249 part	Pravesh Footware	37.80	Suresh Chand Mishra S/o Niranjana Mishra	2,64,606	26,461	2,38,145	Plot Shop No. 273	37.17	2,14,699	<u>314544-46</u> 25.06.12	23,446	<u>314549</u> 25.05.12
81	Sodala	249 part	Subham General store	18.90	Krisna Kanta Sharma S/o Dinesh Ch. Sharma	1,75,183	.....	1,75,183	Plot Shop No. 275	37.17	1,75,183	<u>004739</u> 19.07.12	.....	.....
82	Sodala	249 part	Salashar General store	17.72	Dilip Mishra S/o Dinesh Ch. Mishra									
83	Sodala	249 part	Aradhana Electricals, Mordan Shoes & Chappal store	18.90 19.53	Syam Sunder Mishra S/o Niranja Lal Mishra,	62,469 96,677	.....	62,469 96,677	Plot Shop No. 187, 188	18.58 18.528	62,469 96,677	<u>004737</u> 19.07.12 <u>004738</u> 19.07.12	.....	.....
84	Sodala	249 part	Sree Balaji Trading Co.	8.39	Pankaj Sharma S/o Ramakant	53.612	.....	53612	Plot Shop No. 282	9.29	53,612	<u>004740</u> 19.07.12	.....	.....
RAILWAY STATION TO CHANDPOLE														
85	Barodia	328/1, 328/3 part	Sitaram Sain	196.32	Sitaram Sain S/o Godu Ram Sain	28,08,865 + <u>22,05,630</u> 50,14,495	2,80,887	25,27,978	Res plot no.1	231.24	69,999	<u>590873</u> 19.09.12	24,57,979	<u>590871-72</u> 19.09.12
86	Barodia	328/1 part	Narayan Pavitra Bhijanalaya	30.45	Sitaram Sain S/o Godu Ram Sain			Phoos ka Bunglow		Balance payment 2205630 i process			

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									Shop no	Area				
87	Barodia	401 part	Jam Jam Bangles	18.91	1. Smt. Farida Kiran (Self, husband share) 2. Hiffazur Rahman (son) 3. Abdul Alim (son) 4. Anjum (Daughter) 5. Sarfraz (son)	4,04,913 76,241 76,240 76,241 76,241	40,491 7,624 7,624 7,624 7,624	Plot Shop No. 6	23.40	68,616 3,64,422	<u>314576</u> 10.12.12 <u>314577</u> 10.12.12
Balance payment 205851 in process														
88	Barodia	401 part	Ramchandra Laxman Das	15.50	Ramchandra Laxman Das	6,13,382	1,22,676		Plot Shop No. 5	18.00	.....	.....	4,90,706	
89	Barodia	401 part	Chouhan Textiles	30.38	1. Siraj Ahmed 2. Nishar Ahmed 3. Salim Ahmed 4. Makbul Ahmed 5. Shokat Ali	3,95,783 3,95,782 3,95,782 65,964 65,964	39,578 39,578 39,578 6,597 6,597		Plot Shop No. 2	39.00	.....	.....	3,56,205 3,56,204 3,56,204 59,367 59,367	<u>590922</u> 10.12.12 <u>590920</u> 10.12.12 <u>590921</u> 10.12.12 <u>590924</u> 10.12.12 <u>590923</u> 10.12.12
90	Barodia	401 part	New Shiv Pan Bhandar	1.54	Chhuttan Lal Bihari Lal S/o Dhanna Lal	1,43,557	....		Plot Shop No. 7	2.25	Payment in process			
91	Barodia	401 part	Sharma Brothers	1.54	Radha Krishna Sharma	1,43,557	.....		Plot Shop No. 8	2.25	Shop Reserved			
92	Barodia	401 part	D L Garments	15.50	Smt. Tara Devi	6,74,256	67,426	6,06,830	Plot Shop No. 4	18.00	77,760	<u>590912</u> 10.12.12	5,29,070	<u>590914</u> 10.12.12
93	Barodia	401 part	Ambe Readymade	15.50	1. Sankar Lal 2. Kanta Devi 3. Govind 4. Kishor	1,79,584 1,79,583 1,79,583 1,79,583	17,959 17,958 17,958 17,958	1,61,625 1,61,625 1,61,625 1,61,625	Plot Shop No. 3	18.00	.....	.....	1,61,625 1,61,625 1,61,625 1,61,625	<u>590516</u> 10.12.12
94	Barodia	401 part	Arora Namkeen	31.56	1. Md. Yusuf 2. Hazi Usman Gani 3. Manvra	5,92,053 2,96,027 2,96,026	59,205 29,603 29,603	5,32,848 2,66,424 2,66,423	Plot Shop No. 1	39.00	.....	.....	5,32,848 2,66,424 2,66,423	<u>590925</u> 10.12.12 <u>314573</u> 12.12.12 <u>314574</u> 10.12.12 <u>5909124</u> 12.12.12

