From
Sri M.V. Seshagiri Babu, I.A.S.,
Collector & District Magistrate,
SPS Nellore District.

To
1) The Revenue Divisional Officer,
Nellore
2) Tahsildar, Buchireddypalem.

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.1.55 cents in Sy.No.140-3 & 142 in Kalayakagollu village of Buchireddypalem Mandal – Publication of Gazette in respective mandal Govt offices – reg.,

   (received on 06.05.2020)
3) SPS Nellore District Gazette No.93, Dt. 06.05.2020.
   ****

With ref. to your letter 2nd cited, Final Gazette in respect of the land acquired of extent. Acs.1.55 cents in Sy.No.140-3 & 142 in Kalayakagollu village of Buchireddypalem Mandal has been published in Nellore District Gazette No.93, 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.
SPECIAL SUPPLEMENT TO THE NELLORE DISTRICT GAZETTE
PART- I EXTRA ORDINARY
PUBLISHED BY AUTHORITY
NOTIFICATION BY GOVERNMENT

GAZETTE No:93  SPS NELLORE DISTRICT  DATED:06.05.2020

===================================================================

PROCEEDINGS OF THE COLLECTOR AND DISTRICT MAGISTRATE
SPS NELLORE DISTRICT.

PRESENT: SRI M.V.SESHAGIRI BABU, I.A.S.,

Rec.Gl/4045/2019 Dt:07.03.2020

Sub: Land Acquisition – SPSR Nellore district – Nellore division – Buchireddypalem

Mandal – Kalayakagollu village - an extent of Acs.1.55 cents in Sy.No. 140-3, 142–
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.24,38,000/- - Orders issued.

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 – LANAOLAND (P.M.)17/2019,
6. Guidelines of the District Collector, SPSR Nellore district on Voluntary Acquisition
13. Minutes of Negotiation committee meeting, dt:13.02.2020, 22.02.2020 &
    04.03.2020.

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)LAND(PM)/17/2019, dated 03-12-2019.

Accordingly, the Tahsildar, Buchireddypalem 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.1.55 cents in S.No.140-3, 142 of
Kalayakagollu 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
Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, Buchireddypalem 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.G1/4045/2019, dt.06.01.2020 and it was also published in District Gazette vide Gazette No.03 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 owners inviting for settlement through Negotiations vide Notice of RDO, Nellore No.K.1967/2019, dt.17.01.2020 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 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, Buchireddypalem 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.6,50,000/- per acre as per Registration and Stamps Department. The average sale price is arrived for Rs.6,50,053/- per acre as per the sales statistics obtained from the Sub-Registrar, Buchireddypalem is taken into consideration. As such, the average sale price is higher than the basic value and hence, the basic value of Rs.6,50,053/- per acre is taken into consideration for calculating the compensation as follows:-

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Sy. No</th>
<th>Extent (Ac)</th>
<th>Average Sale price (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 (Rs.)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.1.55 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>140-3</td>
<td>1.51</td>
<td>6,50,053</td>
<td>8,12,566</td>
<td>12823/-</td>
<td>16,37,955</td>
<td>25,38,830/-</td>
<td></td>
</tr>
<tr>
<td>142</td>
<td>0.02</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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.21,00,000/- per acre. The Revenue Divisional Officer, Nellore & Land Acquisition Officer and the Tahsildar, Buchireddy palem have inspected the land and identified that it is very nearer to the Kalayakagollu village and as per the online unit rates of Agricultural Land fit for House sites of Kalayakagollu village is Rs.58,08,000/- which is very higher than the market value fixed in this case and it is also less than the compensation i.e., Rs.21,00,000/- 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.21,00,000/- (Rupees twenty one lakhs 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 Dry land
2. The proposed land is cultivated by paddy crop
3. The proposed land is situated in a distance of 100 mtrs from the main village of Kalyakagollu and in a distance of 5 KM to Buchireddy palem village.
4. As per the online unit rates of Agricultural Land fit for House sites of Kalayakagollu village is Rs.58,08,000/- which is very higher than the market value fixed in this case and it is also less than the compensation i.e., Rs.21,00,000/- per Acre (Including all benefits) as requested by the ryot.
5. The proposed land is situated in a distance of 2.5 K.M from the Chennai – Bombay National High Way Road.
6. The Non-Agricultural sales in the vicinity are very high i.e., Rs.58,08,000/- per acre, hence comparatively the rate of compensation requested by the Land loser is very low i.e., Rs.21,00,000/- per Acre.
7. The proposed land is very fertile with block soil, two crops are raised with the aid of canal from Penna river.
8. As per the average sale price value of Kalayakagollu village, the compensation of arrived for Rs. 16,37,954/- per acre and the ryot has requested to Rs.21,00,000/- per acre.
9. The enhancement percentage is 28%
10. Due to the above reasons the negotiations committee have decided to increase the compensation Rs. 16,37,954/- to Rs.21,00,000/- per acre.

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. 21,00,000/- per Acre (Rs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>140-3</td>
<td>1.53</td>
<td>Sri Dasari Venkataramanaiah a/s Madhu, S/o. Venkaiah</td>
<td>32,13,000/-</td>
</tr>
<tr>
<td>2</td>
<td>142</td>
<td>0.02</td>
<td>Sri Dasari Venkataramanaiah a/s Madhu, S/o. Venkaiah</td>
<td>42,000/-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1.55</strong></td>
<td></td>
<td></td>
<td><strong>32,55,000/-</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 in Rupees</th>
<th>Compensation amount for acquiring total extent in Rupees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>140-3, 142</td>
<td>1.55</td>
<td>Sri Dasari Venkataramanaiah alias Madhu, S/o. Venkaiah</td>
<td>Rs. 21,00,000/- (including all benefits)</td>
<td>32,55,000/- (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. 32,55,000/- (Rupees Thirty two lakhs Fifty five 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.1.55 cents in S.No. 140-3, 142 of Kalayakagollu village of Buchireddypalem 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 Sri Ramulu Nellore.