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.1.58 cents in Sy.No.801/A4 etc., in Eduru Bit-1 village of T.P. Gudur Mandal – Publication of Gazette in respective mandal Govt. offices – reg.,

Ref: 1) Proceedings of the District Collector Rc.No. G1/131/2020,
Dt:06.03.2020
2) RDO, Nellore Lr.Rc.K.80/2020, Dt:04.05.2020.
   (received on 06.05.2020)
3) SPS Nellore District Gazette No.94, Dt:06.05.2020.
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With ref. to your letter 2nd cited, Final Gazette in respect of the land acquired of extent Acs.1.58 cents in Sy.No.801/A4 etc., in Eduru Bit-1 village of T.P. Gudur Mandal has been published in Nellore District Gazette No.94, Dt:06.05.2020 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-(L.A)

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.
GAZETTE ORDER:
Accordingly, the Tahsildar, T.P.Gudur
in accordance with Government
Circular Memo No. REV01-LANA/PM/17/2019

Read: 1. Right to Fair Compensation and Transparency in Land Acquisition,
Rehabilitation and Resettlement Act, 2013 (Central Act No.30 of 2013).
2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
4. Government Circular Memo No. REV01-LANA/PM/17/2019,
dt.29.11.2019.
6. Guidelines of the District Collector, SPSR Nellore district on Voluntary
dt.16.01.2020.
13. Minutes of Negotiation committee meeting, 06.02.2020 & 22.02.2020 &
02.03.2020.

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ORDER:
The Government of Andhra Pradesh have taken up “Navaratnalu
Pedalandariki Illu” Programme for providing house sites for eligible beneficiaries.
Accordingly, Government of Andhra Pradesh have issued G.O.Ms.No.487, Revenue (Land
Acquisition) Department dated 29-11-2019 for acquisition of land through VOLUNTARY
ACQUISITION and Standard Operation Procedure (SOP) for “Voluntary Acquisition of land”
issued vide Government Circular Memo.No.REV01-LANA/PM/17/2019, dated 03-12-
2019.

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) an extent of Acs.1.11 in Sy.No.801/A4, Acs.0.32 in
Sy.No.801/B2, Acs.0.15 in Sy.No.802 (Total Acs.1.58 cents) of Eduru Bit-I 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. 531, dt.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 Rc.No.G1.131/2020, dt:29.01.2020 and it was also published in District Gazette vide Gazette No. 39 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.

In the ref 13th cited, the Revenue Divisional Officer, Nellore has communicated the minutes of meeting of the Negotiation Committee, the details are as follows. Notices are issued to the land owners inviting for settlement through Negotiations vide Notice of RDO, Nellore Rc.K.80/2020, 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 Committee 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 of the 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 Eduru – Kodur (R&B) road. As per the Basic value of Eduru Bit-I village, abutting to road land basic value 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. 3,60,798/- per acre as per the sales statistics obtained from the Sub-Registrar, Muthukur is taken into consideration. As such, the average sale price is lesser than the basic value of the land abutting to the road side and hence, the basic value the land abutting to the road side of Rs.6,00,000/- per acre is taken into consideration. Fixation of Market Value process is furnished as follows:

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No.</th>
<th>Extent (Ac. Cts)</th>
<th>Basic Value (abutting to road) (Rs.)</th>
<th>Factor Value 1.25 for Rural area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>(12%) Additional Market Value from 29.01.2020 to 08.03.2020 (for 40 days) (Rs.)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac. 1.58 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>
At the time of 2nd negotiations held on 22.02.2020, the land owner has requested to pay compensation @ Rs.25,00,000/- per acre. The Revenue Divisional Officer, Nellore & Land Acquisition Officer has negotiate to the land loser about the fixation of rate per Acre, hence the negotiations failed, 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 Eduru Bit-I village and as per the online unit rates of Agricultural Land fit for House sites of Eduru Bit-I village is Rs.36,30,000/- which is very higher than the market value fixed in this case and it is also less than the compensation i.e., Rs.25,00,000/- per Acre (Including all benefits) requested by the ryot. After failing of 2nd negotiations, the Revenue Divisional Officer has called for 3rd negotiations with the land loser on 02.03.2020 and the land loser has agreed for payment of compensation of Rs.22,00,000/-. 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.22,00,000/-(Rupees twenty two lakhs only) (Including of all benefits) per acre to pay compensation justifying the same with the following remarks.

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 Eduru Bit-I.

4. As per the online unit rates of Agricultural Land fit for House sites of Eduru Bit-I village is Rs.36,30,000/- which is very higher than the market value fixed in this case and it is also less than the compensation i.e., Rs.25,00,000/- 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 Eduru Bit-I – Nellore Road.

6. The Non-Agricultural sales in the vicinity are very high i.e., Rs.44,88,500/- per acre, hence comparatively the rate of compensation requested by the Land loser i.e., Rs.20,00,000/- per Acre.

7. The proposed land is having an approach CC road which passing from Eduru Bit-I 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 Eduru Bit-I village, the compensation is arrived for Rs.15,07,890/-per acre and the ryot has requested to Rs.22,00,000/- per acre.

10. The enhancement percentage is 46%

11. Special case down to success the Govt., Flagship programme

12. This case should not be referred as precedent for future LA cases any incidental litigation.

13. This case cannot be adopted for future LA cases.

14. Negotiations are conducted in view of urgency involved to meet the target.

15. Also to avoid additional expenditure involved in resorting the compulsory L.A.,
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 interested</th>
<th>Amount of Compensation for the extent under acquisition of the land owner @ Rs.22,00,000/- per Acre. (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>801/A4, 801/B2, 802</td>
<td>1.58</td>
<td>Koduru Srinivasa Reddy S/o Venkata Ramana Reddy</td>
<td>Rs.34,76,000/- (including all benefits)</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 Acs.1.58 cents( in Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>801/A4, 801/B2, 802</td>
<td>1.58</td>
<td>Koduru Srinivasa Reddy S/o Venkata Ramana Reddy</td>
<td>22,00,000/-</td>
<td>Rs.34,76,000/- (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 drawl and payment of Rs.34,76,000/- (Rupees thirty four lakhs seventy six 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 02.03.2020 for acquired the land an extent of Acs.1.11 in Sy.No.801/A4, Acs.0.32 in Sy.No.801/B2, Acs.0.15 in Sy.No.802 (Total Acs.1.58 cents) of Eduru Bit-I Village of T.P Gudur Mandal for the purpose of distribution of house sites to the weaker section people under "NAVARATHNALU – PEDALANDARIKI ILLIJ" Scheme.

Sd/- M.V.Seshagiri Babu, District Collector, Sri Potti Sriramulu Nellore.