

Made by Smt. D. Manorama, M.A., B.Ed.,
Special Deputy Collector (L.A)
ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY VIJAYAWADA.
(UNDER SECTION 11 OF THE LAND ACQUISITION ACT 1 OF 1894)

Whereas an extent of land measuring 477.05 Sq.yds. situated at the Village of **Payakapuram** in the Mandal of Vijayawada Urban in the registration sub - district of Krishna in the district of Krishna and registered in the name of or occupied by the persons specified below, has been declared under section 6 of the L.A. Act 1894 by District Collector at Page 1 of the A.P State Gazette Issue No. 20/KST/2013 Dated 12-06-2013 to be needed for **widening and formation Inner Ring Road by AP CRDA, Vijayawada at Payakapuram village.**

Now the General Award u/s 11(1) of the L.A. Act 1 of 1894 read with Section 24(1) of the L.A. R&R Act 2013 is passed for an extent of 477.05 Sq.yds. only. The undersigned, fully enquired into the case, and on due consideration of the various circumstances connected with the acquisition as here before setforth, makes the following Award under her hand.

I) COMPENSATION FOR LAND OWNERS

(Market Value recorded under Section 24(1)(a) read with Sections 26 to 30 of LA R&R Act 30 of 2013 as per the directions of Government in Memo No. 2333010/1.A/2014 dt. 24-9-2014)

Sl. No.	Component of compensation package in respect of land acquired under the Act	Manner of determination of value in Rs.
(1)	(2)	(3)
1	Average Sale Price of land per Square yard u/s 26(1)	3,446-00
2	Factor by which the market value is to be multiplied in the case of urban areas (Payakapuram village is in Vijayawada Municipal Corporation) (1 X 3446 = 3,446)	3,446-00
3	Market Value for true area of 477.05 Sq.Yds (477.05 X 3446/- = 16,43,914/-) u/s 26.	16,43,914-00
4	Value of assets attached to land or building	...
5	Total compensation (Col. 3 + 4)	16,43,914-00
6	100% Solatium on Col. 5 - Sec 30(1)	16,43,914-00
7	Additional Value – Sec 30(3) –at the rate of 12% per annum on Market Value (on Col. 3) for the period commencing from the date of the Publication of the Notification, till the date of the Award (from 24-11-2012 to 06-06-2015 = 925 Days or 2 years 6 Months 14 Days)	4,99,930-00
8	Final Award (Col. 5 + 6 + 7)	37,87,758-00
9	Other component, if any, to be included.	Nil
10	Amount paid for advance possession,	---
11	Damages if any	...
12	Awarded Amount	37,87,758-00

In words **Rs. 37,87,758-00** (Rupees thirty seven lakhs eighty seven thousand seven hundred and fifty eight only)

II) BOUNDARIES OF THE LAND AND PARTICULARS OF LAND OWNERS


Survey number of Gunadala Village	Extent in Sq.yds	Name of the registered holder or Occupier.	Boundaries of the land			
			NORTH	EAST	WEST	SOUTH
78/1B1	435.00	Sri Nammi Venkata Surya Prakasa Rao, S/o Bapiraju	RS No. 5	RS No. 77	RS No. 1A1	RS No. 1B2, 1B3
78/1B2	42.05	Smt Devanaboina Ushasri, W/o. Ramesh	RS No. 1B1	RS No. 77	RS No. 1B3	RS No. 1B3
Total	477.05					

II) The person or persons to whom compensation is due:

Sl. No.	Name	R.S. No.	Extent Sq. Yds.	Market Value	Structure Value	100% Solatium	12% Additional Value	Total
1	Sri Nammi Venkata Surya Prakasa Rao, S/o. Bapiraju	78/1 B1	435.00	14,99,010	...	14,99,010	4,55,863	34,53,883
2	Smt. Devanaboina Ushasri, W/o. Ramesh	78/1 B2	42.05	1,44,904	...	1,44,904	44,067	3,33,875
	Total		477.05	16,43,914	...	16,43,914	4,99,930	37,87,758

The undersigned certified that.

- Notices have been promulgated or served in accordance with Section 9 of the Land Acquisition Act 1 of 1894 and that evidence of such promulgation or service forms part of the record.
- There is before me a plotted plan of the land or lands to be acquired.


