

AWARD

(Under Section 23, 30,31 of the RFCT LA R&R Act, 2013.

PRESENT: Sri K Sudha rani, LAO, CA&SDC, Penumaka

Award No. 1/2026

Dt. .07.2026.

Rc.No.01/2026

Dt. .07.2026.

Whereas an extent of land measuring Ac 0.65 cents situated in the Penumaka Village of Tadepalli Mandal in Guntur District has been Notified under section 11(1) of RFCT LARR Act, 2013 vide District Collector, Guntur Rc.No.01/2026-CRDA(Admn)-Penumaka,Dt.08.01.2026 and also declared to an extent of Ac.0.65 cents U/s.19(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 by the District Collector, Guntur in the District Gazette local issue No.71& 92,Dt.13.04.2026 & 08.06.2026 respectively to be needed for a public purpose to witness for the purpose of acquisition of land for E3 (Seed Access) Road as part of Amaravati Capital City Development Project.

Now, the General Award u/s.23 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 is passed for an extent of Ac.0.65 cents of agricultural lands in Sy.No.39-2C of Penumaka Village of Tadepalli Mandal. The undersigned fully enquired into the case and on due consideration of the various circumstances connected with the acquisition as here set forth, made the following Award under for the lands in the limits of Penumaka village of Tadepalli Mandal.

34

FORM-IX

(See Rule-26 read with section 23 & 30 of the Act (30 of 2013))

Land Acquisition Award

Land Acquisition Case No(Award): 1/2026,Dt. .07.2026

1	Name of the Project	Formation of E3 (Seed Access) Road as part of Amaravati Capital City Development Project (Penumaka Village of Tadepalli Mandal) – Extent Ac.0.65 cents Sy.No.39-2C
2	Number and date of declaration under which the land is to be acquired	District Collector, Guntur Proceedings Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.11.04.2026 & 08.06.2026
3	Situation and extent of the land in acres, the number of fields plots on the survey map, the village in which situated with the number of mile plan if any.	Annexure-1 enclosed(Separate sheet enclosed)
4	Description of the land i.e., whether fallow, cultivated, homestead, etc., if cultivated how cultivated?	Govt.Dry
5	Names of persons interested in the land and the nature of their respective interests.	Annexure-2 enclosed
6	Amount allowed for the land itself, without trees, buildings etc., if any (excluding AMV & Solatium)	Rs.69,49,316/-
7	Amount allowed out of such sum as compensation for the tenants' interest in the land	Does not arise
8	Basis of calculation:	As per Section 26 of the RFCT LAR&R Act, 2013.
9	Amount allowed for Structure& Bore Well	-
10	Amount allowed for crops	-
11	Additional compensation on the market value under section 30(3) [From 08.01.2026 to 14.07.2026 (188 days)]	Rs.4,29,525/-
12	Damages under section 28 of Act 30 of 2013.	----
13	Solatium (100%)	Rs.69,49,316-00
14	Award under section 23 and 30 of Act, 30 of 2013.	Rs. 1,43,28,157-00

15	Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.	-----
16	Apportionment of the amount of compensation.	Apportionment Statement enclosed., (Rs.1,43,28,157-00 to an extent of Ac.0.65 cents)
17	Date on which possession was taken u/s 38(1) & 40(1) of Act of 30/2013.	----


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UNIT-09, PENUMAKA**


(Tah)

32

BOUNDARIES OF THE LAND PARTICULARS OF LAND OWNERS:

District: Guntur			Mandal: Tadepalli			Village: Penumaka			
Sl. No	Survey Number	Classification	Sy No Total Extent - Ac.Cts.,	Extent under Acquisition - Ac. Cts	Name of the interested person	Boundaries (Sy No's)			
						North	South	East	West
1	39-2C	Govt Dry	10.84	0.65	Chodisetty Nirmalatha W/o Manmadharao	21	39-2	39-2	39-2
Total				0.65					


