

## AWARD

(Under Section 23, 30, 31 of the RFCT in LA R&R ACT, 2013)

Made by Sri. M. Dasu, M.A., B.Ed.,  
Special Deputy Collector and Land Acquisition Officer,  
Unit No.12, Dondapadu Village, Thullur Mandal.

**Land Acquisition Award No.02/2018**  
**Rc.10/2015/PICHCHIKALAPALEM**

**Dated 30-06-2018.**

Whereas an extent of land measuring **Ac. 24.1762 cents** situated at the Village of **Pichchikalapalem** in the Mandal of Thullur of Guntur District situated in the registration Sub - District of Thullur in the District of Guntur and registered in the name of the interested persons specified below, has been declared under section 19(1) of the RFCT in LAR&R Act 2013 by District Collector, Guntur in District Gazette Issue No.129 of 2017, dt.01-07-17 to be needed to **Construction of Capital City Development Project.**

Now the General Award u/s 23 of the LA R&R Act 2013 is passed for an extent of **Ac.0.8462 cents** (Agriculture Land (21(01) category Ac. 0.10 cts, Agriculture land abutting to path (46(05) category Ac. 0.7462cts) in R.S.No.17 part, 39/E, etc., of Pichchikalapalem Village of Thullur Mandal. The undersigned, fully enquired into the case, and on due consideration of the various circumstances connected with the acquisition as here in before set forth, makes the following Award under his hand.

### **FORM-IX**

**[See rule - 26 read with sections 23 & 30 of the Act (30 of 2013)]**

**Land Acquisition Award (Agriculture Land(21(01) category Ac. 0.10 cts)**

1)	True Area of the land covered by notification in acres	24.1762
2)	The Award allowed for the land in acres	0.10
	a. Average market value arrived at u/s 26(1)	Rs. 600000.00
	b. Market value for Ac. 0.10= 0.10 X 600000.00	Rs. 60000.00
	c. Factor adopted u/s 26(2) in (Rural area)	0
	d. Factored market value for Ac. 0.10 = 60000X1.25-60000	Rs. 15000
	e. Valuation on account of Buildings / Wells/ Crops / Trees etc as determined u/s 29	0
	f. Total Compensation (b+d+e)	Rs. 75000
	g. 100% Solatium on f	Rs. 75000
	h. 12% additional M.V (on b +d) for 536 days (from the date of 11(1) notification to this day) = (60000+15000)X(12/100)X (536/365) i.e., up to 30-06-2018	Rs. 13216.43
	i. Damages if any	0
	j. Interest u/s 80 in case of advance possession taken u/s 40	Does not arise
	k. Additional Compensation in case of advance possession	Does not arise
	l. Total Award allowed for Ac.0.10 cents (f+g+h) = 75000+75000+13216.43	Rs. 163216.43

**FORM-IX**

**[See rule – 26 read with section 23 & 30 of the Act (30 of 2013)]**  
**Land Acquisition Award (Agriculture Land abutting to path (46(05)**  
**Category Ac. 0.7462 cts)**

1)	True Area of the land covered by notification in acres	24.1762
2)	The Award allowed for the land in acres	0.7462
	a. Average market value arrived at u/s 26(1)	Rs. 600000.00
	b. Market value for Ac. 0.7462= 0.7462 X 600000.00	Rs. 447720.00
	c. Factor adopted u/s 26(2) in (Rural area)	0
	d. Factored market value for Ac. 0.7462 = 447720X1.25-447720	Rs. 111930.00
	e. Valuation on account of Buildings / Wells/ Crops / Trees etc as determined u/s 29	0
	f. Total Compensation (b+d+e)	Rs.559650.00
	g. 100% Solatium on f	Rs. 559650.00
	h. 12% additional M.V (on b +d) for 536 days (from the date of 11(1) notification to this day) = (447720+111930)X(12/100)X (536/365) i.e., up to 30-06-2018	Rs. 98621.06
	i. Damages if any	0
	j. Interest u/s 80 in case of advance possession taken u/s 40	Does not arise
	k. Additional Compensation in case of advance possession	Does not arise
	l. Total Award allowed for Ac.0.7462 cents (f+g+h) = 559650+559650+98621.06	Rs. 1217921.06

**BOUNDARIES OF THE LAND AND PARTICULARS OF LAND OWNERS**

Sl. No	Survey No/Sub Division	Extent covered by Land acquisition Ac.Cts	Name of the interested persons	Boundaries				Details of Trees, Structures, etc., if any
				North R.S. No.	East R.S. No.	South R.S. No.	West R.S. No.	
1	17 part	0.0400	UNKNOWN	15,16	15,18,20	18,20	Vaddamanu	---
2	39/E part	0.0050	UNKNOWN	39/D1, 39/D2	46	43	42	---
3	49/B2 part	0.0100	UNKNOWN	49/B1	50	Thulluru	47	---
4	82/A part	0.0100	UNKNOWN	82/B	82/C	81,84	83	---
5	84/2 part	0.0150	UNKNOWN	84/1	81	87	85	---
6	93/1 part	0.0100	UNKNOWN	90	92	93/2A	60	---
7	93/2B part	0.0100	UNKNOWN	93/2A1	93/2A2	94	60	---
8	110/A2part	0.0250	UNKNOWN	110/A1	112,113	110/B	102	---
9	112/1	0.0750	Peravalli Premkumari	111	112/2	114	112 p	Asbestace Roof Hoouse-1
10	112/1	0.0500	Dorapalli Kumari	111	112/2	114	112 p	
11	112/1	0.0915	Kakumanu Nikhil Krishna Chowdary	111	112/2	114	112 p	
12	112/1	0.0915	Kakumanu Bebi Nikhitha Krishna Chowdary	111	112/2	114	112 p	
13	112/1	0.1285	Kakumanu Naga mallewari	111	112/2	114	112 p	
14	112/1	0.1572	Kakumanu Koteswararao	111	112/2	114	112 p	
15	112/1	0.1275	Kakumanu Narasamma	111	112/2	114	112 p	
	<b>Total</b>	<b>0.8462</b>						