 Land Acquisition Officer &
 Spl. Dy. Collector (L.A)
 VGTM UDA VIJAYAWADA

**PROCEEDINGS OF THE SPECIAL DEPUTY COLLECTOR (L.A)
ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY, VIJAYAWADA.
PRESENT: Smt. D. Manorama, M.A. B.Ed.,**

Award No. 3/2015

Dated. 06-06-2015

Rc.No.158/2012/DT(LA)

Sub:- Land Acquisition – AP CRDA, Vijayawada – Krishna District – Vijayawada Urban Mandal – Payakapuram Village – 477.05 sq.yds of Land proposed for acquisition in R.S. Nos. 78/1B for **development of widening and formation Inner Ring Road at Payakapuram village** – Award Passed – Reg.

- Ref:-
1. Rc.A3.1920/2012 dt.17-08-12 of the then Vice Chairman, VGTM UDA, Vijayawada.
 2. Proceedings of the Collector and District Magistrate, Krishna in Rc. G2/3241/2012, Dt.08-11-12. (DN)
 3. This Office Rc. 158/2012 dt. 13-12-2012 (Notice u/s 5A of the LA Act 1894)
 4. Objections filed by Sri BH Siva Venkata Jana Reddy and Sri NVS PrakasaRao
 5. This Office Rc. 158/2012 dt. 02-02-2013 (5A Enquiry Report)
 6. Proceedings of the Collector and District Magistrate, Krishna in Rc. G2/3241/2012, Dt.13-03-2013. (5A (2) orders)
 7. Proceedings of the Collector and District Magistrate, Krishna in Rc. G2/3241/2012, Dt.09-06-2013. (DD)
 8. Rc. G1/157/2014 dt.9-12-2014 of the Collector, Krishna
 9. Rc. G2/3241/2012, Dt. 29-05-2015 (MV Recorded)

Order:

The then Vice-Chairman, VGTM, UDA, Vijayawada vide ref. 1st cited has sent requisition of land measuring an extent of 795.00 sq.yds. in R.S No. 78/1B of Payakapuram village for **development of widening and formation Inner Ring Road by VGTM Urban Development Authority, Vijayawada**. This Award deals with 477.05 Sq.yds. of land in Payakapuram Village of Vijayawada urban Mandal, Krishna 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 is 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.

Draft Notification U/s 4(1) of the L.A. Act 1894 :

Draft Notification has been notified vide proceedings in Rc.G2/3241/2012, Dated 08-11-12 for an extent of 736.15 square yards and published as follows:

Survey No And D.No	Name of the Pattadar & Enjoyer	Approximate Extent be Acquired -Sq.yds
78/1	1) Kiliary Nagaiah	795.00
	2) Devanboina Ushasri	
	3) N.V.S. Prakasa Rao	
	4) Bh. Siva Venkata Jana Reddy	
	Total	795.00

Dist.GazetteNo./Dt.	Ist News paper	IInd News paper	Locality publication
22/KST/2012 Dt. 19-11-2012	Andhra Bhoomi 22-11-2012	Prajasakthi 22-11-2012	24-11-2012

5A Enquiry :

Notice in Form-3 under section 5-A dated 13-12-2012 was served on land owners on 17-2-2012 and 19-2-2012. The enquiry U/s. 5A of the L.A. Act 1894 was conducted on 28-12-2012. Land owners have attended to 5A enquiry and their objections were overruled vide Collector's Proceedings Rc.No.G2/3241/2012, dt. 13-03-2013.

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, Vijayawada. The area arrived at in the pre-scrutinized sub-division records was adopted in the Draft Declaration published under section 6 in the L.A. Act 1894.

Draft Declaration U/s.6 of the L.A. Act 1894 :

The Draft Declaration has been published for an extent of **736.15 sq.yds** as detailed below.

R.S.No.	Name of the Pattadar and Enjoyer.	Extent Sq.yds
78/1A	Bhimireddy Siva Venkata Jana Reddy, S/o Venkata Reddy	259.10
78/1B	Nammi Venkata Surya Prakasa Rao, S/o Bapiraju	435.00
	Devanaboina Ushasri, W/o. Ramesh	42.05
Total :		736.15

Gazette No./ Dt.	Ist News paper	IInd News paper	Locality publication
20/KST/2013 Dt. 12-06-2013	Andhra Jyothi 15-06-2013	Andhra Prabha 15-06-2013	15-06-2013

PRELIMINARY VALUATION: -

In order to arrive at the Market Value of the lands under acquisition the registration statistics that took place in the vicinity of the lands under acquisition have been gathered from the Sub Registrar's Office, Vijayawada for the preceding three years from the date of Draft Notification u/s 4(1) of the Act published in the supplement Gazette dt. 19-11-2012.

