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

GAZETTE No.70
SPS NELLORE DISTRICT
DATED:13.03.2020

PROCEEDINGS OF THE COLLECTOR AND DISTRICT MAGISTRATE
SPSR NELLORE DISTRICT.

PRESENT: SRI M.V.SESHAGIRI BABU, I.A.S.,
Re.G1/4047/2019
Dt:27.02.2020

Sub: Land Acquisition – SPSR Nellore district – Nellore division – Indukurpeta Mandal – Indukurpeta Bit-II (Kothuru) village – an extent of Acs.3.20 in Sy.No. 268-1&269 – Acquisition of land for house sites to the weaker section people under NAVARATNALU – PEDALANDARIKI ILLU scheme – Approval of minutes – Compensation of Land acquisition for Rs. 64,42,080/- Orders issued.

Read:
2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
10. Revenue Divisional Officer, Nellore Ir.No.Re.K. 1969/2019, dt. 03.01.2020
12. District Gazette No.9, dt.08.01.2020.

ORDER:


Accordingly, the Tahsildar, Indukurpeta 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. 3.20 cents in S.No. 268-1&269 of Indukurpeta Bit-II (Kothuru) 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.479, dt.23.12.2019.

Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, Indukurpeta 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 Rc.No.G1.4047/2019, dt.08.01.2020 and it was also published in District Gazette vide Gazette No.9 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 owner inviting for settlement through Negotiations vide RDO’s office Nellore Notice No.Rc.No.B(L.A).1969/2019, 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 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, Indukurpeta 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. 4,75,000/- per acre as per Registration and Stamps Department. The average sale price is arrived for Rs. 5,67,500/- per acre, but the present Land Acquisition is abutting to R & B Road which is passing through Indukurpeta Bit-II (Kothuru) - Kaluvagattupalli Road due to that the basic value abutting to Road is Rs.8,00,000/- 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.Ct. s)</th>
<th>Basic Value of the land abutting to Road (Rs.)</th>
<th>Factor Value 1.25 for Rural area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>Additional Market Value (12%) from 08.01.2020 to 28.02.2020 (for 50 days)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.3.20 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>268-1</td>
<td>1.00</td>
<td>8,00,000/-</td>
<td>10,00,000/-</td>
<td>13,150/-</td>
<td>20,13,150/-</td>
<td>64,42,080/-</td>
<td></td>
</tr>
</tbody>
</table>
At the time of 2\textsuperscript{nd} negotiations held on 22.02.2020 the land owner has agreed to receive compensation @ Rs.20,13,150/- per acre as the rate fixed by the negotiations committee as the land is very nearer to the existing village and abutting to existing Indukurpeta (Kothuru) - Kalavagattupalli Road. The Revenue Divisional Officer, Nellore & Land Acquisition Officer and the Tahsildar, Indukurpeta have inspected the land and reported that the land is abutting to the existing Indukurpeta (Kothuru) - Kalavagattupalli Road, which belongs to MPP road. and also the land is nearer to the existing Indukurpeta village and decided to approve Rs.20,13,150/- (Rupees twenty lakhs thirteen thousands one hundred and fifty 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 (Acs)</th>
<th>Name(s) of the person(s) interested</th>
<th>Amount of Compensation for the total extent(Acs.3.20) under acquisition as decided by the Negotiation committee @ Rs.20,13,150/- per Acre.(inclusive of all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>268-1</td>
<td>269</td>
<td>Paturu Jagadeesh Babu S/o. Venkataseshiah</td>
<td>64,42,080/-</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.3.20 cents (in Rs.)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>268-1</td>
<td>269</td>
<td>Paturu Jagadeesh Babu S/o. Venkataseshiah</td>
<td>20,13,150/-</td>
<td>64,42,080/-</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.64,42,080/- (Rupee sixty four lakhs forty two thousands and eighty only) to the above land owner 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 owner held on 22.02.2020 for acquired the land an extent of Acs.3.20 cents in S.No. 268-1 and 269 of Indukurpeta Bit-II (Kothuru) 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, Collector & District Magistrate, Sri Pottisriramulu Nellore.