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The persons or persons to whom the Compensation is due:-

Sl.No.	Name of the Pattadar/Enjoyer Sri/Smt.,	LPM Number	Extent – Ac. Cts.,	Total Compensation including structure value in Sl.No.14 (in Rupees)
1	2	3	4	5
1	Chodisetty Nirmalatha W/o Manmadharao	39-2C	0.65	Rs. 1,43,28,157


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(Tah)

E3 (Seed Access) Road as part of Amaravati Capital City Development Project						
ANNEXURE – 1 [Form-IX (Column-3 Details)]						
Sl. No	Name of the Mandal	Name of the Village	Sy. No.	Extent Ac.-Cts.	Classification	Remarks
1	Tadepalli	Penumaka	39-2C	0.65	Govt Dry	


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 (Tab)

E3 (Seed Access) Road as part of Amaravati Capital City Development Project						
ANNEXURE – 2 [Form-IX (Column-5 Details)]						
Sl. No	Name of the Mandal	Name of the Village	Classification	Sy. No.	Extent Ac.-Cts.	Name of the Land Owner
1	Tadepalli	Penumak a	Govt Dry	39-2	0.65	Chodisetty Nirmalatha W/o Manmadharao


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 (Tah)

FORM-IX (Col.16 details)

STATEMENT SHOWING THE COMPENSATION PAYABLE FOR THE LAND ACQUIRED FOR E3 (Seed Access) Road as Part of Amaravati Capital City Development Project in PENUMAKA VILAGE OF TADEPALLI MANDAL IN GUNTUR DISTRICT.

Sl. No.	Survey Number	Extent	Name of the Interested Person/Claimant	Market Value Fixed as per DMV approval. (Per Acre)	Total Land Value	Factor Value I (Urban Area)	Solatum 100%	Addl. Market Value 12% from the date of P.N to date of award i.e 08.01.2026 to 14.07.2026 (188 Days)	Structure & Bore Value (Double the proposed value)	Horticulture Value (Double the proposed value)	Total Compensation
1	39-2C	0.65	Chodisetty Nirmalatha W/o Manmadharao	1,06,91,255	69,49,316	69,49,316	69,49,316	429525	0	0	1,43,28,157
Total		0.65									
Rupees One crore forty-three lakh twenty-eight thousand one hundred fifty-Seven. only											

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UNIT-09, PENUMAKA**

(Signature)

**PROCEEDINGS OF THE LAND ACQUISITION OFFICER & CA &
SPL. DY. COLLECTOR, APCRDA, UNIT-08, PENUMAKA.**

Present: Sri K Sudha rani,
Land Acquisition Officer &CA & SDC, APCRDA, Unit-09, Penumaka.

Award No.1/2026

Dated: .07.2026.

Rc.No.01/2026

Dated: .07.2026.

Sub:- APCRDA – Land Acquisition – Guntur District – Penumaka Village in Tadepalli Mandal –Formation of E3 (Seed Access) Road as part of Amaravati Capital City Development Project – Ac.0.65 Cents of land proposed for acquisition in Sy.No.39-2C Award Passed– Reg.

- Ref:- 1)This Office Rc.No.47/2025/Penumaka, Dt.05.01.2026 (PNProposals).
2) Collector's Guntur Rc.No.1/2026-CRDA(Admn)-Penumaka, Dt.08.01.2026 (PN Approved).
3) Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.08.04.2026 of the Project Administrative Officer & Joint Collector, Guntur.
4) Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.11.04.2026 of District Collector Guntur (Declaration approved).
5) Orders issued by the Hon'ble High Court of Andhra Pradesh, Amaravati in W.P.No.10223/2026, Dt.07.05.2026.
6) Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.29.05.2026 of District Collector Guntur (Declaration cancellation).
7) Rc.No.01/2026-CRDA(Admn)-Penumaka , Dt.08.06.2026 of District Collector Guntur (Declaration approved for Ac.0.65 cents)
8) Lr.No.01/2026, Dt.03.07.2026 of Joint Sub-registrar,Mangalagiri.
9) Connected papers.