The Joint Sub Registrar-I, Vijayawada informed that Basic value of the proposed land in R.S. No. 78/1 with Door No. 77-87/1-108 is Rs. 3,300/- per square yard as on publication of D.N. During Award enquiry land owners have demanded compensation of Rs. **40, 000/-** per Sq.yrd. but they have not produced any corroborative evidence to that affect.

95 transactions took place during the crucial period **from 24-11-2009 to 23-11-2012** in the nearby survey fields in which land acquisition is proposed. During award enquiry it is found that these transactions are representing the true Market Value. These sales are taken into consideration for proposing the market value for approval of the Collector. All the 95 sales are put in descending order. One half of the 98 sales have been taken into consideration to fix the average Sale Price u/s 26(1).

STATEMENT SHOWING THE PARTICULARS OF SALES HELD DURING THE PERIOD FROM 24-11-2009 TO 23-11-2012 IN PAYAKAPURAM VILLAGE, VIJAYAWADA URABAN MANDAL

Sl. No.	R.S. No	D.No.	Extent sq.yds.	Name of the Executant Vendor (Seller)	Name of the Claimant / Vendee (Purchaser)	Document No.	Document Date	Value	Rate per sq.yd
1	2	3	4	5	6	7	8	9	10
1	51	77-87/1-64	35	M Bhanumathi	A Jayalaxmi	590/2010	2/8/2010	170000	4857
2	56	77-87/1-4	27	M Nageswara Rao	T Mallikharjuna Rao	1936/2010	4/15/2010	124000	4593
3	56	77-87/1-4	198	M Nageswara Rao	J Kanaka Durga	1935/2010	4/15/2010	873000	4409