The person or persons to whom the compensation is due:

Sl.No	Name	Survey No.	Extent	Rs. NP	Remarks
1	UNKNOWN	17 part	0.0400	65286.58	Ordered to deposit the amount u/s 77(2) before the LA R&R authority
2	UNKNOWN	39/E part	0.0050	8160.82	
3	UNKNOWN	49/B2 part	0.0100	16321.64	
4	UNKNOWN	82/A part	0.0100	16321.64	
5	UNKNOWN	84/2 part	0.0150	24482.47	
6	UNKNOWN	93/1 part	0.0100	16321.64	
7	UNKNOWN	93/2B part	0.0100	16321.64	
8	UNKNOWN	110/A2part	0.0250	40804.11	
9	Peravalli Premkumari	112/1	0.0750	122412.33	
10	Dorapalli Kumari	112/1	0.0500	81608.22	
11	Kakumanu Nikhil Krishna Chowdary	112/1	0.0915	149343.04	
12	Kakumanu Bebi Nikhitha Krishna Chowdary	112/1	0.0915	149343.04	
13	Kakumanu Naga mallewari	112/1	0.1285	209733.12	
14	Kakumanu Koteswararao	112/1	0.1572	256576.24	
15	Kakumanu Narasamma	112/1	0.1275	208100.96	
<b>Total</b>			<b>0.8462</b>	<b>1381137.49</b>	

### **FORM-X**

(see rule-27 and 2<sup>nd</sup> Schedule of the Act)  
Award for Rehabilitation and Resettlement

Sl.No.	Element of R&R	Entitlement	Award
1.	Housing Unit (Rural)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
2.	Housing Unit (Urban)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
<b>NB:</b> Entitlement loss of a residential house. No family shall get more than one house.			
3.	Offer for developed land.	PAFs	Ac. 0.08462 cts developed land reserved for offering on payment of acquisition cost and development cost.
4.	Choice of employment / cash grant / annuity.	PAFs	No PAF/PDF's in this award
5.	Subsistence grant if settles in R&R Colony	PDF	Nil
6.	Transportation Cost if settles in R&R Colony	PDF	Nil
7.	For construction of Cattle Shed / Petty Shops in R&R Colony	PDF	Nil
8.	One time grant to artisan / small traders / self employed	PDF	Nil
9.	One time resettlement allowance	PAFs	No PAF/PDF's in this award
<b>NB:</b> Three years residence as on the date of 4(1) notification and loss of livelihood Determines the R&R entitlements.			

The person or persons to whom the R&R Entitlements are due:

Sl.No	Name	Survey No.	Extent	Rs. NP	Remarks
-NIL-					

Award Passed for Rs. **13,81,137.49**(Rupees Thirteen lakhs eighty one thousand one hundred thirty seven and paise forty nine only) for an extent of 0.8462 cents towards payment of land compensation and R&R Entitlements is Nil and hence total amount of Rs. **13,81,137.49** ps. is ordered to be deposited before the LA R&R Authority u/s 77(2) as the ownership / apportionments could not be decided.

The undersigned certified that.....

- a) Notices have been promulgated or served in accordance with Section 21 of the RFCT in LA R&R Act 2013 and that evidence of such promulgation or service forms part of the record.
- b) There is before me, a plotted plan of the lands to be acquired.

Encl:- Award Proceedings



Special Deputy Collector &  
Land Acquisition Officer  
Unit No.12, Dondapadu Village.

**Proceedings of the Special Deputy Collector and Land Acquisition Officer**  
Unit No.12, Dondapadu Village, Thullur Mandal  
Present : Sri. M.Dasu, M.A., B.Ed.,

**Award No. 02/2018**

**Dated: 30-06-2018.**

Rc.No.1/2015/PICHCHIKALAPALEM

Sub:- Land Acquisition - Guntur District - Thullur Mandal - Pichchikalapalem Village - **Ac.0.8462 cents** of Land proposed for acquisition in **R.S.No.17 part, 39/E, etc.,** for Construction of **Capital City Development Project**- Award passed - Reg.

- Ref: - 1. Rc.10/2015, Dt: 08-03-2016 of the Commissioner AP CRDA, Vijayawada.  
2. Proceedings of the Collector and District Magistrate, Guntur Rc.5798/2015/G1, Dt.10-01-2017. (U/s 11(1) Preliminary Notification )  
3. Proceedings of the Collector and District Magistrate, Guntur in Rc.5798/2015/G1, Dt.30-06-2017. (U/s 19(1) Declaration)  
4. Notices u/s 21(1) & 22, 21(4) & 22, dt. 05-07-2017.

**ORDER:**

The Commissioner, AP Capital Region Development Authority Vijayawada vide ref. 1<sup>st</sup> cited sent requisition of land measuring an extent of **Ac.36.8615 cents** in R.S No.s 7,17 etc., of Pichchikalapalem Village for Construction of **Capital City Development Project**. This Award deals with **Ac.0.8462 cents** of land in Pichchikalapalem Village of Thullur Mandal, Guntur District.

**Tenure:** This is a Government village and the lands were surveyed and settled. Hence, the tenure of the lands is Ryotwari for all purposes.