S No	Village	Khasra no.	Details of Property	Area to be acquired (Sq. m)	Owner/ Interested Person	Amt. Of Compensation for structure	TDS 10/20%	Net Payable amt.	Land allotted for rehabilitation		JDA Demand for Nazrana, lease etc.	Details of Payment made through Cheque	Balance amt. for structure	Details of Balance payment made through Cheque
									Shop no	Area				
	TOTAL			5041.83		43316858	4381558	38935298		5892.69	8691381		30243208	

Information regarding land Acquisition and Compensation Paid in Metro Project Line 1 Phase 1-A (Up to 20.06.2013)

S No.	Name of the Affected Person	Revenue Village and Khasra No.	Area in Sq. M	80% Compensation Amount (Rs.)	TDS 10% / 20%	Net Paid Amount	Chq. No. & Date	Difference amount as per LAO award (Rs.)	TDS 10% / 20%	Net difference amount (Rs.)	Chq. No. & Date	Total Amount Paid (Rs.) (7+11)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Ramesh Chand, Dinesh Chand, Shyam Chand, Manu Chand, S/o Sh. Mohan Prasad Purohit, Smt. Shashi Vyas W/o Dr. M C R Vyas	Brijlalpura 21 part	199.98	23,73,870	.....	23,73,870	<u>314478</u> 25.01.12	10,09,932	2,01,866	8,07,466	<u>590888</u> 22.11.12	31,81,336	<u>Civil Court</u> Rs. 23,73,870 <u>LAO, JDA</u> Rs. 8,07,466
2	Ramesh Chand, Dinesh Chand, Shyam Chand, Manu Chand, S/o Sh. Mohan Prasad Purohit, Smt. Shashi Vyas W/o Dr. M C R Vyas	Brijlalpura 21 part	190.3	22,58,959	.....	22,58,959	<u>314479</u> 23.01.12	9,50,543	1,90,109	7,60,434	<u>590890</u> 22.11.12	30,19,393	<u>Civil Court</u> Rs. 22,58,959 <u>LAO, JDA</u> Rs. 7,60,434
3	Ramesh Chand, S/o Late Sh. Mohan Prasad Purohit	Brijlalpura 21 part	200.00	23,74,107	.....	23,74,107	<u>314480</u> 23.01.12	9,91,484	1,98,297	7,93,188	<u>590891</u> 22.11.12	31,67,295	<u>Civil Court</u> Rs. 23,74,107 <u>LAO, JDA</u> Rs. 7,93,188
4	Smt. Tara Purohit W/o Late Sh. Mohan Prasad Purohit	Brijlalpura 21 part	200.00	23,74,107	.....	23,74,107	<u>314481</u> 23.01.12	9,91,484	1,98,297	7,93,188	<u>590892</u> 22.11.12	31,67,295	<u>Civil Court</u> Rs. 23,74,107 <u>LAO, JDA</u> Rs. 7,93,188
5	Smt. Kusum Purohit W/o Dinesh Chand Purohit	Brijlalpura 21 part	200.00	23,74,107	.....	23,74,107	<u>314483</u> 23.01.12	9,91,484	1,98,297	7,93,188	<u>590893</u> 22.11.12	31,67,295	<u>Civil Court</u> Rs. 23,74,107 <u>LAO, JDA</u> Rs. 7,93,188
6	Smt. Sashi Kala Vyas W/o Dr. M C R Vyas	Brijlalpura 21 part	166.66	19,78,330	.....	19,78,330	<u>314484</u> 23.01.12	8,26,198	1,65,240	6,60,958	<u>5,90,894</u> 22.11.12	26,39,288	<u>Civil Court</u> Rs. 19,78,330 <u>LAO, JDA</u> Rs. 6,60,958
7	Kumari Poorvi Purohit D/o Late Sh. Mohan Prasad Purohit	Brijlalpura 21 part	300.00	35,61,201	.....	35,61,201	<u>314485</u> 23.01.12	15,02,290	3,00,458	12,01,832	<u>5,90,877</u> 22.11.12	47,63,033	<u>Civil Court</u> Rs. 35,61,201 <u>LAO, JDA</u> Rs. 12,01,832
8	Dinesh Chand S/o Late Sh.	Brijlalpura 21 part	165.00	19,58,625	.....	19,58,625	<u>314486</u> 23.01.12	12,44,369	2,48,874	9,95,495	<u>5,90,897</u> 22.11.12	29,54,120	<u>Civil Court</u> Rs. 19,58,625