4	78/2	77-87/1-112	159	B Swathi	B Venkata Jana Reddy	3722/2012	6/16/2012	624000	3925
5	78/2	77-87/1-112	840	B Swathi	M Veeranjanyulu	3226/2011	6/20/2011	3277000	3901
6	56	77-87/1-4A	75	P Kameswara Rao	M Haribabu	4315/2010	8/20/2010	269000	3587
7	52	77-87-78	13	N Sita Ramaiah	C Srinivasa Reddy	1182/2010	3/11/2010	44000	3385
8	52	77-87-78	13	D S Nageswaramma	N Sitharamaiah	4761/2009	12/9/2009	44000	3385
9	71, 72	77-51/1-24	33	S Laxmi	P Rama Parasad	2603/2010	5/27/2010	111000	3364
10	52	77-87-78	856	D S Nageswaramma	Ch Srinivasa Reddy	1181/2010	3/11/2010	2872000	3355
11	52	77-87-78	856	D Nageswaramma	N Sitharavamma	4760/2009	12/9/2009	2871000	3354
12	42, 43, 44	77-145-10	232	A Venkateswarlu	Y K V Subrahmanyam	4865/2009	12/29/2009	777000	3349
13	56	77-87/1-8	29	A Varalaxmi	K Krishna	4152/2010	8/12/2010	97000	3345
14	56	77-87/1-8	29	A Krishna	A V Laxmi	4152/2010	8/12/2010	97000	3345
15	56	77-87-1-8	79	A Krishna	K Jhansi	4151/2010	8/12/2010	264000	3342
16	56	77-87/1-8	79	D Krishna	K Jhansi	4151/2010	8/12/2010	264000	3342
17	73	77-24-16/C	80	G Rambabu	B Venkateswarlu	741/2010	2/17/2010	267000	3338
18	66	77-182-57	66	K Ramarao	V Sivaiah	340/2010	1/25/2010	220000	3333
19	42, 43, 44	77-145-10	133	K Mary Lavanya	S Kiran Kumar	4553/2010	9/2/2010	443000	3331
20	74	77-51-1	124	S Sivaramu	A Srinivasa Rao	4867/2009	12/29/2009	413000	3331
21	72	77-51/1-32B	100	C V Subbareddy	Bthulasi	2443/2010	5/17/2010	333000	3330
22	71, 72	77-51/1-24	100	P Ayyappareddy	B Sarada	1332/2010	3/20/2010	333000	3330
23	78/2	77-86/1-107	125	L Seetha ramanjaneyulu	G Srinivasa Rao	8178/2011	12/15/2011	416000	3328
24	56	77-42-16	142	M Narsamma	A Bhaskara Rao	3145/2010	6/24/2010	472000	3324
25	71, 72	77-15/1-18	149	K Malakondiah	B B Ranga Reddy	1746/2010	4/7/2010	495000	3322
26	73	77-24-16C	107	G Rambabu	T Rupakumar	742/2010	2/17/2010	355000	3318
27	6/1A	77-182-57	162	K Rani	Y Narendran	628/2010	2/26/2010	537000	3315
28	66	77-87/1-10A	140	Md Wahedulla Sharief	Sy Meera	3456/2010	7/9/2010	464000	3314
29	66	77-81/1-10A	140	Md Wahedulla Sharief	Sd M M Ziaul Haq	3457/2010	7/9/2010	464000	3314
30	74/2	77-50-14	137	G Venkateswara Rao	C Bhagalaxmi	239/2010	1/2/2010	454000	3314
31	38	77-92-15	262	C Sesharatnam	S Chakravarthi	2684/2010	5/31/2010	868000	3313
32	78/2	77-86/1-107	125	L Janardhana Rao	L Seetharamanjaneyulu	8175/2011	12/15/2011	414000	3312
33	56	77-42-20	109	B Ravi Shankar	B S Srinivasa Hanuman	4386/2010	8/23/2010	361000	3312
34	43, 44	77-145-10	77	Sk Nagoor	Sk Mothibegum	4629/2010	9/6/2010	255000	3312
35	63	77-33-16/1	77	C Laxmanarao	N Ramesh	2728/2010	6/7/2010	255000	3312
36	56	77-42-16	235	T Venkata Ramana	K Syambabau	3594/2010	7/17/2010	778000	3311
37	52	77-133-1	145	Ch Usharani	K Ravindra Babu	4617/2009	12/2/2009	480000	3310
38	52	77-87/1-20	145	A Pothuraju	Y Madhavi Latha	4837/2010	9/18/2010	480000	3310
39	74	77-41-16	100	T Naga Rajanikanth	C Chandravathi	2013/2010	4/19/2010	331000	3310
40	78/2	77-86/1-107	171	L Seetha ramanjaneyulu	L K Chakradhar	8179/2011	12/15/2011	566000	3310
41	71	77-51-JA-17	84	B Srinivasa Rao	P Nageswara Rao	2760/2010	6/3/2010	278000	3310
42	71	77-51/1A-17	84	B Srinivasa Rao	P Baby	2761/2010	6/3/2010	278000	3310
43	73	77-37-17	223	G Vara Prasada Rao	M Govindarajulu	1710/2010	4/3/2010	738000	3309
44	55, 56	77-87-1-25	214	J Deva Kumar	P Manga Thayaru	2032/2010	4/20/2010	708000	3308
45	53, 56	77-87-1/2	133	Sk Ameenabi	G Surendra	2456/2010	5/18/2010	440000	3308
46	55, 56	77-87/1-4/5	52	K Pushpalatha	D Venkata Subbaiah	438/2010	1/30/2010	172000	3308
47	73	77-24-16C	101	G Rambabu	T Yogeswara Rao	743/2010	2/17/2010	334000	3307
48	71	77-51/1A-24	75	P V S K Prasad	P Srinivas	1151/2010	3/11/2010	248000	3307
			7670					26428000	
49	42, 43, 44	77-145-10	222	P Baburao	M Siva Leelavathi	3564/2010	7/15/2010	734000	3306
50	74	77-50-14C	242	P Mala Kondaiah	G Bhaskara Rao	2955/2010	6/14/2010	800000	3306
51	74	77-30-20A	72	Sd Sulthan	T Chudamani	295/2010	1/22/2010	238000	3306
52	78/2	77-86/1-107	105	L Seetha ramanjaneyulu	G Srinivasa Rao	8176/2011	12/15/2011	347000	3305