**Survey:** The lands in the village were surveyed and settled. Hence there is no need for Publication of the Notification u/s 5 and 17(b)(II) of the Survey and Boundaries Act, 1923.

**Classification:** The lands under acquisition are classified as Govt. Dry Lands in the Revenue records and the same description was adopted.

**Agricultural Ceiling Aspect:** The provisions of the Andhra Pradesh Land Reforms (C.O.A.H) Act 1973 do not attract the lands covered by the present acquisition.

**Project Description:** The Government of Andhra Pradesh under section 43(5) of AP CRDA Act, 2014 directed the AP CRDA to undertake development scheme through voluntary Land Pooling in the Capital City area. Accordingly, keeping the requirements in implementing the final Master Plan for Capital City area, the Authority sanctioned Land Pooling Development Schemes under Section 43 of the AP CRDA Act, 2014. The Capital City Development Project was prepared under Section 44 to 48, 53, 56 and 57 read with Rule 9 & 10 of AP Capital City LPS (F&I) Rules, 2015. As per 126 of the APCRDA Act 2014, the Commissioner APCRDA, Vijayawada has submitted requisition before the District Collector, Guntur.

**Need for LA:** An extent of Ac. **847.31** cents is the area of the LPS Development Scheme in Pichchikalapalem, out of which an extent of Ac. **1.78** cents is demarcated as village site / extended habitation and an extent of Ac. **23.03** cts of Government lands and balance lands of Ac. **822.50** are required to be procured / acquired. An extent of Ac. **785.6385** cents were procured under Land Pooling Scheme duly entering into development agreement and decided to acquire an extent of Ac. **36.8615** cents is required for executing the development plan and hence decided to be acquired under LA, R&R, Act, 2013. Any land required for in any development plan can be acquired by Government as per Section 126 of AP CRDA Act, 2014 and the same can be included in the development scheme under Rule-9 of the AP Capital City LPS (F&I) Rules, 2015. Accordingly the Commissioner, AP CRDA made a requisition to the District Collector.

**Social Impact Assessment Notification u/s 4(1) of the RFCT in LA R&R Act 2013:-**

The District Collector / Appropriate Government in exercise of the powers vested with him u/s 3(e) of the LA R&R Act, 2013 read with Rule 2(b) of the AP LA R&R Rules, 2014 issued Notification u/s 4(1) of the LA R&R Act for commencement of consultation and of the Social Impact Study for an extent of Ac.36.8615 cents of Pichchikalapalem Village. The notification was approved vide proceedings Rc.No.251/2016/G1-5802(PPD), dated: 05.03.2016 Grama Panchayat Office of Dondapadu, O/o the District Collector, Guntur, O/o the Revenue Divisional Officer, Guntur, O/o the Tahsildar, Thullur, O/o the Sub - Registrar, Amaravathi on 05.03.2016 respectively, and

was also published in the website of the District Collector Guntur and APCRDA vide [www.guntur.nic.in](http://www.guntur.nic.in) and [www.crda.ap.gov.in](http://www.crda.ap.gov.in).

**Appraisal on SIA:**

The EPTRI Gachibouli, Hyderabad was appointed by Commissioner, R&R for conducting SIA report. The SIA team has conducted Gramasabha on **01.04.2016** explaining provisions of SIA and informing about commencement of conduct of SIA in the LPS area. The draft SIA report was prepared and placed before Gram panchayat and circulated to all concerned and conducted public hearing calling suggestions and views of the public to be added in the final SIA. The SIA report and the minutes of the public hearing were published in Grama Panchayat and locality on **03.10.2016** and in the website of the Guntur District and AP CRDA vide: [www.guntur.nic.in](http://www.guntur.nic.in) and [www.crda.ap.gov.in](http://www.crda.ap.gov.in).

The SIA report was placed before the expert committee and expert committee gave its opinion / recommendations on **14.10.2016** and the same were published in GP Office, Dondapdu and other Localities and website of the Guntur District and AP CRDA vide: [www.guntur.nic.in](http://www.guntur.nic.in) and [www.crda.ap.gov.in](http://www.crda.ap.gov.in).

**Decision for LA:** The appropriate Government / District Collector, Guntur after examining the SIA report, expert report, LAO report and the material available on record taken a decision under section 8(2) to acquire an extent of **Ac. 32.2415** cents as the land under acquisition is for a public purpose as the area under acquisition is the bare minimum to be acquired for the project as there is no other alternative land available fit for the purpose, and the project is viable and the balance food security would be properly taken care of by the Government. The variation between 4(1) and PN u/s 11(1) is became land owners of **Ac.4.62** cts have opted for LPS u/s 108 of LA R&R Act.

**Preliminary Notification U/s 11(1) of the RFCT in LAR&R Act 2013:-**

Preliminary Notification was notified u/s 11(1) of LA R&R Act vide proceedings **Rc. 5798/2015/G1**, dated: **10.01.2017** for an extent of **Ac.32.2415 cents** and published in GramaPanchayat and locality on **11.01.2017**, **Eenadu** Newspaper, dated :**11.01.2017**, **Visalandhra** Newspaper, dated :**11.01.2017** and in District Gazette No. **11**,

dated:11.01.2017 and in website of the District and AP CRDA vide :  
[www.guntur.nic.in](http://www.guntur.nic.in) and [www.crda.ap.gov.in](http://www.crda.ap.gov.in).