S No.	Name of the Affected Person	Revenue Village and Khasra No.	Area in Sq. M	80% Compensation Amount (Rs.)	TDS 10% / 20%	Net Paid Amount	Chq. No. & Date	Difference amount as per LAO award (Rs.)	TDS 10% / 20%	Net difference amount (Rs.)	Chq. No. & Date	Total Amount Paid (Rs.) (7+11)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Mohan Prasad Purohit												LAO, JDA Rs. 9,95,495
9	Sh. Mannu Chand Purohit S/o Late Mohan Prasad Purohit	Brijlalpura 21 part	161.3	20,09,670	.....	20,09,670	314487 23.01.12	12,74,181	2,54,836	10,19,345	5,90,878 22.11.12	30,29,015	Civil Court Rs. 20,09,670 LAO, JDA Rs. 10,19,345
10	Sh. Anshuman Purohit S/o Mohan Prasad Purohit	Brijlalpura 21 part	199.5	23,68,172	.....	23,68,172	314488 23.01.12	18,29,051	3,65,810	14,63,241	5,90,879 22.11.12	38,31,413	Civil Court Rs. 23,68,172 LAO, JDA Rs. 14,63,241
11	Smt. Sashi Purohit W/o Chand Purohit	Brijlalpura 21 part	198.84	23,60,337	.....	23,60,337	314489 23.01.12	9,87,251	1,97,450	7,89,801	5,90,898 22.11.12	31,50,138	Civil Court Rs. 23,60,337 LAO, JDA Rs. 7,89,801
12	Shyam Chand Purohit S/o Late Mohan Prasad Purohit	Brijlalpura 21 part	200	23,74,107	.....	23,74,107	314490 23.01.12	9,93,842	1,98,768	7,95,074	590899 22.11.12	31,69,181	Civil Court Rs. 23,74,107 LAO, JDA Rs. 7,95,074
13	Smt. Jyotsna Purohit W/o Chand Purohit	Brijlalpura 21 part	125.00	14,83,787	.....	14,83,787	314491 23.01.12	6,21,512	1,24,302	4,97,210	590900 22.11.12	19,80,997	Civil Court Rs. 1,48,378 LAO, JDA Rs. 4,97,210
14	Kumari Uttara Purohit D/o Chand purohit	Brijlalpura 21 part	164.00	1,32,197	.....	1,32,197	314492 23.01.12	82,728	16,546	66,182	590901 22.11.12	1,98,379	Civil Court Rs. 1,32,197 LAO, JDA Rs. 66,182
15	Alok Agarwal S/o Shyam Sunder Agarwal	Brijlalpura 112 @ 2 part 111 @ 6 part 111 @ 156 @ 1 part 1/4 111 @ 206 part 1/2	2580.13	30,64,368 + 25,340 TDS Int.	.....	30,89,708	314441 9.11.11 314532 30.3.12 590853 12.06.12	11,55,007	.....	11,55,007	590880 22.11.12	42,44,715	Civil Court Rs. 30,89,708 LAO, JDA Rs. 11,55,007
16	M/s. Job Leasing & Finance Ltd. Dr. Ankit Mangal S/o Subhash Mangal	Brijlalpura 111 @ 156 @ 2 New No. 1/4 111 @ 207 part 1/2	500	5,93,840	59,384	5,34,456	314440 9.11.11	2,28,738	.....	2,28,738	590904 22.11.12	7,63,194	
17	M/s. Fine Gems Export Pvt. Ltd. Director Gordhan Jhanwar S/o Late	Brijlalpura 123/175	6583.68	26,12,82,558	26,12,82,558	23,51,54,302	314151 8.12.11	10,24,51,543	1,02,45,154	9,22,06,389	590881 22.11.12	32,73,60,691	

