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

To
1) The Revenue Divisional Officer,
   Nellore
2) Tahsildar, T.P Gudur.

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.2.44 cts in Sy no.40-2A etc., in Mallikarjunapuram, H/o Eduru Bit-l village of T.P Gudur mandal – Publication of Gazette in respective mandal Govt offices – reg.,

Ref: 1) Proceedings of the District Collector Rc no. G1/64/2020,
   Dt:07.03.2020
3) SPS Nellore District Gazette No.78, 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 of Acs.2.44 cts in Sy no.40-2A etc., in Mallikarjunapuram, H/o Eduru Bit-l village of T.P Gudur mandal has been published in Nellore District Gazette No.78, 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

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.2.44 cents in S.No.40/2A, 41/A, 48/1-A1 of Mallikharjunapuram H/o Eduru Bit-I 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.

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.2.44 cents in S.No.40/2A, 41/A, 48/1-A1 of Mallikharjunapuram H/o Eduru Bit-I 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 Rc.No.G1/64/2020, dt.29.01.2020 and it was also published in District Gazette vide Gazette No.36 dated 29.01.2020 and the said public notice by way of Notification in Form-C was also got published locally on 30.01.2020 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.

In the ref 13th cited, the Revenue Divisional Officer, Nellore has communicated the Negotiation committee minutes meeting. The details are as follows.

Notices are issued to the land owners inviting for settlement through Negotiations vide Notice of RDO, Nellore No.Re.K.1974/2019, dt.31.01.2020 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.

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 RDO Nellore has informed that land involved in the Land Acquisition is abutting to T.P Gudur - Eduru Bit-II(R&B) road and the basic value for land abutting to road in the village is Rs.6,00,000/-. The average sale price arrived as per Section 26 of the RFCT LA R&R Act, 2013 for Rs.3,56,250/- per acre as per the sales statistics obtained from the Sub-Registrar, T.P Gudur is taken into consideration. Hence, the basic value abutting to road is considered for fixation of Market value as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent (Acs)</th>
<th>Basic Value abutting to road (Rs.)</th>
<th>Factor Value 1.25 for Rural area (Rs.)</th>
<th>160% Solatium (Rs.)</th>
<th>Additional Market Value (12%) from 29.01.2020 to 08.03.2020 (for 40 days)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.2.44 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>40/2A, 41/A, 48/1-A1</td>
<td>2.44 6,00,000</td>
<td>7,50,000</td>
<td>7,50,000</td>
<td>7,890</td>
<td>15,07,890</td>
<td>36,79,252</td>
<td></td>
</tr>
</tbody>
</table>
During the 3rd negotiation meeting held on 04.03.2020, the land owner has requested to pay compensation @ Rs.22,00,000/- per acre. The Revenue Divisional Officer, Nellore & Land Acquisition Officer and the Tahsildar, T.P.Gudur have inspected the land and identified that it is very nearer to the Mallikharjunapuram H/o Eduru Bit-I village and as per the online unit rates of Agricultural Land fit for House sites of Mallikharjunapuram H/o Eduru Bit-I village is Rs.43,56,000/- which is very higher than the market value fixed in this case and it is also less than the compensation i.e., Rs.22,00,000/- per Acre (Including all benefits) requested by the ryot. The matter has been discussed in the meeting in detail. After detailed discussions about the fixation of compensation, the committee has accepted the rate offered by the land owner is less than the rate of “Agriculture land fit for House sites” and decided to approve Rs.22,00,000/- (Rupees twenty two lakhs only) (Including all benefits) per acre and basic value of the land is fixed for Rs.6,00,000/- to pay compensation with the following justification remarks.

As verified from the minutes of the negotiation committee meeting held on 04.03.2020, the land owner has requested to pay compensation @ Rs.22,00,000/- per acre for the following reasons:

1. The proposed acquisition land is nearer to existing village.
2. Prawn culture is being cultivated in the proposed land.
3. The proposed land is abutting to T.P Gudur – Eduru Bit-II (R&B) road.
4. The proposed acquisition land is valuable than agricultural land for which the online unit rate of land fit for house sites is Rs.43,56,000/- per acre.

Hence, the negotiation committee members accepted to pay compensation @22,00,000/- per acre (inclusive all benefits) as requested by the land owner.

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 of the person interested</th>
<th>Amount of Compensation for the extent under acquisition of the land owner @ Rs.22,00,000/- per Acre (including all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>40/A</td>
<td>0.20</td>
<td>Sri Mettukuru Papireddy S/o Kondareddy</td>
<td>Rs. 4,40,000/-</td>
</tr>
<tr>
<td>2</td>
<td>41/A</td>
<td>0.49</td>
<td></td>
<td>Rs.10,78,000/-</td>
</tr>
<tr>
<td>3</td>
<td>48/1-A1</td>
<td>1.75</td>
<td></td>
<td>Rs.38,50,000/-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2.44</td>
<td></td>
<td><strong>Rs.53,68,000/-</strong></td>
</tr>
</tbody>
</table>
The Negotiations carried out and settlement reached with the land owners as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent of Voluntary Acquisition in (Acs)</th>
<th>Name of the person interested</th>
<th>Amount Fixed in the Negotiation committee per Acre including all benefits</th>
<th>Compensation amount for acquiring total extent Acs.2.44 cents (in Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>40/2A</td>
<td>0.20</td>
<td>Sri Mettukuru Papireddy S/o Kondareddy</td>
<td>22,00,000/-</td>
<td>Rs. 4,40,000/-</td>
</tr>
<tr>
<td>2</td>
<td>41/A</td>
<td>0.49</td>
<td></td>
<td></td>
<td>Rs.10,78,000/-</td>
</tr>
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<td>3</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>2.44</td>
<td></td>
<td></td>
<td>Rs.53,68,000/- (including all benefits)</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 drawl and payment of Rs.53,68,000/- (Rupee fifty three lakhs and sixty eight thousand only) to the above land owner 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 04.03.2020 for acquired the land an extent of Acs.2.44 cents in S.No.40/2A, 41/A, 48/1-A1 of Mallikharjunapuram H/o Eduru Bit-I 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 Siriramulu Nellore.