**Schedule**

Sl. No	Survey No	Total Extent (RSR)	Extent under acquisition	Name & address of the person interested	Boundaries				Details of Trees, Structures etc., if any
					North	South	East	West	
1	2	3	4	5	6	7	8	9	10
1	39/E	1.95	0.005	Chanumolu Subbarao	39/D2	43	39/E P	42	---
2	49/B2	9.04	0.01	Guduru Venkayamma	49/B1	Thulluru	50	47	---
	53/A	7.24	0.01	Kaduri Ramaswami	58	52	53/B	54	---
3	82/A	0.85	0.01	Polu Ademma	82/A p	81,84	82/C	83	---
4	84	4.68	0.0150	Kommineni Mahalakshmi	82,83	87	81	85	---
5	93/1	3.01	0.01	Kommineni Chalamaiah and 4 Others	90	93/1 P	92	60	---
6	93/2B	3.03	0.01	Kommineni Chalamaiah and 4 Others	93/1	94	93/1,2A	60	---
7	110/A2	2.85	0.025	Gopidesi Kotaiah	110/A1	110/B	112,113	102	---
8	43	6.18	3.09	Kakumanu Madhavarao	43/1,2	44,45	46	42	---
9	93/2A	8.33	1.50	Kakumanu Madhavarao	93/2A P	94	93/2A P	93/2A p	---
10	40/B2	0.82	0.82	Guduru Kiran & Others	40/B1	41	40/B3	Vaddamanu	---
11	41/1	5.64	2.41	Guduru Kiran & Others	41/1	41/2	42	Vaddamanu	Jammi-1
12	7/B	8.11	2.83	Guduru Sarat babu & Others	5	8	5	7/A2	---
13	76/B	3.44	2.34	Guduru Sarat babu & Others	73	76/B P	80	76/A P	---
14	90	14.76	2.83	Guduru Sarat babu & Others	111	93	92	60	Old water pot
15	92	15.40	3.74	Guduru Sarat babu & Others	92 P	93	98	93	---
16	93/2A	8.33	2.68	Jonnalagadda Sambasivarao	92	93/2B p	96	93/2B	---
17	18/1	9.60	0.17	Kakumanu Venkanna & 7 Others	15	19	18/1A p	18/1A P	---
18	5/2C	1.00	1.00	Nelakuditi Rangarao	5/2A	5/2D1	2	5/2B1	---
19	112/1	3.05	0.0744	Peravalli Premkumari	111	112/2	114	112 p	Asbestace Roof Hoouse -1



20	112/1	3.05	0.0496	Dorapalli Kumari	111	112/2	114	112 p	---
21	112/1	3.05	0.0915	Kakumanu Nikhil Krishna Chowdary	111	112/2	114	112 p	---
22	112/1	3.05	0.0915	Kakumanu Bebi Nikhitha Krishna Chowdary	111	112/2	114	112 p	---
23	112/1	3.05	0.1285	Kakumanu Naga mallewari	111	112/2	114	112 p	---
24	112/1	3.05	0.1570	Kakumanu Koteswararao	111	112/2	114	112 p	---
25	112/1	3.05	0.1340	Kakumanu Narasamma	111	112/2	114	112 p	---
26	69	4.65	0.96	Merla Raajendraprasad	70	69 P	87,69 P	37	---
27	94/1	8.33	3.33	Nelluri sivaparvathi, Nelluri Venkatrao & Kaka Koteswararao	94 P	94/1	94/2,1	60	---
28	91	6.22	0.38	Nannapaneni venkateswararao & Gude Sirirsha	91/1	91/4	98	91 P	---
29	22/A	4.60	0.30	Nannapaneni Suryaprakasarao & Nannapaneni Sujatha	21	22/B	22/A	22/A	---
30	22/A	4.60	0.30	Nannapaneni Suryaprakasarao & Nannapaneni Sujatha	21	22/B	22/A	22/A	---
31	82/C	0.06	0.04	Myneni Hanumayamma	82/D	79	79	82/B,A	---
32	63/A	3.02	0.50	Bandlamudi Tirupatamma	87,63 P	63 P	63 P	87	---
33	114	4.16	2.16	Kaka Venkata Krishnarao	114 P	105	115	113	---
34	17	13.57	0.04	Kommineni Chinna Desaiiah	16	20	117 P	Vaddamanu	---
<b>Total</b>			<b>32.2415</b>						

A Gramasabha was conducted u/s 11(2), on 19-01-2017 duly informing the contents / purpose of the notification and informing that objections if any on the area and suitability of land proposed to be acquired, justification offered for public purpose and on the findings of the social impact assessment report. It was also informed that socio economic survey would be conducted and the lands would be surveyed for preparation of SD records.

**15(2) Enquiry :** Notice in Form-VI B u/s 15(2) of the L.A.R&R Act 30 of 2013 was issued vide Rc.1/2015/Pichchikalapalem dated 16-01-2017. Enquiry u/s15(2) of the L.A.R&R Act was conducted on 25.03.2017. Some of the land owners filed objections and recommendations on the objections were

submitted to the District Collector. On examination of the available records the District Collector / Appropriate Government has taken decision u/s 15(2) vide proceedings RC.B/5798/2015-G1 dated 21-04-2017 and it has become final u/s 15(3). A decision was taken to acquire an extent of Ac.32.2415 cents covered by 7/B, 17/1 etc.

**SUBDIVISION RECORDS & TRUE AREA:**

The lands under acquisition were got sub-divided and the sub-division records were got pre-scrutinized by the Deputy Inspector of Survey, Thullur. The area arrived at in the pre-scrutinized sub-division records was adopted for the Draft Declaration under section 19 of the L.A R&R Act,2013.