The Commissioner, APCRDA has filed Requisition proposals to an extent of Ac.0.65 cents was initially proposed for requisition under the Land Acquisition proceedings for the formation of the Seed Access Road. Out of the above extent, Ac.0.65 cents were initially finalized for Land Acquisition. Subsequently, the land proposed for acquisition was Preliminary Notification (PN) was proposed for an extent of Ac.0.65 cents.

Further,the requisition department has filed Form-AI in accordance with the provisions contained in Section10(A) of the RFCTLAR&R Act,2013 in its application to the state of Andhra Pradesh, in the public interest exempted for Chapter-II & III of the RFCT LA R&R Act, 2013. Further, SIA was exempted through Form-A(2) by the Spl. Chief Secretary to Government (FAC), Revenue (Lands and DM, R&S) Dept., Government of Andhra Pradesh, AP Secretariat, Velagapudi, Amaravati and it was in State Gazette No.536, Amaravati Dt.02.01.2026.

The District Collector Guntur was approved the Preliminary Notification u/s 11(1) to an extent of Ac.0.65 cents of Penumaka Village of Tadepalli Mandal vide reference 2nd cited and it was published.

Objections have been received and disposed vide District Collector, Guntur Progs.Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.08.04.2026.

Further, Declaration proposals are approved by the District Collector, Guntur vide reference 4th cited and also published.

Aggrieved by the proceedings, affected land owner (1) filed W.P.No.10223/2026 before the Hon'ble High Court of Andhra Pradesh. The Hon'ble High Court disposed of the writ petition on 07.05.2025 with the following directions;

- 1) *The petitioners shall attend the hearing scheduled to be conducted on 13.05.2026 at 03.00 P.m., without fail and avail the opportunity of presenting their case/ submitting objections.*
- 2) *In the event, any of the petitioners are not in a position to represent their case in person, they may, with proper authorization, get the submissions made through representative on their behalf;*
- 3) *After hearing the parties concerned, the 4th respondent shall submit his report to the 3rd respondent, on the basis of which the 3rd respondent shall issue appropriate proceedings /orders, in accordance with the Law.*
- *In view of the submission made by the learned Advocate General with regard to withdrawal of the impugned proceedings, needful shall be done immediately.*

Accordingly, the Declaration proposals which were issued vide reference 4th cited were cancelled by the District Collector, Guntur vide reference 6th cited and after following the due procedure as per the orders of the Hon'ble High Court of Andhra Pradesh vide reference 5th cited, objections have been received and disposed vide District Collector, Guntur Progs.Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.08.06.2026 and Declaration proposals for an extent of Ac.0.65 cents have been approved by the District Collector, Guntur vide reference 7th cited and also published.

As per Section 12, the Survey has been conducted and the Sub-Division Record was prepared and scrutinized by the Deputy Inspector of

Survey. According to the scrutinized Sub-Division Record, an extent of Ac.0.65 cents are Patta Lands covered by LA.

The Joint Collector & Addl District Magistrate, Guntur was designated as Project Administrator vide G.O.Ms.No.1,Revenue (LA) Dept., dt.02-01-2015 under section 43 (1)of the LA R & R Act, 2013. According to Section-16 Socio Economic Survey was conducted by the SDC, Penumaka, APCRDA; Tahsildar, Penumaka, APCRDA; Tahsildar, Tadepalli; Dy. Inspector of Survey, APCRDA, VRO and concerned Panchayath Secretary, Penumaka and reported that there are No Project Affected Families (PAFs) and Project Displaced Families (PDFs) covered under this acquisition. Accordingly, the Project Administrative Officer i.e, Joint Collector, Guntur has approved the PAFs & PDFs are as "NIL" vide their Rc.01/2026-CRDA(Admn)- Penumaka, Dt.08.04.2026 & 06.06.2026.