53	74		148	V Kanaki Ramaraju	M Jaya Prakash	260/2010	1/21/2010	489000	3304
54	72	77-51/1-32B	250	B Rangareddy	C V Subbareddy	461/2010	2/1/2010	826000	3304
55	71	77-51/A-17	112	A Laxmi Sampoornamma	B B Ranga Reddy	4624/2010	9/6/2010	370000	3304
56	71	77-51/1A-17	112	K Obulreddy	J Vijaya Laxmi	2231/2010	5/3/2010	370000	3304
57	43, 44	77-145-10	267	Ch Sridevi	M Purnachandra Rao	4825/2009	12/21/2009	882000	3303
58	74	77-48-8/1	152	K Venkata Ratnam	P Lalitha	1415/2010	3/25/2010	502000	3303
59	43	77-145-10	119	S V Seshagiri Rao	D Kameswari	1209/2010	3/15/2010	393000	3303
60	43	77-145-10	119	S V Seshagiri Rao	B Seetharavamma	1210/2010	10/15/2010	393000	3303
61	42, 43, 44	77-145-10	119	S. Nagamani	D Kameswari	1063/2010	3/5/2010	393000	3303
62	43, 44	77-145-10	116	B Vijayakumar	K Vijaya Bhaskar	4809/2009	12/21/2009	383000	3302
63	78/2	77-181-19	136	Y Ramaniah	P S V Subbarao	3030/2011	6/2/2011	449000	3301
64	73	77-37-17	223	B Kumari	Md Shajahan	4632/2009	12/2/2009	736000	3300
65	52	77-87-15	363	G Koteswaramma	G Sivarama Krishna	3995/2010	8/2/2010	1198000	3300
66	71, 72	77-51/1-24	150	B V Subbamma	M Narasimha Naik	80/2010	1/7/2010	495000	3300
67	71, 72	77-51/1A-54	150	M Nageswara Ra	T Satya Chandrika	3606/2010	7/20/2010	495000	3300
68	56	77-42-4	100	D Sarswathi	Y Rani	4844/2010	9/18/2010	330000	3300
69	74	77-87-18	100	U Adilaxmi	M Tirupathamm	2074/2010	4/22/2010	330000	3300
70	71, 72	77-51/1A-24	150	S Yasin	R V Chalapathi Rao	4972/2010	9/24/2010	495000	3300
71	71	77-51/A-12	150	M Ramanaiyah	S Seetharavamma	2947/2010	6/14/2010	495000	3300
72	74	77-51/1A-23	100	B Padmavathi	S Bhavani	2981/2010	6/16/2010	330000	3300
73	71	77-51/1A-24	150	S K Subrahmaniyan	R Nageswara Rao	4185/2010	8/16/2010	495000	3300
74	11, 13, 17	77-145-10	300	J Mohana Rao	R Rama Rao	325/2010	1/25/2010	990000	3300
75	74	77-51/A-24	100	S Srimannarayana	G Mahalaxmi	330/2010	1/25/2010	330000	3300
76	74	77-50-14C	75	L Radha Krishna Murthy	P Naga Laxmi	3451/2010	7/8/2010	247500	3300
77	74	77-50-14C	25	K Suresh Babu	P Naga Laxmi	3452/2010	7/8/2010	82500	3300
78	74	77-50-14C	100	K Suresh Babu	J Nirmala	3453/2010	7/8/2010	330000	3300
79	55	77-87/1-92	960	D Anasuryamma	M Vijayakumar	4760/2010	9/16/2010	3168000	3300
80	74	77-87/1-1	100	D N M Raju	M Venkayamma	2150/2010	4/28/2010	330000	3300
81	72	77-51/1-32B	150	C V Subbareddy	K Venkatarao	2442/2010	5/17/2010	495000	3300
82	71, 72	77-51/1A-24	150	S Kotewari	V Sriramulu	334/2010	1/25/2010	495000	3300
83	77	77-48-8/1	160	M Naga Laxmi	G Sarada Devi	1444/2010	3/25/2010	528000	3300
84	55	77-87/1-92	960	D Anasuryamma	Y Venkataramana Rao	4761/2010	9/16/2010	3168000	3300
85	71/1, 72	77-51/10-24	300	M Venkata Ramaiah	A Nagireddy	4568/2009	11/30/2009	990000	3300
86	72	77-87/1-20	250	P Sakkubayamma	B B Ranga Reddy	988/2010	3/3/2010	825000	3300
87	74	77-51/1-24	100	M Gousiya	K Sumathi	666/2010	2/10/2010	330000	3300
88	74	77-51/1A3/B	50	K Nagaraju	M Venkateswara Rao	4914/2009	12/30/2009	165000	3300
89	71	77-51/1A-24	150	V Sriramulu	M Kanaka Mahalaxmi	1223/2010	3/17/2010	495000	3300
90	71	77-51/10-24	150	M Ramaiah	N Rambabu	2012/2010	4/19/2010	495000	3300
91	72	77-87/1-20	250	B B Rangareddy	K Pavankumar	1833/2010	4/9/2010	825000	3300
92	78/3	77-145-10	100	T Kumari	P V V Satyanarayana	5943/2011	9/2/2011	330000	3300
93	72/B	77-51/1A-32	100	T Sowjanya	Dreem Land Venchers Private Ltd. Bangalore	2655/2011	5/13/2011	330000	3300
94	71/1, 2, 3	77-51/1A-2A	75	M V Subbareddy	S Sampathkumar	6115/2012	9/24/2012	247500	3300
95	78/2	77-86/1-107	105	L Seetha ramanjaneyulu	L Janardhana Rao	8174/2011	12/15/2011	345000	3286