**Conduct of SES:** The Joint Collector & Addl. District Magistrate, Guntur was designated as Project Administrator vide G.O.Ms. No. 1 Revenue (LA) Department, dated: 02-01-2015 under section 43(1) of the LA, R&R, Act, 2013. The Joint Collector vide proceedings Rc.G1/5798/2015 dated: 20.01.2017 appointed R&R Committee for conducting census of the affected families to ascertain.

- a) Particulars of lands and immovable properties being acquired of each affected family
- b) Livelihood lost in respect of land losers and land less whose livelihoods are primarily dependent on the lands acquired.
- c) A list of public utilities and Government building which are affected or likely to be affected, where resettlement of affected families are involved.
- d) Details of amenities and infrastructure which are affected or likely to be affected, where resettlement of affected families involved and
- e) Details of any common property resources being acquired.

The Socio Economic survey was conducted. There are One (1) displaced family to be Rehabilitated and Resettled and 37 project affected families were identified.

**PDF/PAF:**

The draft R&R scheme was prepared by the Project administrator and Joint Collector basing on the socio economic survey conducted by the team lead by Land Acquisition Officer, a public hearing was conducted on Dt: 04.05.2017 and the draft R&R scheme report along with minutes of the

public hearing were kept for the review of the Project Level Committee chaired by the District Collector, Guntur. The recommendations of the District Collector along with R&R scheme report, minutes of the public hearing and recommendations of the project level committee were submitted to the Commissioner R&R. After its approval the same were published locally and on the website.

The land owners opted LPS for an extent of Ac.8.0600 cts under section 108 of LA R&R Act, 30 of 2013 as shown in the following statement and the balance area submitted for Declaration.

Sl. No	Name & address of the person interested	Survey No/ sub-division No	Total Extent (RSR) Ac.Cents	Extent under acquisition Ac.Cents	Details of Trees, Structures etc., if any
1	2	3	4	5	6
1	Nelluri sivaparvathi, Nelluri Venkatrao & Kaka Koteswararao	94/1	8.33	3.3300	---
2	Bandlamudi Tirupatamma	63/A	3.02	0.5000	---
3	Guduru Kiran & Others	40/B2	0.82	0.8200	---
4	Guduru Kiran & Others	41/1	5.64	2.4100	Jammi-1
5	Nelakuditi Rangarao	5/2C	1.00	1.0000	---
			<b>TOTAL</b>	<b>8.0600</b>	

**Declaration U/s.19(1) of the RFCT LAR&R Act 2013:**

Draft Declaration has been published for an extent of **Ac.24.1762 cents**.

Gazette No./Dt.	1 <sup>st</sup> News paper	2 <sup>nd</sup> News paper	Locality publication
Gazette No.129, dt. 01-07-2017	Andhra Jyothi, dt.01.07.2017	The Hindu, dt.01.07.2017	01.07.2017

**Schedule**

Sl. No	Survey No/ sub-division No	Total Extent (RSR) Ac. Cents	Extent under acquisition on Ac. Cents	Name & address of the person interested	Boundaries				Details of Trees, Structures etc., if any
					North RS.No	South RS.No	East RS.No	West RS.No	
1	2	3	4	5	6	7	8	9	10
1	7/B1	2.83	2.83	Guduru Sarat babu, Sudhakarao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	6,11	7/B2	5	7/A2, 11	---
2	17 part	13.57	0.04	Kommineni Chinna Desaiiah	15,16	18,20	15,18,20	Vaddamanu	---

3	18/1B	0.17	0.17	Mannava Harinath Babu, Nelakuditi Rangarao	18/1A	19	18-Feb	18/1A	---
4	22/A1	0.6	0.6	Nannapaneni Suryaprakasarao & Nannapaneni Sujatha	21	22/A2	22/A2	22/A2	---
5	39/E part	1.95	0.005	Chanumolu Subbarao	39/D1, 39/D2	43	46	42	---
6	43/1	3.09	3.09	Kakumanu Madhavarao	39	43/2	46	42	---
7	49/B2 part	9.04	0.01	Guduru Venkayamma	49/B1	Thulluru	50	47	---
8	53/A part	7.24	0.01	Kaduri Ramaswami	59	52	53/B	54	---
9	69/1	0.96	0.96	Merla Raajendraprasad	70	69/2	69/2, 87	37	---
10	76/B1	2.34	2.34	Guduru Sarat babu, Sudhakarao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	73	76/B2	80	76/A	---
11	82/A part	0.85	0.01	Polu Ademma	82/B	81,84	82/C	83	---
12	82/C part	0.06	0.04	Myneni Hanumayamma	82/D	81	79	82/A, 82/B	---
13	84/2 part	2.34	0.015	Kommineni Mahalakshmi	84/1	87	81	85	---
14	90/2	2.83	2.83	Guduru Sarat babu, Sudhakarao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	90/1	90/3, 92	91	60	Old water pot
15	91/2	0.38	0.38	Nannapaneni venkateswararao & Gude Sirsha	91/1	92	91/1	90	---
16	92/2	3.74	3.74	Guduru Sarat babu, Sudhakararao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	92/1	93	98	93	---
17	93/1 part	3.01	0.01	Kommineni Chalamaiah and 4 Others	90	93/2A	92	60	---
18	93/2A2	4.18	4.18	Kakumanu Madhavarao, Jonnalagadda Sambasivarao	92,98	94, 93/2A 3	96, 93/2A 3	93/2B, 93/2A1	---
19	93/2B part	3.03	0.01	Neerukonda Akkamma	93/2A 1	94	93/2A 2	60	---
20	110/A2part	2.85	0.025	Gopidesi Kotaiah	110/A 1	110/B	112, 113	102	---
21	112/1B	0.7212	0.7212	Peravalli Premkumari, Dorapalli Kumari, Kakumanu Nikhil Krishna, Kakumanu Bebi Nikhita Krishna, Kakumanu Narasamma, Kakumanu Naga Malleswari, Kakumanu Koteswararao	111	112/1 A	112/1 A	112/1A	Asbesta ce Roof House- 1
22	114/2	2.16	2.16	Kaka Venkata Krishnarao	114/1	108	115	112, 113	---
<b>TOTAL</b>			<b>24.1762</b>						

After publication of Declaration the following persons declared in Declaration have been came forward and opted for LPS u/s 108 of LA R&R Act, 30 of 2013 for the extent noted against them in the table below.

