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

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

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.0.54 cents in Sy.No.1027-1 in Navuru village of Podalakur Mandal – Publication of Gazette in respective mandal Govt. offices – reg.,

2) RDO, Nellore Lr.Rc.K.1987/2019, Dt:04.05.2020. (received on 06.05.2020)
3) SPS Nellore District Gazette No.96, 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.0.54 cents in Sy.No.1027-1 in Navuru village of Podalakur Mandal has been published in Nellore District Gazette No.96, 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//

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

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GAZETTE No:96
SPS NELLORE DISTRICT
DATED: 06.05.2020

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PROCEEDINGS OF THE COLLECTOR AND DISTRICT MAGISTRATE,
SPSR NELLORE DISTRICT
PRESENT: SRI M.V.SESHAGIRI BABU, I.A.S.,

Re.G1/4088/2019
Dt. 19.02.2020

Sub: Land Acquisition – SPSR Nellore district – Nellore division – Podalakur Mandal – Navuru Village – an extent of Acs.0.54 cents in Sy.No.1027-1 – 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.2,81,638/- Orders issued.

2. G.O.Ms.No.389 Revenue (Land Acquisition) Department, dt.20.11.2014.
12. District Gazette No.15, dt.08.01.2020.
13. Minutes of Negotiation committee, dt.06.02.2020

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ORDER:


Accordingly, the Tahsildar, Podalakur 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. 0.54 cents in Survey Number 1027-1 of Navuru 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.496, dated 01.01.2020.
Accordingly, after filing of application under Voluntary Acquisition by the land owner, the Tahsildar, Podalakur 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.G1.4088/2019, dt.08.01.2020 and it was also published in District Gazette vide Gazette No.15, dated 08.01.2020 and the said public notice by way of Notification in Form-C was also got published on 08.01.2020 locally 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 this office Notice No.Rc.K.1987/2019, 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 owners for finalization of the payment compensation of the land.

1. The District Collector, Sri Potti Sriramulu Nellore.
2. The Joint Collector, Sri Potti Sriramulu 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, Podalakur Mandal.

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.2,00,000/- per acre as per Registration and Stamps Department. The Average Sale Price is arrived for Rs. 2,07,801/- Per acre is higher than the basic Value of the land. 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.Ct)</th>
<th>Basic Value (Rs.)</th>
<th>Average Sale Price (Rs.)</th>
<th>Factor Value 1.25 for Rural /1.00 for Urban area (Rs.)</th>
<th>100% Solatium (Rs.)</th>
<th>Additional Market Value (Rs.)</th>
<th>Total compensation comes per acre (Rs.)</th>
<th>Total compensation per acquiring extent (Ac.0.54 cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1027-1</td>
<td>0.54</td>
<td>2,00,000/-</td>
<td>2,07,514/-</td>
<td>2,59,393/-</td>
<td>2,59,393/-</td>
<td>2,766/-</td>
<td>5,21,552/-</td>
<td>2,81,638/-</td>
</tr>
</tbody>
</table>

Apportionate statement of Land Acquisition:

<table>
<thead>
<tr>
<th>S. No</th>
<th>Survey No.</th>
<th>Extent (in Ac. Cts)</th>
<th>Basic Value</th>
<th>Average Sale Price</th>
<th>Multiplicati on of Factor Value [1.00 (urban)/1.25 (rural)]</th>
<th>100% Solatium</th>
<th>Land compensation per acre</th>
<th>Land Compensation of acquiring extent</th>
</tr>
</thead>
</table>
The Negotiations carried out and settlement reached with the land owners as follows:

<table>
<thead>
<tr>
<th>S.N o</th>
<th>Survey No.</th>
<th>Extent (in A.c.cts)</th>
<th>Name of the Land Owner</th>
<th>Amount Fixed in the Negotiation Committee Per acre including Multiplication of Factor Value+100% Solatium</th>
<th>Compensation amount for acquiring extent (in Rs.)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1027-1</td>
<td>0.39</td>
<td>Pasupuleti Bala Krishnaiah S/o Venkata Narasaiah</td>
<td>5,21,252/-</td>
<td>2,03,405/- (including all benefits)</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1027-1</td>
<td>0.15</td>
<td>Paspuleti Santhamma W/o Late Penchalaiah</td>
<td>5,21,252/-</td>
<td>78,233/- (including all benefits)</td>
<td></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.2,81,638/- (Rupees two lakhs eighty one thousand and six hundred and thirty eight 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 06.02.2020 for acquired the land an extent of Acs.0.54 cents in Sy.No.1027-1 of Navuru Village, Podalakur Mandal for the purpose of distribution of house sites to the weaker section people under “NAVARATHNALU – PEDALANDARIKI ILLU” Scheme.

Sd/- M.V.Seshagiri Babu  
Collector & District Magistrate,  
Sri Potti Srimulu Nellore.

To  
The individual  
Copy to the Bill  
Copy to the Camp Deputy Tahsildar to District Collector,  
Copy to the Camp Deputy Tahsildar to Joint Collector,  
Copy to ‘G’ Section, Collectorate, Nellore.