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 – Navaratnulu Pedalandariki Illu Scheme – Provision of House sites to the weaker section people – Acquisition of land of an extent of Acs.4.45cts in Sy no.945-1 in Koduru-II village of T.P Gudur mandal – Publication of Gazette in respective mandal Govt offices – reg.,

Ref: 1) Proceedings of the District Collector Rc no. G1/4067/2019, Dt:05.03.2020
3) SPS Nellore District Gazette No.79, 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.4.45 cents in Sy no:945-1 of Koduru-II village of T.P Gudur mandal has been published in Nellore District Gazette No.79, 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.
SPECIAL SUPPLEMENT TO THE NELLORE DISTRICT GAZETTE PART-I EXTRA ORDINARY PUBLISHED BY AUTHORITY NOTIFICATION BY GOVERNMENT

GAZETTE No:79
SPS NELLORE DISTRICT DATED:18.03.2020

PROCEEDINGS OF THE COLLECTOR AND DISTRICT MAGISTRATE
SPSR NELLORE DISTRICT.
PRESENT: SRI M.V.SESHAGIRI BABU, I.A.S.,

Re:G1/4067/2019
Dt: 05.03.2020

Sub: Land Acquisition - SPSR Nellore district – Nellore division – T.P.Gudur Mandal – Koduru-II village – an extent of Ac.4.45 in Sy.No. 945-1 – Acquisition of land for house sites to the weaker section people under – PEDELANDARIKI ILLU scheme – Approval of minutes – Compensation of Land acquisition for Rs.75,65,000/- Orders issued.

2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
11. District Gazette No.11, dt.08.01.2020.
12. Minutes of the Negotiation meeting Held on 06.02.2020, 22.02.2020 & 02.03.2020. ****

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.4.45 in Sy.No. 945-1 of Koduru-II 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 AP State Gazette No.486, dt.26.12.2019.

ORDER:
Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, T.P.Gudur Mandal 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.G1.4067/2019, dt.08.01.2020 and it was also published in District Gazette vide Gazette No.11 dated 08.01.2020 and the said public notice by way of Notification in Form-C was also got published locally on 09.01.2020 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 owner inviting for settlement through Negotiations vide RDO's office Nellore Notice No.Re.K.1977/2019, 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 owner.

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 that the Joint Sub-Registrar, T.P.Gudura, the Basic Value of the wet land is Rs.3,75,000/- per acre, but the Tahsildar, T.P.Gudur has reported that the extent involved in the present land acquisition is abutting to Kodur-II- Nellore road which is a MPP Road. As per the Basic value of land abutting to MPP Road in Kodur-II village is Rs.6,00,000/- per acre. The Average sale price arrived under Section 26 of the RFCT LA R&R Act, 2013 is Rs. 3,75,000/- per acre. As such, the average sale price is lesser than the basic value and hence, the basic value of Rs.6,00,000/- per acre is taken into consideration for fixation of market value as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No</th>
<th>Extent (Ac.Ct s)</th>
<th>Basic Value of the land abutting to MPP Road (Rs.)</th>
<th>Factor Value 1.25 for Rural area (Rs.)</th>
<th>100% Soluition (Rs.)</th>
<th>Additional Market Value (12%) from 29.01.20 to 08.03.20 20 (for 38 days)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.4.45 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>945-1</td>
<td>4.45</td>
<td>6,00,000/-</td>
<td>7,50,000/-</td>
<td>7,50,000/-</td>
<td>7,496/-</td>
<td>15,07,496</td>
<td>67,08,357/-</td>
</tr>
</tbody>
</table>
At the time of 2\textsuperscript{nd} negotiations held on 22.02.2020 the land owner has requested to pay compensation @ Rs.20,00,000/- per acre as the land is nearer to the existing village and abutting to existing Kodur-II – Nellore Road. The Revenue Divisional Officer, Nellore & Land Acquisition Officer and the Tahsildar, T.P.Gudur have inspected the land and reported that the land is abutting to the existing Kodur-II – Nellore road, which belongs to MPP road. The negotiations committee have convened another meeting on 02.03.2020, the land owner has requested to pay compensation @ Rs.17,00,000/- per acre. 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 Kothpalem - Nellore road which belongs to MPP and also the land is nearer to the existing Kodur village and decided to approve Rs.17,00,000/- (Rupees seventeen lakhs only) per acre to pay compensation by justifying the above value during the meeting held on 02.03.2020.

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 (Acs)</th>
<th>Name(s) of the person(s) interested</th>
<th>Amount of Compensation for the total extent (Acs.4.45) under acquisition as decided by the Negotiation committee @ Rs. 17,00,000/- per Acre. (inclusive of all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>945/1</td>
<td>4.45</td>
<td>Smt Kavalireddy Madhavi W/o Narendranath Reddy</td>
<td>75,65,000/-</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>S. No</th>
<th>Survey No.</th>
<th>Extent (in Acs)</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.4.45 cents (in Rs.)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>945/1</td>
<td>4.45</td>
<td>Smt Kavalireddy Madhavi W/o Narendranath Reddy</td>
<td>17,00,000/-</td>
<td>75,65,000/-</td>
<td></td>
</tr>
</tbody>
</table>

After Completion of the Negotiations carried out and settlement reached as narrated supra, with land owner, 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.75,65,000/- (Rupee Seventy five lakhs sixty five thousands 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 owner held on 02.03.2020 for acquired the land an extent of Acs.4.45 cents in S.No.945/1 of Koduru-II 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.