Sl. No	Name & address of the person interested	Survey No/ sub-division No	Total Extent (RSR) Ac.Cents	Extent under acquisition Ac.Cents	Details of Trees, Structures etc., if any
1	2	3	4	5	6
1	Guduru Sarat babu, Sudhakarao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	7/B1	2.8300	2.8300	---
2	Mannava Harinath Babu, Nelakuditi Rangarao	18/1B	0.1700	0.1700	---
3	Nannapaneni Suryaprakasarao & Nannapaneni Sujatha	22/A1	0.6000	0.6000	---
1	Kakumanu Madhavarao	43/1	3.0900	3.0900	---
4	Kaduri Ramaswami	53/A part	7.2400	0.0100	---
5	Merla Raajendraprasad	69/1	0.9600	0.9600	---
6	Guduru Sarat babu, Sudhakarao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	76/B1	2.3400	2.3400	---
7	Myneni Hanumayamma	82/C part	0.0600	0.0400	---
8	Guduru Sarat babu, Sudhakarao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	90/2	2.8300	2.8300	Old water pot
9	Nannapaneni venkateswararao & Gude Sirirsha	91/2	0.3800	0.3800	---
10	Guduru Sarat babu, Sudhakararao, Kiran, Ravindranath, Srinivasarao, Narra Padmaja	92/2	3.7400	3.7400	---
11	Jonnalagadda Sambasivarao, Kakumanu Madhavarao	93/2A	4.1800	4.1800	---
12	Kaka Venkata Krishnarao	114/2	2.1600	2.1600	---
<b>TOTAL</b>				<b>23.33</b>	

Out of the extent Ac. **24.1762** cts the land owners of the above extent i.e Ac. **23.33** cts opted for LPS under section 108 of LA R&R Act, 30 of 2013.

**Award Enquiry:-** A public notice for conducting award enquiry was issued vide Rc.No.1/2015 Dt:05.07-2017 and published locally and on the website inviting the interested persons having claims of compensation and R&R benefits duly informing any objections in measurements or any encumbrances over the lands. They are requested to attend for the enquiry on 08-08-2017 at 11:00 AM before Special Deputy Collector and Land Acquisition Officer Unit-12, Dondapadu. The individual notices were also served u/s 21(4).

Thus the balance extent need to be acquired is Ac. **0.8462** cents and is treated as Agriculture land according to the vicinity of the land under Acquisition.

### **PRELIMINARY VALUATION**

The Land Acquisition Officer inspected the lands under acquisition on 23.12.2016. In order to arrive at the Market Value of the lands under acquisition registration statistics that took place in the vicinity of the lands under acquisition have been gathered from the Sub Registrar's Office, Amaravathi for the preceding three years from the date of Preliminary Notification u/s 11(1) of the Act published in the Gazette dt. 11.01.2017. The registration department after taking up anomalies rectification of registration values for the lands under acquisition in Pichchikalapalem Village have fixed an amount of Rs.6,00,000/- per acre with effect from 31-03-2017 vide the proceedings No. MV1/3727/2017, dated: 27-04-2017 of the Director and Inspector General of Registration and Stamps, A.P., Vijayawada.

It is submitted that 122 Sale transactions were covered for the 3 years from 10-01-2014 to 10-01-2017 in Pichchikalapalem village. Out of 122 Sale transactions, 46 Sale transactions related to agriculture lands (21(01 Category) and 76 Sale transactions related to Land abutting to Path (46(05 Category)).

### **Agriculture Land (21(01) Category) (Ac 0.10 cents)**

46 sale transactions relating to Agriculture land took place during the crucial period from 11-01-2014 to 10-01-2017 in Pichchikalapalem village in which land acquisition is proposed. All the 46 sale transactions are scrutinized and shown in Annexure-IA. 2 sale transactions relate to agriculture land are shown in descending order of the value of the documents in Annexure-IIA and remaining 44 sale transactions are showing high charged values adopted the benefits from Land Pooling Scheme which are not reflected the true value of the land. Half of the 2 sale transactions i.e., 1 sale transaction is shown in Annexure-IIIA i.e., 1 sale taken into the consideration for calculating average sale price.

The average sale price is calculated as follows:

Total value of Sales shown in Annexure-III A : Rs. 300000.00

Total Number of sales in Annexure-III A : 1

Average sale price per acre. : Rs. 300000.00

(Total value of sales/ Total number of sales

i.e., 300000/1)

Thus the average sale price is less than the Basic value of the proposed land i.e., Rs. 6,00,000/- per acre under acquisition. Hence the basic sale value is taken for calculating preliminary valuation of the lands under acquisition for agriculture land purpose. 12% additional market value from date of publication of 11(1) notification to the date of report.