S No.	Name of the Affected Person	Revenue Village and Khasra No.	Area in Sq. M	80% Compensation Amount (Rs.)	TDS 10% / 20%	Net Paid Amount	Chq. No. & Date	Difference amount as per LAO award (Rs.)	TDS 10% / 20%	Net difference amount (Rs.)	Chq. No. & Date	Total Amount Paid (Rs.) (7+11)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Sh. Gopal Das												
18	Prabha Vatsh W/o Devendra Vatsh	Sodala 281 part	269.00	39,82,170	3,98,217	35,83,953	<u>4591</u> 31.01.12	16,46,081	1,64,608	14,81,473	<u>590889</u> 22.11.12	50,65,426	
19	Prabha Vatsh W/o Devendra Vatsh	Sodala 281 part	192.11	28,54,655	2,85,465	25,69,190	<u>4592</u> 31.01.12	11,79,842	1,17,984	10,61,858	<u>590883</u> 22.11.12	36,31,048	
20	Gulab Chand S/o Mohan Lal	Sodala 340	515.61	78,18,298	7,81,830	70,36,468	<u>314458</u> 12.01.12	33,33,287	3,33,329	29,99,958	<u>590885</u> 22.11.12	1,00,36,426	
21	Smt. Kamala W/o Gulab Chand	Sodala 340	436.96	66,71,201	8,44,086	75,96,778	<u>314459</u> 12.01.12	28,52,412	2,85,241	25,67,171	<u>590884</u> 22.11.12	1,08,07,694	
			119.38	17,69,663				7,15,272	71,527	6,43,745	<u>590903</u> 22.11.12		
22	Gulab Chand S/o Mohan Lal	Sodala 340	238.13	27,24,207	2,72,431	24,51,786	<u>314460</u> 12.01.12	12,89,704	1,28,970	11,60,734	<u>590886</u> 22.11.12	36,12,520	
23	Kishan Chand & Sons H.U.F. Karta Sh. Kishan Chand S/o Chetan Das	Residential Plot No. 1/1	560	45,23,531 + TDS Int. <u>31606</u> <u>4555137</u>	.....	45,55,137	<u>590831</u> 25.11.11 <u>314533</u> 30.03.12 <u>590854</u> 12.06.12	.....	.....	.....	.....	45,55,137	Compensation Amount Refer to civil court
24	Moti Lal Yadav S/o Govind Ram, Kailash Chand, Lalit Kishor, Ramsearoop S/o Moti Lal	Residential Plot No. 1/2	373.29	30,46,577	3,04,657	27,41,920	<u>590863</u> To <u>590866</u> 16.08.12	.....	.....	.....	.....	27,41,920	
25	Gaurav Bhargava S/o Rahul Bhargava	Residential Plot No. 1/2 part	156.71	35,35,695 + TDS Int. <u>24704</u> <u>3560399</u>	.....	35,60,399	<u>590835</u> 25.11.11 <u>314535</u> 30.03.12 <u>590856</u> 12.06.12	.....	.....	.....	.....	35,60,399	Compensation Amount Refer to civil court
26	Vijay Kimar S/o Kishan Chand	Residential Plot No. 1/3	560	14,89,808 + TDS Int. <u>10409</u> <u>1500217</u>	.....	15,00,217	<u>590834</u> 25.11.11 <u>314536</u> 30.03.12 <u>590857</u> 12.06.12	.....	.....	.....	.....	15,00,217	Compensation Amount Refer to civil court
27	Deen Dayal S/o Chetan Das, Ashan Das S/o	Residential Plot No. 1/4	660	17,74,850 + TDS Int. <u>12401</u>	.....	17,87,251	<u>590835</u> 25.11.11 <u>314537</u>	.....	.....	.....	.....	17,87,251	Compensation Amount Refer to civil

