Collector’s Office,
SPS Nellore District
Dt: 29.04.2020

From
Sri M.V.Seshagiri Babu, I.A.S.,
Collector & District Magistrate
SPS Nellore District

To
1) The Revenue Divisional Officer,
   Nellore
2) Tahsildar, Indukurpeta.

Sir,

Sub: Land Acquisition – Navaratnalu Pedalandariki Illu Scheme – Provision of House sites to the weaker section people – Acquisition of land of an extent of Acs.3.02cts in Sy no.27/A1 etc., in Somarajupalli village of Indukurpeta mandal – Pulication of Gazette in respective mandal Govt offices – reg.,

Ref: 1) Proceedings of the District Collector Rc no. G1/4071/2019,
   Dt:28.02.2020
3) SPS Nellore District Gazette No.74, Dt.18.03.2020.

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With ref to your letter 2nd cited, Final Gazette in respect of the land acquired of extent Acs.3.02cts in Sy no.27/A1 etc., in Somarajupalli village of Indukurpeta mandal has been published in Nellore District Gazette No.74, Dt:18.03.2020 and the same is sent herewith for necessary publication and submission of publication certificate.

I further request you to implement necessary changes as “Govt.land” (L.A) in the web land, village records and submit copies to this office. I also request you to furnish the details of date of possession taken of the land and whether the layout prepared as per Govt. instructions kept ready for distribution by return post/mail.

Yours faithfully,
Sd/- G.Mallikarjuna,
For Collector.

//By Order//

Tahsildar –(G)

Copy to DIO, NIC for publication in SPS Nellore District online portal.
Copy to District Registrar, Nellore for information and necessary action.
Copy to DIG (Registration & Stamps), Nellore for information and necessary action.
Land Acquisition – SPSR Nellore district – Nellore division – Indukurpta Mandal – Somarajupalli village – an extent of Ac.3.02 cents in Sy.No. 27/A1, 27/A2, 27/A3, 27/B1 & 28/A – Acquisition of land for house sites to the weaker section people under NAVARATNALU – PEDALANDARIKI ILI.II.U scheme – Approval of minutes – Compensation of Land acquisition for Rs. 48,32,000/– Orders issued.

Read:
2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
12. District Gazette No.16, dt.08.01.2020.

ORDER:


Accordingly, the Tahsildar, Indukurpta 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. 3.02 cents in S.No.27/A1, 27/A2, 27/A3, 27/B1 & 28/A of Somarajupalli 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.486, dated 26.12.2019.
Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, Indukurpeta 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 Rc.No.G1.4071/2019, dt.08.01.2020 and it was also published in District Gazette vide Gazette No.16 dated 08.01.2020 and the said public notice by way of Notification in Form-C was also got published locally on 10.01.2020 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 Notice of RDO, Nellore Rc.K.1978/2019, dt.05.02.2020 before the Negotiation Committee and to attend before the Negotiation Committee with relevant records pertaining to the land under acquisition on 13.02.2020 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, Indukurpeta Mandal.

During the Negotiation Committee meeting 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 value particulars per acre. The Basic value is Rs.3,75,000/- per acre as per Registration and Stamps Department. The average sale price is arrived for Rs.3,51,470/- per acre, but the present Land Acquisition is in abutting to R & B Road which is passing through Narasapuram – Somarajupalli Road due to that the basic value of the land abutting to MPP 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 of the land abutting to MPP Road” is higher than the average value, hence the “basic value of the land abutting to MPP Road” 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 of the land abutting to the MPP road (Rs.)</th>
<th>Factor Value 1.25 for Rural / 1.00 for Urban area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>Additional Market Value (12%) from 08.01.2020 to 25.02.2020 (for 47 days) (Rs.)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.3.02 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27/A1, 27/A2, 27/A3, 27/B1 &amp; 28/A</td>
<td>3.02</td>
<td>6,00,000/-</td>
<td>7,50,000/-</td>
<td>7,50,000/-</td>
<td>9271/-</td>
<td>15,09,271/-</td>
<td>45,57,998/-</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 Narasapuram – Somarajupalli road which belongs to MPP and also the land is nearer to the existing Somarajupalli village and decided to approve Rs.16,00,000/- (Rupees sixteen lakhs only) per acre including all benefits, 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 total extent (Ac.3.02) under acquisition as decided by the Negotiation committee @ Rs.16,00,000/- per Acre. (including all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27/A1, 27/A2, 27/A3, 27/B1 &amp; 28/A</td>
<td>3.02</td>
<td>Smt.Makkena Sujatha, W/o. Aluru Sivanagaprasad and her GPA Holder Sri M. Muralikrishnaprasad</td>
<td>48,32,000/-</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>S. No</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 all benefits</th>
<th>Compensation amount for acquiring total extent Acs.3.02 cents (in Rs.)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27/A1, 27/A2, 27/A3, 27/B1 &amp; 28/A</td>
<td>3.02</td>
<td>Smt.Makkena Sujatha, W/o. Aluru Sivanagaprasad and her GPA Holder Sri M. Muralikrishnaprasad</td>
<td>16,00,000/-</td>
<td>48,32,000/- (including all benefits)</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.48,32,000/- (Rupee forty eight lakhs thirty two thousands only) to the above land owners for the amount as shown against their name 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.3.02 cents in S.No. 27/A1, 27/A2, 27/A3, 27/B1 & 28/A of Somarajupalli village of Indukurpeta 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 Srimulau Nellore.