**Agriculture Land Abutting to path (46(05) Category) (Ac 0.7462 cents)**

76 sale transactions relating to Agriculture land took place during the crucial period from 11-01-2014 to 10-01-2017 in Pichchikalapalem village in which land acquisition is proposed. All the 76 sale transactions are scrutinized and shown in Annexure-IB. Out of 76 sale transactions 68 sale transactions are covered in Land Pooling Scheme and remaining 8 sale transactions are made in sq.yds in agriculture lands are discarded as they do not represent the true market value. There are no sale transactions for calculating the average sale price. Hence basic value (Rs. 6,00,000/-) is taken for calculating preliminary valuation of the lands under acquisition for agriculture land purpose. 12% additional market value from date of publication of 11(1) notification to the date of report.

**Factored Value:**

In addition to Market value, Factored value is calculated as stated below.

(Market value \* 1.25) - Market value = Factored value.

**Structure :**

The Structure valuations have not been received from the concerned departments. Hence a separate Award (Supplementary) shall be passed after receipt of the values from the Concerned Departments.

**Tree Valuation :**

There are no trees / crops existing on the land under acquisition.

**Total Compensation:**

The total Compensation arrived as stated below.

Market value + Factored value + Structured value + tree value = Total Compensation value

**Solatium:**

In addition to the compensation as provided U/s.26 of the LA R&R Act 30 of 2013 a Solatium of 100% of compensation is awarded u/s 30(1) of the Act.

**Additional Value:**

U/s 30(3) of the LA R&R Act 30 of 2013 in addition to the market value of the land as fixed above an additional amount is to be calculated @ 12% per annum on such market value (including factor value) for the period commencing from the date of publication of the notification U/s 11(1) in respect of the lands under acquisition to the date of Award of the Collector, or the date of taking possession of the land whichever is earlier.

Hence, Additional Value for the lands under acquisition is calculated at 12% from the date of last publication of Preliminary Notification i.e., 11-01-17 to till the date of Award.

**Interest:**

The possession of the land was not taken up by the Land Acquisition Officer. Hence payment of interest does not arise.

Market Value and valuation statement is prepared as per Section 26 to 30 of "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013".



**VALUATION STATEMENT  
(AGRICULTURE LAND (21(01) CATEGORY)**

**Preliminary Valuation Statement for Agricultural Lands under Land Acquisition Calculating up to 30 June 2018 -  
PICHCHIKALPALEM (V)**

R.S. No.	Extent	Market Value per Acre	Market Value of total extent	Factored Value	Value of structure	Value of Trees	Total compensation	Solatium 100% on Col. No. 8	12% Addl. Market Value on Col.4 +Col.5 (approx. for 536 days(11.01.2017 to 30.06.2018)	Total amount payable	Remarks
	Ac. Cents		4=2x3	5=(Col.4 x 1.25 - Col.4)			8=(4+5+6+7)			11=(8+9+10)	
17 part	0.04	600000	24000	6000	0	0	30000	30000	5286.58	65286.58	
39/E part	0.005	600000	3000	750	0	0	3750	3750	660.82	8160.82	
49/B2 part	0.01	600000	6000	1500	0	0	7500	7500	1321.64	16321.64	
82/A part	0.01	600000	6000	1500	0	0	7500	7500	1321.64	16321.64	
84/2 part	0.015	600000	9000	2250	0	0	11250	11250	1982.47	24482.47	
93/1 part	0.01	600000	6000	1500	0	0	7500	7500	1321.64	16321.64	
93/2B part	0.01	600000	6000	1500	0	0	7500	7500	1321.64	16321.64	
<b>TOTAL</b>	<b>0.10</b>	<b>4200000</b>	<b>60000</b>	<b>15000</b>	<b>0</b>	<b>0</b>	<b>75000</b>	<b>75000</b>	<b>13216.43</b>	<b>163216.43</b>	

**N.B:-** Additional Market Value will be calculated up to the date of passing of award.

**Note:** The value of structure and trees will be added on receipt of estimates from the concerned Department.

**VALUATION STATEMENT  
(AGRICULTURE LAND (46(05) CATEGORY)**

**Preliminary Valuation Statement for Agricultural Lands under Land Acquisition Calculating up to 30 June 2018 - PICHCHIKALPALEM (V)**

R.S. No.	Extent	Market Value per Acre	Market Value of total extent	Factored Value	Value of structure	Value of Trees	Total compensation	Solatium 100% on Col. No. 8	12% Addl. Market Value on Col.4 +Col.5 (approx. for 536 days(11.01.2017 to 30.06.2018)	Total amount payable	Remarks
	Ac. Cents		4=2x3	5=(Col.4 x 1.25 - Col.4)			8=(4+5+6+7)			11=(8+9+10)	
110/A2 part	0.025	600000	15000	3750	0	0	18750	18750	3304.11	40804.11	
112/1B	0.0750	600000	45000	11250	0	0	56250	56250	9912.329	122412.33	
112/1B	0.0500	600000	30000	7500	0	0	37500	37500	6608.219	81608.22	
112/1B	0.0915	600000	54900	13725	0	0	68625	68625	12093.04	149343.04	
112/1B	0.0915	600000	54900	13725	0	0	68625	68625	12093.04	149343.04	
112/1B	0.1285	600000	77100	19275	0	0	96375	96375	16983.12	209733.12	
112/1B	0.1572	600000	94320	23580	0	0	117900	117900	20776.24	256576.24	
112/1B	0.1275	600000	76500	19125	0	0	95625	95625	16850.96	208100.96	
<b>TOTAL</b>	<b>0.7462</b>		<b>447720</b>	<b>111930</b>	<b>0</b>	<b>0</b>	<b>559650</b>	<b>559650</b>	<b>98621.058</b>	<b>1217921.06</b>	

**N.B:-** Additional Market Value will be calculated up to the date of passing of award.

**Note:** The value of structure and trees will be added on receipt of estimates from the concerned Department.

As the land owners not turned up for award enquiry and not produced the relevant document. Survey number wise amount calculated and names of interested persons as per record are noted.