True Area:

The Unit Surveyor, Penumaka measured the land and prepared the Sub-Division Record For the lands under Acquisition. The Dy. Inspector of Survey, APCRDA has pre-scrutinized the Sub-Division record to an extent of Ac.0.65 cents.

Fixation of Market Value:

The Joint Sub-Registrar, Mangalagiri submitted basic value particulars to the Penumaka Village of Tadepalli Mandal and details are as follows vide their Letter No.Nil/2026, Dt.03.07.2026 addressed to the Land Acquisition officer and CA & SDC, Unit No.09, Penumaka village.

Name of the Village: Penumaka

Sl.NO.	LPM/R S No	Basic value (in Rupees per acre) as on 08.01.2026
1	39-2	Rs.23,35,000-00

Further, the registration statistics prior to 3 years of Preliminary Notification i.e, 08.01.2023 to 08.01.2026 obtained from the Joint Sub-Registrar, Mangalagiri for the lands in Penumaka Village for determination of market value of lands U/S.26 of the of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act30 of 2013) of 2011 have inspected the lands proposed for acquisition along

with Tahsildar Tadepalli Mandal Surveyor and concerned VRO. There are no structures in the acquired area.

DETERMINATION OF MARKET VALUE:

DETERMINATION OF MARKET VALUE U/S 26(1)(a) of RFCT LA R&R Act, 2013.		
ABSTRACT		
1	Total Number of sale deeds in the village in all category of lands	598
2	Total Number of "dry/wet" land category sale transactions vide Annexure - A	334 (Annexure-A enclosed)
3	Discarded sale deeds due to non-reflective of true market value.,	34
4	Consideration for total sale transaction vide Annexure-B (Highest value to lowest value)	300 (Annexure-B enclosed)
5	Annexure-C (Half of the sale transactions in Annexure-B)	150 Annexure-C enclosed. (Total Value Rs. 1603688304 /-)
6	Average Sale Price:	=Rs. 1603688304/- /150 =Rs.1,06,91,255-00
7	Basic value as on 08.01.2026i.e, date of P.N. as per Registration department.,	Rs.23,35,000/- per acre
The Basic Value Rs.23,35,000/- is lower than the average sale price Rs.1,06,91,255/- to the covered Survey Number 39-2.Hence, fixation of Market value to the Sy.Nos @ Rs.1,06,91,255/- per acre.		

The Determination market value was approved by the District Collector, Guntur @ Rs.1,06,91,255/- per acre vide their Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.07.07.2026.

FACTOR VALUE:(Penumaka Village in Tadepalli Mandal is urban village)

The land owners are entitled to get the benefits of multiplication of Factor Value of 1 on Market Value fixed as per the provisions of Schedule-1 of Act 30 of 2013 i.e, "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation Act 2013" read with Rule 28 of the A.P.Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2014.

SOLATIUM:

The land owners are entitled to get 100% Solatium on the land value arrived after multiplication of Factor Value u/s 30 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

ADDITIONAL MARKET VALUE:

The land owners are entitled to get Additional Market Value as per the provisions of Section 30 (3) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 @ 12% per annum on the market value fixed u/s 26 from the date of Publication of SIA Notification to till the date of Award or the date of taking possession whichever is earlier. In this case SIA was exempted and possession was also not taken. The date of approval of Preliminary notification is taken into consideration i.e., From 08.01.2026 to 14.07.2026(188 days).