The average Sale Price is calculated as follows:

Total value of the one half Sales is : Rs. 2,64,28,000

Total of sale deed extents of one half of sales : 7670 Sq.Yds.

Average sale = Total value of one half of sales / total of sale deed extents of one half of sales.
i.e., Rs.2,64.28,000 / 7670 Sq.Yds. = Rs. 3446/- per square yard

The Basic value is Rs. 3,300/- per square yard.

Thus the average Sale Price is higher than the Basic value of the proposed land.

Accordingly Market Value u/s 26(1) is arrived at Rs. 3,446/- per square yard.

Issue of 9(1), 9(3) & 10 Notices:

Notices U/s. 9(1), 9(3) & 10 of L.A. Act have been issued to the land owners.

Sl. No.	R.S. No.	Name of the Pattadar / enjoyer / Registered Holder / Other person interested in the land	Description of the land Wet, Dry, Inam, or Poramboke	Extent to be acquired in Sq.Yds.	Structures / trees particulars
1	2	3	4	5	6
1	78/1A	Bhimireddy Siva Venkata Jana Reddy, S/o Venkata Reddy	Dry	259.10	A.C. Sheet Shed
2	78/1B	Nammi Venkata Surya Prakasa Rao, S/o Bapiraju	Dry	435.00	Vacant site
3		Devanaboina Ushasri, W/o. Ramesh	Dry	42.05	
				736.15	

Award Enquiry :

Award enquiry has been conducted on **07-02-2014**. Land Owners attended Award enquiry.

Solatum:

In addition to the Market Value as above provided U/s. 26 of "The Right to fair compensation and transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013" a Solatum of 100% is awarded u/s 30(1) of the Act on the Market Value of the land and structure value.

Additional Market Value:

U/s 30(3) of "The Right to fair compensation and transparency in land acquisition rehabilitation and resettlement Act, 2013" in addition to the market value of the land as fixed above an amount calculated @ 12% per annum on such market value for the period commencing from the date of publication of the notification u/s 4(1) of L.A. Act 1894 in respect of the lands under acquisition to the date of Award of the Collector, or the date of taking possession of the land which ever is earlier.

Hence, the Additional Market Value for the lands under acquisition is calculated at 12% from the date of last publication of Draft Notification i.e., 24.11.2012 till the date of Award.

Interest:

The lands were not taken possession in advance. As such interest need not be paid.

STRUCTURE VALUATION :

The land is vacant on ground. No structures, no electrical poles, no tombs etc.

The then Vice Chairman, VGTM UDA Vijayawada vide Rc. C2/236/2012 dt. 18-6-2013 has informed that one of the land owner Sri Bhimireddy Siva Venkata Janareddy has given consent in R.S. No. 78/1A measuring an extent of 259.10 square yards of Payakapuram village for formation of Inner Ring Road and requested to delete the extent of 259.10 sq. yds. from the Land Acquisition proposals. Thus the net extent to be acquired is decreased to 477.05 sq. yds. only In R.S. No. 78/1B of Payakapuram village.

Award Amount:

Market Value is approved by the Collector vide reference 9th cited and valuation statement is prepared as per sections 26 to 30 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013".