S No.	Name of the Affected Person	Revenue Village and Khasra No.	Area in Sq. M	80% Compensation Amount (Rs.)	TDS 10% / 20%	Net Paid Amount	Chq. No. & Date	Difference amount as per LAO award (Rs.)	TDS 10% / 20%	Net difference amount (Rs.)	Chq. No. & Date	Total Amount Paid (Rs.) (7+11)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Chetan Das			<u>1787251</u>			30.03.12 590858 12.06.12						court
28	M/s. Radha Govind Build well Dr. Ramesh Bhardwaj S/o Banshidhar Bhardwaj	Residential Plot No. 1/5	577	14,43,231+ TDS Int. 10084 <u>1453315</u>	.....	14,53,315	590836 25.11.11 314538 30.03.12 590859 12.06.12	.....	.....	.....	.....	14,53,315	Compensation Amount Refer to civil court
29	M/s. Radha Govind Build well Dr. Ramesh Bhardwaj S/o Banshidhar Bhardwaj	Residential Plot No. 1/6	2530	2,00,03,390 + TDS Int. 139763 <u>20143153</u>	.....	2,01,43,153	590839 25.11.11 314539 30.03.12 590860 12.06.12	.....	.....	.....	.....	2,01,43,153	Compensation Amount Refer to civil court
30	Shiv Narayan, Suresh Kumar S/o Mahesh Kumar Verma	Brijlalpura 121 part	37.76	7,13,421	71,342	6,42,079	117965 10.12.12	.....	.....	.....	.....	6,42,079	
31	Puspa Dhamani W/o Laxmi Narayan	Sodala 215 part Sodala 216 part	1600 2300	6173232 + TDS Int. 80578 <u>6253810</u>	.....	6253810	314399 5.08.11 314526 30.03.12 590848 12.06.12	.....	.....	.....	.....	6253810	Compensation Amount Refer to civil court
32	Smt. Mohani Devi Singhania W/o Satya Narayan	Sodala 244 part Sodala 245 part Sodala 246 part Sodala 247 part Sodala 248 part	150 1350 350 350 1100	5698368 + TDS Int. <u>74379</u>	.....	5772747	314400 5.08.11 314576 30.03.12 590849 12.06.12	.....	.....	.....	.....	5772747	Compensation Amount Refer to civil court
33	Gopal S/o Ram Ratan Dhamani, Smt. Triveni Devi, W/o Ram Gopal Chamadiya	Sodala 241 part Sodala 242 part Sodala 243 part	1000 280 850	3371534 + TDS Int. 44008 <u>3415542</u>	.....	3415542	314401 5.08.11 314529 30.03.12 590850 12.06.12	.....	.....	.....	.....	3415542	Compensation Amount Refer to civil court
34	Manjit Singh S/o	Sodala	2250	5640492 +	.....	5714116	314402	.....	.....	.....	.....	5714116	Compensation

