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.8.16 cts in Sy no.865-J etc., in Koduru Bit-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. G1/62/2020, Dt:05.03.2020  
3) SPS Nellore District Gazette No.77, Dt:18.03.2020.  

With ref to your letter 2nd cited, Final Gazette in respect of the land acquired of extent of Acs.8.16 cts in Sy no.865-J etc., in Koduru Bit-II village of T.P Gudur mandal has been published in Nellore District Gazette No.77, 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
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. 8.16 cents in S.Nos. 865/J1, 865/J2, 867/B, 897/A etc., of Kodur Bit-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 State Gazette No.530, 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 Re.No. G1/62/2020, 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.

Thereon, Notices are issued to the land owners inviting for settlement through Negotiations vide Notice of RDO, Nellore No.Re.B(LA).1997/2019, 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 whereas the land is abutting Kodur – Ananthapuram (MPP) road and the basic value for land abutting to road in the village is Rs.6,00,000/-. The Land measuring Extent Ac.4.15 cents in Sy No.897/A is not abutting to MPP road. The average sale price is arrived for Rs.3,44,897/- 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 lands abutting to road and basic market value is considered for lands not abutting to road and calculations carried out as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent (Ac's)</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 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.8.16 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>865/J1, 865/J2, 867/B, 870/A1, 870/B, 870/D, 870/E1, 870/E2, 870/F, 870/G, 871/A</td>
<td>4.01 (abutting to road)</td>
<td>6,00,000/-</td>
<td>7,50,000/-</td>
<td>7,50,000/-</td>
<td>7,890/-</td>
<td>15,07,890/-</td>
<td>60,46,639/-</td>
</tr>
</tbody>
</table>
As verified from the minutes of the 2nd negotiations held on 22.02.2020 the land owner has requested to pay compensation @ Rs.18,00,000/- per acre as the land is nearer to the existing village and abutting to existing Kodur – Anathapuram 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 – Anathapuram road, which belongs to MPP road. 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 Kodur – Anathapuram Road which belongs to MPP and also the land is nearer to the existing Kodur village and decided to approve Rs.18,00,000/- (Rupees eighteen lakhs only) per acre to pay compensation. Another Land loser have not attended to the 2nd time negotiations and the Revenue Divisional Officer/ LAO, Nellore has called for the 3rd time negotiations for fixation of land value of Sri Vellapalem Madhusudhanreddy who requested Rs.15,00,000/- per acre at the time of first time negotiations and finally he agreed to give his land for Rs.14,00,000/- per Acre. After detailed discussions, the committee has accepted the above rate justifying with the following reasons:

1. The proposed land is a Patta Wet & Dry land.
2. At present there is a prawn culture is cultivated in the proposed land.
3. The proposed land is nearer to the Kodur village which is in the distance of 50 mtrs to the main village.
4. The proposed land is situated at abutting to the existing Kodur – Anathapuram Road
5. As per the online unit rates the Agricultural land is fit for house sites is Rs.29,04,000/- which is very higher than the land losers requested amounts
6. All other lands In the vicinity of the proposed land are using for Acqua culture, which is commercial one.
7. As per the basic value of the Wet lands of Kodur Bit-II village, the sale price arrived for Rs.15,10,060/- per acre and the land loser has given his consent for Rs.18,00,000/- per Acre.
8. As per the basic value of the Dry lands of Kodur Bit-II village, the sale price arrived for Rs.9,43,788/- per acre and the land loser has given his consent for Rs.14,00,000/- per Acre.
9. Due to the above reasons the negotiations committee have decided to increase the sale value from Rs. 15,10,060/- to Rs. 18,00,000/- per Acre for wet lands which is abutting to Road and Rs.9,43,788/- to Rs.14,00,000/- per Acre for dry lands.

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.Cts)</th>
<th>Name of the person interested</th>
<th>Amount of Compensation for the extent under acquisition of the land owner @ Rs.18,00,000/- per Acre. And @14,00,000/- for Dry lands (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sy.Nos.865/11, 865/12, 867/B, 870/A, 870/B, 870/D, 870/E1, 870/E2, 870/F, 870/G, 871/A</td>
<td>4.01</td>
<td>Smt Kamireddi Hymavathi, W/o. Sathyanarayananreddy</td>
<td>72,18,000/-</td>
</tr>
<tr>
<td>2</td>
<td>897/A</td>
<td>4.15</td>
<td>Vellapalem Madhusudhan Reddy S/o Balaramireddy</td>
<td>58,10,000/-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8.16</strong></td>
<td></td>
<td></td>
<td><strong>1,30,28,000/-</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</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sy.Nos.865/11, 865/12, 867/B, 870/A, 870/B, 870/D, 870/E1, 870/E2, 870/F, 870/G, 871/A</td>
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<td></td>
<td></td>
<td><strong>1,30,28,000/-</strong></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.1,30,28,000/- (Rupees One crore thirty lakhs and twenty 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.8.16 cents in Sy.Nos.865/11, 865/12, 867/B, 897/A etc., of Kodur Bit-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 Srimulu Nellore.