Sub: Land Acquisition – SPSR Nellore district – Nellore division – Muthukur Mandal – Pynapuram village – an extent of Acs.1.30 in Sy.No. 221-1B – Acquisition of land for house sites to the weaker section people under – PEDALANDARIKI ILLU scheme – Approval of minutes – Compensation of Land acquisition for Rs.28,60,000/- - Orders issued.

2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
11. District Gazette No.07, dt.06.01.2020.

ORDER:


Accordingly, the Tahsildar, Muthukur Mandal 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 Acs.1.30 in Sy.No. 221-1B of Pynapuram 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.478, dt.23.12.2019.

Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, Muthukur 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.G1.4029/2019, dt.06.01.2020 and it was also published in District Gazette vide Gazette No.07 dated 06.01.2020 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.19/2019, 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, Muthukur Mandal.

The Revenue Divisional Officer, Nellore cum Land Acquisition Officer has submitted that the Joint Sub-Registrar, T.P.Gudur, the Basic Value of the land is Rs.8,00,000/- per acre, The Average sale price arrived under Section 26 of the RFCT LA R&R Act, 2013 is Rs. 8,00,000/- per acre. As such, the average sale price is equal to the basic value and hence, the basic value of Rs.8,00,000/- per acre is taken into consideration Fixation of compensation as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent (Ac.Ct)</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% Salarium (Rs.)</th>
<th>Additional Market Value (12%) from 06.01.2020 to 08.03.2020 (for 61 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>221-1B</td>
<td>1.30</td>
<td>8,00,000/-</td>
<td>10,00,000</td>
<td>10,00,000</td>
<td>16044</td>
<td>2016044</td>
<td>2620857</td>
</tr>
</tbody>
</table>

At the time of 3rd time negotiations held on 03.03.2020, the land owner has requested to pay compensation @ Rs.22,00,000/- per acre as the land is nearer to the existing village. The Revenue Divisional Officer, Nellore & Land Acquisition Officer and the Tahsildar, Muthukur have inspected the proposed land and reported that the lands are nearer to the existing villages. The matter has been discussed in the meeting in detail. After detailed discussions, the negotiations committee has accepted the rate offered by the land owners as the land is nearer
to the Pynapuram village and decided to approve Rs.22,00,000/- (Rupees twenty two lakhs only) per acre to pay compensation by justifying above value during the meeting held on 03.03.2020.

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 of the person interested</th>
<th>Amount of Compensation for the total extent (Acs.1.30) under acquisition as decided by the Negotiation committee @ Rs. 22,00,000/- per Acre.(inclusive of all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>221-1B</td>
<td>1.30</td>
<td>Smt Pattapu Sarojanamma W/o Rathnam</td>
<td>28,60,000/-</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>221-1B</td>
<td>1.30</td>
<td>Smt Pattapu Sarojanamma W/o Rathnam</td>
<td>22,00,000/-</td>
<td>28,60,000/-</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 drawl and payment of Rs.28,60,000/- (Rupee Twenty eight lakhs sixty 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 03.03.2020 for acquired the land an extent of Acs.1.30 cents in S.No. 221-1B of Pynapuram village of Muthukur 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.