S No.	Name of the Affected Person	Revenue Village and Khasra No.	Area in Sq. M	80% Compensation Amount (Rs.)	TDS 10% / 20%	Net Paid Amount	Chq. No. & Date	Difference amount as per LAO award (Rs.)	TDS 10% / 20%	Net difference amount (Rs.)	Chq. No. & Date	Total Amount Paid (Rs.) (7+11)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Guru Datt Singh, Ishwar Singh S/o Harvendra Singh	211/1 part		TDS Int. <u>73624</u> <u>5714116</u>			5.08.11 <u>314530</u> 30.03.12 <u>590852</u> 12.06.12						Amount Refer to civil court
35	Ajeez Husain S/o Safi Husain	Madamrampura 230 part 231 part	752	11402726 + TDS Int. <u>25340</u> <u>11428066</u>	.....	11428066	<u>314438</u> 1.11.11 <u>314531</u> 30.03.12 <u>590853</u> 12.06.12	4661479	.....	4661479	<u>314519</u> 14.03.12	16089545	Civil Court Rs11428066 LAO, JDA Rs. 4661479
36	Nisha Builders Pvt. Ltd.	Madamrampura 251/450 part	1011.70	13389859	.....	13389859	<u>314516</u> 01.03.12	5342520	1068504	4274016	<u>590887</u> 22.11.12	17663875	Civil Court Rs13389859 LAO, JDA Rs. 4274016
37	Kedar Nath etc. (Radha Krishna Hotel)	Barodia 330 part	1393.02	35071117	.....	35071117	<u>314510</u> 02.02.12	.....	.....	.....	.....	35071117	Compensation Amount Refer to civil court
38	Rajputana Sheraton ITC Hotel	Barodia 328/1 part 328/2 part	1853.86	180696351	.....	180696351	<u>644805</u> 13.02.12	.....	.....	.....	.....	180696351	Compensation Amount Refer to civil court
39	Ganga Retreat and Tower Ltd.	Hathroi 1 part 2 part	737.14	57295103	5729510	51565593	<u>644806</u> 15.02.12	.....	.....	.....	.....	51565593	
40	Arun Bahadur Singh Karki etc. and Jitendra Singh, Padam Singh (Tenant)	Hathroi 319 part	62.56	2340789	.....	2340789	<u>004689</u> 17.03.12	.....	.....	.....	.....	2340789	Compensation Amount Refer to civil court
41	Arun Bahadur Singh Karki etc. and Padam Singh, Ummed Singh (Tenant)	Hathroi 319 part	26.22	879855	.....	879855	<u>004690</u> 17.03.12	.....	.....	.....	.....	879855	Compensation Amount Refer to civil court
42	Arun Bahadur Singh Karki etc. and Munnai Devi Parwal (Tenant)	Hathroi 319 part	33.67	1184271	.....	1184271	<u>004691</u> 17.03.12	.....	.....	.....	.....	1184271	Compensation Amount Refer to civil court
43	Arun Bahadur Singh Karki etc.	Hathroi 319 part	28.36	987704	.....	987704	<u>004692</u> 17.03.12	.....	.....	.....	.....	987704	Compensation Amount

S No.	Name of the Affected Person	Revenue Village and Khasra No.	Area in Sq. M	80% Compensation Amount (Rs.)	TDS 10% / 20%	Net Paid Amount	Chq. No. & Date	Difference amount as per LAO award (Rs.)	TDS 10% / 20%	Net difference amount (Rs.)	Chq. No. & Date	Total Amount Paid (Rs.) (7+11)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	and Satpal Singh (Tenant)												Refer to civil court
44	Arun Bahadur Singh Karki etc. and Radhey Shyam Sharma (Tenant)	Hathroi 319 part	92.7	3497942	.....	3497942	004693 17.03.12	.....	.....	.....	.....	3497942	Compensation Amount Refer to civil court
45	Arun Bahadur Singh Karki etc. and Yogendra Bhatti (Tenant)	Hathroi 319 part	29.70	1081426	.....	1081426	004694 17.03.12	.....	.....	.....	.....	1081426	Compensation Amount Refer to civil court
46	Madan pratap khuteta, Homeopathic Charitable Trust	Hathroi 317 part	150.30	4894910	.....	4894910	314511 02.02.12	.....	.....	.....	.....	4894910	Compensation Amount Refer to civil court
47	Saint Andrews Church	Barodia 67 part	50.76	1884126	.....	1884126	004651 28.02.12	.....	.....	.....	.....	1884126	Compensation Amount Refer to civil court
48	Shyam Sundhar Mishra	Sodala 249 part 254 part	120	6,76,800	67,680	6,09,120	214052 20.03.2013	-----	-----	-----	-----	6,09,120	Paid to affected person
49	Peter Rodrigous	Sodala 249 part	26	2,65,186	53,037	2,12,149	900053 23.05.2013	-----	-----	-----	-----	2,12,149	Paid to affected person
50	Vinod Rani Meharda	Sodala 203 part	325	19,24,458	19,24,46	17,32,012	214057 20.03.2013	-----	-----	-----	-----	17,32,012	Paid to affected person
51	Rachana	Sodala 229 part 249 part	11.02	2,66,114	53,224	2,12,891	214055 20.03.2013	-----	-----	-----	-----	2,12,891	Paid to affected person
Total			37947.35	696447638	35241554	661206084		139152234	15274467	123877767		785083851	