VALUATION STATEMENT										
R.S. No.	Extent Sq.Yds	Market Value per sq.yd.	Market Value of land after multiplication by the factor i.e., 1 (one) per sq.yd.	Market Value for 477.05 Sq.Yds. (2 x 4)	Value of structure	Total compensation (5 + 6)	Solatium 100% on Col. No. 7	12% Addl. Market Value on Col. No. 4 (approx. for 925 days) per sq.yd.	12% Addl. Market Value on 477.05 sq.yds. (approx. for 925 days) (2 x 9)	Total amount payable (7+ 8 + 10)
1	2	3	4	5	6	7	8	9	10	11
78/1B	477.05	3446	3446	1643914	...	1643914	1643914	1047.96	499930	3787758

APPORTIONMENT:

R.S. No. 78/1A Extent 259.10 sq. yds. Sri Bhimoreddy Siva Venkata Jana Reddy, S/o. Venkata Reddy.

The then Vice Chairman, VGTM UDA Vide reference 9th cited informed that Sri Bhimoreddy Siva Venkata Jana Reddy S/o Venkata Reddy has given consent and handed over the extent of 259.10 square yards in R.S. No. 78/1A of Payakapuram village and also requested to delete the extent of 259.10 square yards in R.S. No. 78/1A from the L.A. proposals. Sri Bhimoreddy Siva Venkata Jana Reddy S/o Venkata Reddy attended for Award enquiry on 7-2-2014. He has informed that 651.68 sq.yds was got regularized / purchased by paying an amount of Rs. 10,45,243/- to the Government vide G.O. Ms. No. 991 rev(UC-1) Dept. dt. 28-8-2010, out of which an extent of 259.10 square yards is required for widening and formation of Inner Ring Road. He has informed that the extent of 259.10 sq. yds. in R.S. No. 78/1A was handed over to the then VGTM UDA for widening and formation Inner Ring Road free of cost and taken the benefits of setback etc. from the Vijayawada Municipal Corporation for the available balance of land to him. Thus the extent of 259.10 square yards in R.S. No. 78/1A of Payakapuram village need not be acquired and no award is passed for this extent.

R.S. No. 78/1B1 Extent 435.00 sq. yds. Sri Nammi Venkata Surya Prakasa Rao, S/o. Bapiraju. Rs. 34,53,883/-

Sri Bhimoreddy Siva Venkata Jana Reddy S/o Venkata Reddy, (2) Sri Nammi Venkata Surya Prakasa Rao, S/o Bapiraju and (3) Smt. Devanaboina Ushasri W/o Ramesh have attended the award enquiry on 7-2-2014.

Sri Bhimoreddy Siva Venkata Jana Reddy is claiming the entire extent in R.S. No. 78/1B of Payakapuram village. He has informed that an extent of 651.68 square yards was purchased through Regd. Sale deed No. 4423/2004 dt. 27-3-2004 from Sri Nemmi Rajeswari W/o. Venkata Surya Prakash Rao. He has informed that he will give the 477.05 sq. yds in RS No. 78/1B on free of cost and will take TDR Bods as issued by VGTM UDA otherwise compensation may be paid as per new L.A. Act. He has also stated that a Civil Suit in O.S. No. 8/2008 in IV Addl. Sr. Civil Judge Court Vijayawada was filed by Sri Nammi Venkata Surya Prakas Rao against him on title dispute which was dismissed on 16-2-2011 stating that Sri NVS Prakas Rao has not proved his title in R.S. No. 78/1B of Payakapuram village.

