Rc.G1/4001/2019

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,


2) RDO, Nellore Lr.Rc.K.1929/2019, Dt:18.03.2020. (received on 06.05.2020)
3) SPS Nellore District Gazette No.92, 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.3.09 cents in Sy.No.85 & 87 in Varigonda village of T.P.Gudur Mandal has been published in Nellore District Gazette No.92, 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.
PROCEEDINGS OF THE COLLECTOR AND DISTRICT MAGISTRATE
SPSR NELLORE DISTRICT.

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

Re: Land Acquisition – SPSR Nellore district – Nellore division – T.P Gudur Mandal – Varigonda village – an extent of Ac.3.09 cents in Sy.No. 85 & 87 – 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. 61,80,000/- Orders issued.

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. 3.09 cents in S.No.85 & 87 of Varigonda 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.444, dated 19.12.2019.

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. 3.09 cents in S.No.85 & 87 of Varigonda 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.444, dated 19.12.2019."
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.G1/4001/2019, dt.08.01.2020 and it was also published in District Gazette vide Gazette No.13 dated 08.01.2020 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.Re.K.1929/2019, 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. 7,38,485/- per acre as per the sale statistics obtained from the Sub-Registrar, T.P Gudur is taken into consideration. Hence, the Average Sales Value is considered for fixation of Market value as follows:-

<table>
<thead>
<tr>
<th>SL No</th>
<th>Sy. No</th>
<th>Extent (Ac.Cts)</th>
<th>Average Sale Price (Rs.)</th>
<th>Factor Value 1.25 for Rural area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>12% Additional Market Value from 08.01.2020 to 08.03.2020 (for 60 days)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.3.09 cents)</th>
</tr>
</thead>
</table>
As verified from the minutes of the negotiation committee meeting held on 22.02.2020, the land owner has requested to pay compensation @ Rs.20,00,000/- per acre for the following reasons:

1. The proposed acquisition land is nearer to existing village.
2. The proposed acquisition land is valuable than agricultural land for which the online unit rate of land fit for house sites is Rs.43,56,000/- per acre.

Hence, the negotiation committee members accepted to pay compensation @20,00,000/= per acre (inclusive all benefits) as requested by the land owner.

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 total extent(Ac.3.09) under acquisition as decided by the Negotitation committee @ Rs.20,00,000/- per Acre. (including all benefits) (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>85 &amp; 87</td>
<td>3.09</td>
<td>Sri Kamireddy Dayakar Reddy S/o Sundararami Reddy</td>
<td>61,80,000/-</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.61,80,000/- (Rupee Sixty one lakhs and eighty 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 owners held on 22.02.2020 for acquired the land an extent of Ac.3.09 cents in S.No.85 & 87 of Varigonda 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 Sriramulu Nellore.