Through LAO total amount paid with TDS Rs. 83,55,99,872.00

Through Samjhota Samiti Rs. 4,55,22,486.00

Grand Total Rs. 88,11,22,358.00

Summary of Cases Where Possession of Land Is Yet To Be Taken by JMRC

a. Mansarovar to Shyam Nagar Section

Notification dated 20.05.2011 (Village Sodala)

Details of Property	Name of owner/Interested persons	Area of Land in Sq. M	Remarks
1	2	3	4
Rajoriya Garden	Rajkumar S/o Gulab Chandra Saini	316.87	Alternate land is in the process of being allotted in Chitrakoot Scheme of JDA

b. Shyam Nagar to Sodala Section

Notification dated 27.06.2011 (Village Sodala)

Details of Property	Name of owner/Interested persons	Area of Land in Sq. M	Remarks
1	2	3	4
Ashoka	Smt. Nathi W/o Nanagram Saini	10.40	Alternate land being allotted in New Atish Market

- Possession of various vacant plots of Vaidhya Vatika/Vainkateshwar Colony of Suresh Chandan, Dr. C.M. Joshi, , Nanda Choradia, having a total area of 342.00 Sq.M of land is to be taken in the next few days. Compensation amount cheque of 80 per cent has been deposited with LAO.
- For the houses of Roshan, Rakesh, Teju, Vimla, Lali Devi constructed on Govt. land bearing a total area of approx. 60.00 M, alternative land is being identified in consultation with JDA and affected persons
- The matter of Ganga Auto Service Center Vs. Smt. Nathi Devi Shop having area 4.50 Sq. M is being taken up in Samjhouta Samiti.

c. Village Badoda Vrindavan Garden Notification Dated 06.07.2011

and village Badoda, Civil Line Metro Station dated 27.05.2011

Details of Property	Name of owner/intrested persons	Area of Land in Sq. M	Remarks
1	2	3	4
Vrindavan Marriage Garden	D.C. Agrawal & Company Pvt. Ltd.	495.00	Under Process in LAO office. Award yet to be declared.
Sukhi Jeevan Complex Parking Land	D.C. Agrawal & Company Pvt. Ltd.	665.30	Under Process in LAO office. Award yet to be declared.
New Hotel	M/S M S K Marketing Pvt. Ltd.	523.00	Under Process in LAO office. Award yet to be declared.

d. Railway Station to Chandpole Notification Dated 26.12.2011

- i. Alternative land is being identified in consultation with JDA and affected persons, Prem Narain, Magan Lal, Surendra Bagra, Govind, Neeta Moolchandani, Kadruddin Kuresh, Mahendra Sain, Mohammad Rafiq, Jitendra Sain, Harish,

Ganesh Khatri, and Manmohan Khatri for their shops constructed on PWD land having area 71.00 Sq. M.

- ii. Alternative Govt. land of Estate Department has been identified for the shops of Rajasthan Homeopathic Agencies having area 42.00 Sq. M. approx and one Pustak Bhandar at Chandpole having area 1.54 Sq. M.

Photos

New Aatish Market



Present Developments



New buildings by Displaced Persons



Plots allotted to Displaced Persons



New buildings under construction



One of the new buildings



Consultation with Displaced Persons



Consultation at Swez Farm Site



Consultations at Shyamnagar



Consultation near Sindhi Camp



Acquired Shops at Chandpole



Consultation at Chandpole



New construction at Sikar House