Sri Nammi Venkata Surya Prakas Rao S/o Bapiraju has attended Award enquiry on 7-2-2014. He has stated that he has purchased an extent of 1819 sq. yds which includes some ceiling land on 17-11-1980 through unregistered agreement from Sri Nandyala Panduranga Vittal in R.S.No. 78 of Payakapuram village. Out of which an extent of 605 sq.yds with R.S. No. 78/1B of Payakapuram village was got registered from Sri N. Panduranga Vittal vide Sale Deed No. 2447/1985 dt. 23-4-1985. He has made a Regd. Gift Deed No. 1441/87 dt. 8-4-1987 to his wife N. Rajeswari for an extent of 1219 sq. yds. with R.S. No. 78/1B of Payakapuram village. Smt. N. Rajeswari has sold away the 1219 sq. yds which is a ceiling land to 5 individual through regd. Sale deeds. All the 5 individuals got regularized their land from the Govt. including Sri Bh.S.V. Jana Reddy. Now Sri NVS Prakas Rao is claiming 605 sq. yds in R.S. No. 78/1B. Out of which he has gifted an extent of 150 sq. yds in R.S. No. 78/1B to his daughter Smt. Devanaboina Ushasree through regd. Gift deed No. 4511/2007 dt. 18-5-2007. He is claiming Rs. 40,000/- per square yard and also requested to implement the new L.A. Act which is in force. He did not produce any documentary evidence for the compensation he is claiming. He has filed W.P.Nos. 15471/2013 and 38968/2014 in the Hon'ble High Court of A.P. Hyderabad. Counters filed in the Hon'ble Court. No stay orders in these two Writ Petitions. The title over 435.00 square yards in R.S. No. 78/1B1 of Payakapuram villages is proved against Sri Nammi Venkata Surya Prakasa Rao S/o Bapiraju. The land compensation of Rs. 34,53,883/- (Rupees Thirty four lakhs fifty three thousand eight

hundred and eighty three only) is awarded to Sri Nammi Venkata Surya Prakasa Rao, S/o. Bapiraju after deducting Income Tax Deduction (TDS) @ 10% & 2% Edn. Cess u/s 194LA of IT Act i.e., Rs. 3,52,296/-.

**R.S. No. 78/1B2 Extent 42.05 sq. yds. Smt. Devanaboina Ushasree, W/o. Ramesh.
Rs. 3,33,875/-**

Smt. Devanaboina Ushasree W/o Ramesh has attended Award enquiry on 7-2-2014. She has stated that an extent of 150 square yards in R.S. No. 78/1B of Payakapuram village was gifted by her father Sri Nammi Venkata Surya Prakasa Rao through registered gift deed No. 4511/2007 dt. 18-5-2007. She is claiming Rs.40,000/- per square yard and also requested to implement the new L.A. Act which is in force. She did not produce any documentary evidence for the compensation she is claiming. The title over 42.05 square yards in R.S. No. 78/1B2 of Payakapuram villages is proved against Smt. Devanaboina Ushasree W/o Ramesh. The land compensation of Rs. 3,33,875/- (Rupees three lakhs thirty three thousand five hundred and eighty nine only) is awarded to Smt. Devanaboina Ushasree W/o Ramesh after deducting Income Tax Deduction (TDS) @ 10% & 2% Edn. Cess u/s 194LA of IT Act i.e., Rs. 34,055/-.


I submit that the documents produced by the above persons were thoroughly verified. The Surveyor of this office has inspected the land and measured as per the documents produced by them and on ground. As per enquiry Sri Bhimireddy Siva Venkata Jana Reddy has purchased ceiling land measuring an extent of 651.68 square yards from Smt. N. Rajeswari W/o NVS Prakasa Rao through regd. Sale deed No.4423/2004 on 27-3-2004 with R.S. No. 78/1B. But he is in R.S. No. 78/1A. Then he got regularized / purchased the extent of 651.68 sq.yds by paying an amount of Rs. 10,45,243/- to the Government vide G.O. Ms. No. 991 Rev(UC-1) Dept. dt. 28-8-2010 with R.S. No. 78/1A. So, Sri Bh.S.V.Janareddy is having no land in R.S. No. 78/1B of Payakapuram village. Accordingly the Draft Declaration was published on 15-6-2013.

FINAL APPORTIONMENT OF VALUATION

Sl. No.	Name	R.S. No.	Extent Sq.Yds.	Market Value	Structure Value	100% Solatium	12% Additional Value	Total
1	Sri Nammi Venkata Surya Prakasa Rao, S/o. Bapiraju	78/1 B1	435.00	14,99,010	...	14,99,010	4,55,863	34,53,883
2	Smt. Devanaboina Ushasri, W/o. Ramesh	78/1 B2	42.05	1,44,904	...	1,44,904	44,067	3,33,875
	Total		477.05	16,43,914	...	16,43,914	4,99,930	37,87,758

Hence the compensation amount **Rs. 37,87,758-00** (Rupees thirty seven lakhs eighty seven thousand seven hundred and fifty eight only) is awarded.

Typed to dictation.


Land Acquisition Officer &
Spl. Dy. Collector (L.A)
VGTM UDA VIJAYAWADA

சாதாரண அலுவலர்

பி. சி. சிவசாமிநாதன்
19/6/2015