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,


Ref: 1) Proceedings of the District Collector Rc no. G1/4069/2019, Dt: 07.03.2020
3) SPS Nellore District Gazette No.76, Dt. 18.03.2020.

With ref to your letter 2nd cited, Final Gazette in respect of the land acquired of extent Acs.1.15 cts in Sy no.255-A in Ananthapuram village of T.P. Gudur mandal has been published in Nellore District Gazette No.76, 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” (LA) 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.
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. 1.15 cents in S.No.255/A of Ananthapuram 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, 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. G1/406/2019, dt.08.01.2020 and it was also published in District Gazette vide Gazette No.10 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 No.Rc.K.1996/2019, 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.7,00,000/- per acre as per Registration and Stamps Department. The average sale price is arrived for Rs.7,00,000/- per acre as per the sales statistics obtained from the Joint Sub-Registrar, Muthukur is taken into consideration. Hence, the basic value of Rs.7,00,000/- per acre is taken into consideration for fixation of compensation to as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent (Acs)</th>
<th>Basic Value (Rs.)</th>
<th>Factor Value 1.25 for Rural area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>Additional Market Value from 08.01.2020 to 08.03.2020 (for 60 days) (Rs.)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.1.15 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>255/A</td>
<td>1.15</td>
<td>7,00,000</td>
<td>8,75,000</td>
<td>8,75,000</td>
<td>13,808/-</td>
<td>17,63,808/-</td>
<td>20,28,379</td>
</tr>
</tbody>
</table>
As verified from the minutes of the 3rd held on 04.03.2020, the land owner has requested to pay compensation @ Rs.21,20,000/- per acre and he also requested to take entire land which is under his possession and enjoyment i.e., Acs.2.00 cents. 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 Ananthapuram village and as per the online unit rates of Agricultural Land fit for House sites of Ananthapuram 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.21,20,000/- per Acre (Including all benefits). 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.21,20,000/- (Rupees twenty one lakhs twenty thousand only) (Including of all benefits). After detailed discussions, the committee has accepted the above rate justifying with the following reasons:

1. The proposed land is a Patta Wet land

2. The proposed land is cultivated by Prawn culture cultivated which is commercial one.

3. The proposed land is situated in a distance of 100 mtrs from the main village of Ananthapuram.

4. As per the online unit rates of Agricultural Land fit for House sites of Ananthapuram village is Rs.29,04,000/- which is very higher than the market value fixed in this case and it is also less than the compensation i.e., Rs.21,20,000/- per Acre (Including all benefits) requested by the ryot.

5. The proposed land is situated in a distance of 100 mtrs from the R & B Road which passing through Ananthapuram – Nellore Road.

6. The Non-Agricultural sales in the vicinity are very high i.e., Rs./- per acre, hence comparatively the rate of compensation requested by the Land loser i.e., Rs.21,20,000/- per Acre.

7. The proposed land is having an approach CC road which passing from Ananthapuram village.

8. The proposed land is very fertile with block soil, two crops are raised with the aid of canal from Penna river.

9. As per the average sale price value of Ananthapuram village, the compensation of arrived for Rs. 17,63,808/- per acre and the ryot has requested to Rs.21,20,000/- per acre.

10. The enhancement percentage is 20%

11. Due to the above reasons the negotiations committee have decided to increase the compensation Rs. 17,63,808/- to Rs.21,20,000/-. 

Hence, the negotiation committee members accepted to pay compensation @ Rs.18,00,000/- per acre for the lands abutting to road and @14,00,000/- for dry lands per acre (inclusive all benefits) as requested by the land owners.
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)</th>
<th>Name of the person interested</th>
<th>Amount of Compensation for the extent under acquisition of the land owner @ Rs. 21,20,000/- per Acre (Rs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>255/A</td>
<td>1.15</td>
<td>Sri Ramireddy Ramana Reddy S/o Subbarami Reddy</td>
<td>24,38,000/-</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 (Ac)</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</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>255/A</td>
<td>1.15</td>
<td>Sri Ramireddy Ramana Reddy S/o Subbarami Reddy</td>
<td>Rs. 21,20,000/-</td>
<td>24,38,000/- (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 draw and payment of Rs. 24,38,000/- (Rupees Twenty four lakhs thirty 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.1.15 cents in S.No.255/A of Ananthapuram 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 Srriramulu Nellore.