The person or persons to whom the compensation is due:

Sl.No	Name	Survey No.	Extent	Rs. NP	Remarks
1	UNKNOWN	17 part	0.0400	65286.58	Ordered to deposit the amount u/s 77(2) before the LA R&R authority
2	UNKNOWN	39/E part	0.0050	8160.82	
3	UNKNOWN	49/B2 part	0.0100	16321.64	
4	UNKNOWN	82/A part	0.0100	16321.64	
5	UNKNOWN	84/2 part	0.0150	24482.47	
6	UNKNOWN	93/1 part	0.0100	16321.64	
7	UNKNOWN	93/2B part	0.0100	16321.64	
8	UNKNOWN	110/A2part	0.0250	40804.11	
9	Peravalli Premkumari	112/1	0.0750	122412.33	
10	Dorapalli Kumari	112/1	0.0500	81608.22	
11	Kakumanu Nikhil Krishna Chowdary	112/1	0.0915	149343.04	
12	Kakumanu Bebi Nikhitha Krishna Chowdary	112/1	0.0915	149343.04	
13	Kakumanu Naga malleswari	112/1	0.1285	209733.12	
14	Kakumanu Koteswararao	112/1	0.1572	256576.24	
15	Kakumanu Narasamma	112/1	0.1275	208100.96	
<b>TOTAL</b>			<b>0.8462</b>	<b>1381137.49</b>	

One displaced family residing in her own house at Ponnuru town and she purchased the land for Real estate purpose. There is no effect on her lively hood as homeless. Hence her family is not affected under PDF. Hence her family has not considered under PDF.

37 PAFs are identified in Socio Economic survey. But, the said land owners are not covered under the land acquisition, since their lands opted under section 108 of LA, R&R Act, 2013 for LPS and getting benefits from LPS. Therefore, their families are not affected with land acquisition under this scheme. Hence, there is no Project affected family among the 37 identified PAFs. Hence no project affected families are covered in the present LA.

### **Rehabilitation and Resettlement Valuation Statement**

Sl.No.	Element of R&R	Entitlement	Award
1.	Housing Unit (Rural)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
2.	Housing Unit (Urban)	Project Displaced family	Nil
		Houseless family	Nil
<b>NB:</b> Entitlement loss of a residential house. No family shall get more than one house.			
3.	Offer for developed land	PAFs	Ac. 0.08462 cts developed land reserved for offering on payment of acquisition cost and development cost.

4.	Choice of employment / cash grant / annuity.	PAFs	No PAF/PDF's in this award.
5.	Subsistence grant if settles in R&R Colony	PDF	Nil
6.	Transportation Cost if settles in R&R Colony	PDF	Nil
7.	For construction of Cattle Shed / Petty Shops in R&R Colony	PDF	Nil
8.	One time grant to artisan / small traders / self employed	PDF	Nil
9.	One time resettlement	PAFs	No PAF/PDF's in this award.
<b>NB:</b> Three years residence as on the date of 4(1) notification and loss of livelihood determines the R&R entitlements.			

The person or persons to whom the R&R Entitlements are due:

Sl.No	Name	Survey No.	Extent	Rs. NP	Remarks
-NIL-					

Award enquiry was conducted on 08-08-2017. The land owners have not attended for the enquiry and not claimed any compensation for the lands under acquisition nor filed any material papers. Hence ownership / apportionment could not be finalized. As the Land owners/ Enjoyers as per Declaration have not submitted claims, this land is treated as unclaimed. No claims made under R&R hence the awarded amounts for lands and awarded amounts for R&R were ordered to be deposited in the LA R&R Authority Vijayawada u/s 77(2) which will be paid to the eligible owners or to their legal heirs as and when they file their claims along with documentary evidence proving their title before the Authority.

Hence the award amount of Rs. **1,63,216.43** ps (Rupees One lakh sixty three thousand two hundred sixteen and paise forty three only) payable to lands for an extent of Ac.**0.10** cents for Agriculture land (21(01) category and Rs. **12,17,921.06** ps (Rupees Twelve lakhs seventeen thousand nine hundred twenty one and paise six only) payable to lands for an extent of Ac.**0.7462** cents for Agriculture land (46(05) category) and R&R benefits for the project affected families is nil and hence total amount of Rs. **13,81,137.49ps** (Rupees Thirteen lakhs eighty one thousand one hundred thirty seven and paise forty nine only) ordered to be deposited before the LA R&R Authority u/s 77(2) as the ownership / apportionments could not be decided.

The scrutinized subdivision records for lands under acquisition are placed before me while passing the Award.

Pronounced by me in the office of Special Deputy Collector & Land Acquisition Officer Unit-12, Dondapadu on the ~~30.11.~~ day of June, 2018.



Special Deputy Collector &  
Land Acquisition Officer  
Unit No.12, Dondapadu Village.

To

The Concerned.

The Preceding Officer, LA R&R Authority, Vijayawada.

The Commissioner R&R, Vijayawada.

The Appropriate Government/ District Collector, Guntur.

The Commissioner APCRDA, Vijayawada.

The Assistant Director, Survey & Land Records, Guntur/APCRDA, Thullur.

The Revenue Divisional Officer, Guntur.

The Tahsildar, Thullur with a request to take further action.