Exemption from Income Tax, Stamp Duty and Fee:

Under Section 96 of the RFCT LA R&R Act, 2013 – NO Income Tax or Stamp Duty shall be levied on any award or agreement made under this Act, except under section 46 of this Act.,

STRUCTURE VALUE:

Nil

CROP VALUE:

Nil

Award enquiry:

Award Enquiry Notices were issued to the interested persons under section 21 of this Act vide this Office Rc.01/2026-CRDA(Admn)-Penumaka, Award Enquiry Notices were issued on 11.06.2026 and conducted award enquiry on 13.07.2026 at Land Acquisition officer, CA & SDC, APCRDA, Unit No.09, Penumaka.

After issuing of Declaration Proceedings and before two days of Award enquiry, the following interested persons have filed representations as follows;

1) Chodisetty Nirmalatha: -

Submitted a representation on 10.07.2026, stating that 1) requesting to provide details in relation to the estimated cost of the present land acquisition proceedings, to enable him to participate in the award enquiry and submit his statement in relation to the claim for compensation along with objections on his behalf. 2) not to conduct the award enquiry on 13.07.2026 and only to conduct the said award enquiry after providing him with such details and particulars as requested by him. Further She was attended award enquiry voluntarily on 13.07.2026 and it was conducted as per the schedule and also as required under law.

Ownership and Apportionment:

1) Survey Number	: 39-2C
Extent	: Ac.0.65 Cents
Amount	: Rs.1,43,28,157/-

In the Declaration, notified interested person on the land is Sri/Smt Chodisetty Nirmalatha, W/o Manmadharao was attended. During the award enquiry, and all the details requested by him was clearly explained and copies of the information Viz., 1) Sales Statistics of Penumaka Village obtained from the Sub- Registrar, 2) the details of payment of compensation, including Factor Value, as mention in the L.A. Act, was handed over to her, Further She informed that certain Document Numbers of sale transactions of 1) Sale Deed No.12456/2025,SRO Mangalgiri 2)Sale Deed No.1559/2019,SRO Thulluru are not taken in to consideration to fix up the Market Value. Upon this, these sales also taken into consideration and arrived the Market Value to the scheduled lands as per LA Act. Though, all the above requested details given, sale deeds mentioned above taken in the consideration, the interested person not produced her title documents on the land to prove her title and her aadhaar and bank account details. Smt.Chodisetty Nirmalatha W/o Manmadharao further stated that the value of their land, according to the existing market conditions, is nearly Rs. 4-5 crores and further requested that the award has to be calculated by applying a multiple factor of '2' on the aforestated amount further solatium on the total compensation should be awarded at 12% per annum on the market value.

Hence, compensation is awarded for the land under acquisition in favour of Sri/Smt Chodisetty Nirmalatha, W/o Manmadharao as per LA Act as shown in the calculation sheet Enclosed subject to production of documentary and other required evidences to prove the title over the land under acquisition. Entire proceedings of the Award enquiry was video graphed.

Hence, with the foregoing discussion, the compensation amount of Rs.1,43,28,157/- to be paid to the above survey numbers is ordered to be deposited in the Competent Court ie., L.A.R.R.Authority, Vijayawada.

The Sub-Division Record is approved.


**LAND ACQUISITION OFFICIER &
CA & SPL. DY. COLLECTOR, APCRDA
UNIT-09, PENUMAKA**


Pronounced by me in this office of the Land Acquisition Officer & CA & Spl.
Dy. Collector, APCRDA, Unit-09, Penumaka on the day of July, 2026.

APPENDIX TO THE APPROVED AWARD

The District Collector, Guntur was approved the Draft Award regarding the village of Penumaka Village in Tadepalli Mandal to an extent of Ac.0.65 cents vide Award No.1/2026, Dt.14.07.2026 vide Rc.No.01/2026-CRDA(Admn)-Penumaka, Dt.14.07.2026.

Accordingly, pronounced by me in this office of the Land Acquisition Officer, CA & SDC, APCRDA, Unit No.09, Penumaka on the 14 day of July 2026.


**LAND ACQUISITION OFFICER &
CA & SPL. DY. COLLECTOR, APCRDA
UNIT-09, PENUMAKA**


(2026)