SPECIAL SUPPLEMENT TO
THE NELLORE DISTRICT GAZETTE
PART- I EXTRA ORDINARY
PUBLISHED BY AUTHORITY
NOTIFICATION BY GOVERNMENT

GAZETTE No:71
SPS NELLORE DISTRICT
DATED:13.03.2020

PROCEEDINGS OF THE COLLECTOR AND DISTRICT MAGISTRATE, SPS NELLORE DISTRICT.
PRESENT: SRI M.V.SESHAGIRI BABU, I.A.S.,
Re.G1/4068/2019
Dt: 28.02.2020


2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
12. District Gazette No.44, dt.03.02.2020.

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ORDER:

Accordingly, the Tahsildar, T.P.Gudur has filed Form-A(1) under Rule-4 of the RFCT LA R&R(Andhra Pradesh) Rules, 2018 for the exemption of Chapter-II & III of the Principal Act (i.e., Act No. 30 of 2013) to an extent of Ac. 1.51 cents in S.No.208 of Kothapalem Village for providing house sites to eligible beneficiaries and in accordance with provisions contained in Section-10A of the RFCT LA R&R Act, 2018 (22 of 2018) and issued a Notification in Form-A(2) under Rule-4 of the RFCT LA R&R (AP) Rules, 2018 and exempted the provisions of Chapter-II & III of Principal Act (i.e., Act No. 30 of 2013) and it was published in State Gazette No.531, dated 20.01.2020.
Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, T.P.Gudur has furnished proposals for approval of Form-C (Public Notice by way of Notification) in terms of G.O.Ms.No.487, Revenue (Land Acquisition) Department dated 29-11-2019 read with Govt. Circular Memo dated 03.12.2019 and the same was approved by the District Collector, Nellore vide Re.No.G1.4068/2019, dt.03.02.2020 and it was also published in District Gazette vide Gazette No.44 dated 03.02.2020 and the said public notice by way of Notification in Form-C was also got published locally i.e., at Tahsildar’s Office, MPDO’s Office, Gram Panchayat Office, Village, Ward Secretariat and also by beat of Tom-Tom in the village inviting claims / objections on the public notice by way of Notification issued in Form-C within 15 days from the date of District Gazette. No objections have been received within the stipulated time.

Thereon, Notices are issued to the land owners inviting for settlement through Negotiations vide this office Notice No.Re.B(L.A). 1976/2019, dt.04.02.2020 before the Negotiation Committee and to attend before the Negotiation Committee with relevant records pertaining to the land under acquisition on 06.02.2020 at Revenue Divisional Office, Nellore. The District Collector, SPSR Nellore has authorized the Revenue Divisional Officer, Nellore who is the Convener of the Negotiation Committee to carry out Negotiations with land owners.

As per Rule 8 of the RFCT LA R&R (Andhra Pradesh) Rules, 2018 Negotiations Committed constituted with the following officials to have negotiations with land owner for finalization of the payment compensation of the land.

1. The District Collector, SPS Nellore
2. The Joint Collector, SPS Nellore
3. The Revenue Divisional Officer, Nellore, Convener of the Committee
4. Deputy Executive Engineer of Housing Department (Other than the Requisition Department)
5. Representative of the requisition Department i.e., the Tahsildar, T.P.Gudur Mandal.

The Revenue Divisional Officer, Nellore cum Land Acquisition Officer has submitted market value proposals under Section-26 of the Principal ACT (ACT 30 of 2013) i.e., average sale price and basic is Rs. 4,00,000/- per acre as per Registration and Stamps Department. The average sale price is arrived for Rs. 3,96,114/- per acre, but the present Land Acquisition is in abutting to R & B Road which is passing through Kothapalem - Nellore Road due to that the basic value abutting to Road is Rs.6,00,000/- as per the basic values obtained from the Sub-Registrar, Indukurpeta is taken into consideration. In this case the basic value is higher than the average value, hence the basic value is considered for fixation of market value as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent (Ac. Cts)</th>
<th>Basic Value (Rs.)</th>
<th>Average Sale Price (Rs.)</th>
<th>Factor Value 1.25 for Rural / 1.00 for Urban area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>Additio nal Market Value from 08.01.2020 to 25.02.2020 (for 47 days) (Rs.)</th>
<th>Total compensatio n comes per acre (Rs.)</th>
<th>Total compensatio n per acquiring extent (Ac.3.02 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>208</td>
<td>1.51</td>
<td>6,00,000/-</td>
<td>3,96,114/-</td>
<td>7,50,000/-</td>
<td>7,50,000/-</td>
<td>5129/-</td>
<td>15,05,129/-</td>
<td>22,72,745/-</td>
</tr>
</tbody>
</table>
At the time of 2nd negotiations held on 22.02.2020 the land owner has requested to pay compensation @ Rs.16,00,000/- per acre as the land is nearer to the existing village. The matter has been discussed in the meeting in detail. After detailed discussions, the committee has accepted the rate offered by the land owner as the land is abutting to existing Kothapalem - Nellore road which belongs to MPP and also the land is nearer to the existing Kothapalem village and decided to approve Rs.16,00,000/- (Rupees sixteen lakhs only) inclusive of all benefits per acre to pay compensation.

Hence, the apportionment of compensation will be paid as follows:

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Sy. No.</th>
<th>Extent proposed for Voluntary Acquisition (Ac.Cts)</th>
<th>Name(s) of the person(s) interested</th>
<th>Amount of Compensation for the extent under acquisition of the land owner @ Rs.16,00,000/- per Acre. (inclusive of all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>208</td>
<td>1.51</td>
<td>Nakka Balakrishnaiah S/o. Penchalaiah</td>
<td>24,16,000/-</td>
</tr>
</tbody>
</table>

The Negotiations carried out and settlement reached with the land owners as follows:-

<table>
<thead>
<tr>
<th>S.N o</th>
<th>Survey No.</th>
<th>Extent (in Ac.cts)</th>
<th>Name of the Land Owner</th>
<th>Amount Fixed in the Negotiation Committee Per acre including Multiplication of Factor Value+100% Solatium</th>
<th>Compensation amount for acquiring extent (inRs.)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>208</td>
<td>1.51</td>
<td>Nakka Balakrishnaiah S/o. Penchalaiah</td>
<td>16,00,000/-</td>
<td>24,16,000/-</td>
<td></td>
</tr>
</tbody>
</table>

After Completion of the Negotiations carried out and settlement reached as narrated supra, with land owners, an agreement in From-G3 has been entered to that effect by the District Collector/Authorized Office RFCT LA R&R (Andhra Pradesh) Rules, 2018 (Act No.22 of 2018) which shall be published in District Gazette forthwith.

In accordance with the above process, sanction is hereby accorded for drawal and payment of Rs.24,16,000/- (Rupee twenty four lakhs sixteen thousands only) to the above land owners for the amount as shown against of each of them towards the payment of compensation in one lump sum amount (inclusive of all benefits) as decided by the negotiations committee meeting with the land owners held on 22.02.2020 for acquired the land an extent of Acs.1.51 cents in S.No. 208 of Kothapalem village of T.P.Gudur Mandal for the purpose of distribution of house sites to the weaker section people under “NAVARATHNALU – PEDALANDARIKI ILLU” Scheme.

Sd/-M.V Seshagiri Babu, District Collector, Sri Potti Sriramulu Nellore.