

**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.02/2016**

**Dated 03-02-2016**

Rc.No.1216/2015/DT(LA)

Sub:- Land Acquisition – AP CRDA, Vijayawada – Krishna District – Vijayawada Rural Mandal – **Ramavarappadu Village – 137.22 sq.yds** of Land proposed for acquisition in R.S. No. 73/1B to connect the Inner Ring Road to Ramavarappadu Ring Junction for ROB works in the alignment of Inner Ring Road – Award passed - Reg.

- Ref:-
1. Rc.C2/1996-E/2007, dt.11-06-2015 of the Commissioner AP CRDA, Vijayawada.
  2. Proceedings of the Collector and District Magistrate, Krishna Rc.G2/1847/2015, Dt. 24-06-15. (PN)
  3. Proceedings of the Collector and District Magistrate, Krishna in Rc.G2/1847/2015, Dt. 24-09-2015. (DD)
  4. Notices u/s 21(1) & 22, 21(4) & 22, dt.12-10-2015.
  5. This Office Rc.1216/2015/DT(LA) dt 09-11-2015 (MV proposals)
  6. Rc.G2/1847/2015, dt. 07-12-2015 of the Collector, Krishna.
  7. Budget sanctioned in Rc.67/2014/DT(LA) dt. 22-12-2015
  8. Draft award approved by the Collector in Rc.G2/1847/2015 dt. 27-01-2016

**Order:**

The Commissioner AP Capital Region Development Authority Vijayawada vide ref. 1<sup>st</sup> cited has sent requisition of land measuring an extent of **137.22 sq. yds.** in R.S. No. 73/1B of **Ramavarappadu village** to connect the Inner Ring Road to Ramavarappadu Ring Junction for ROB works in the alignment of Inner Ring Road.

**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.

**Preliminary Notification U/s 11(1) of the RFCTLAR&R Act 2013:**

Preliminary Notification has been notified vide proceedings Rc. G2/1847/2015, Dt. 24-06-15 for an extent of **137.22 sq. yds** and published as follows:

**SCHEDULE**

District: KRISHNA      Mandal: VIJAYAWADA RURAL      Village: **RAMAVARAPPADU**

Sl. No	Survey No/ Sub Division	Total Extent Ac. Cts.	Extent covered by Land acquisition Sq.yds	Name and address of the interested persons	Boundaries				Details of trees, structures etc., if any
					North	East	South	West	
1	73/1	2.20	137.22	Chagantipati Dhanvanthari Chagantipati Dattarao Chagantipati Vishnuvardhana Rao Chagantipati Nandini Kishore Babu <b>Vemuri Rajendra Kumar</b> <b>Vemuri Sailaja</b>	R.S. No. 73(P)	R.S. No. 73 (P)	R.S. No. 73(P)	R.S. No. 122(P)	--
		<b>Total</b>	<b>137.22</b>						

Preliminary Notification	Collector's Approval	Gazette	Paper publication	Locality publication
	Rc.No.G2/1847/15 dt. 24-06-2015	Issue No. 12/KST/15, dt. 27.06.15	Andhra Jyothi dt. 29-06-15 Andhra Bhoomi dt.29-06-15	01-07-15

**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. 1216/2015 dated 07-07-2015. Enquiry u/s 15(2) of the L.A. R&R Act was conducted on 31-08-2015. None of the land owners attended 15(2) enquiry.

**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 19 of the L.A.R&R Act, 2013.

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

Declaration has been published for an extent of **137.22 sq.yds** as detailed below.

**SCHEDULE**

District: KRISHNA

Mandal: VIJAYAWADA RURAL

Village: RAMAVARAPPADU

Sl. No	Survey No/ Sub Division	Total Extent Sq.yds	Extent covered by Land acquisition Sq.yds	Name and address of the interested persons	Boundaries				Details of trees, structures etc., if any
					North	East	South	West	
1	73/1B	137.22	137.22	Chagantipati Dhanvanthari Chagantipati Dattarao Chagantipati Vishnuvardhana Rao Chagantipati Nandini Kishore Babu <b>Vemuri Rajendra Kumar</b> <b>Vemuri Sailaja</b>	R.S. No. 73/1A (P)	R.S. No. 73/1A (P)	R.S. No. 73/1A (P)	Gunadala (v)	--
<b>Total</b>		<b>137.22</b>	<b>137.22</b>						

Declaration	Collector's Approval	Gazette	News Papers	Date of publication in the locality
	Rc.No.G2/1847/15 Date. 24-09-2015	117/KST/2015, Dt.28-09-2015	Andhra Jyothi Sakshi Dt. 29-09-2015	30-09-2015

**PRELIMINARY VALUATION: -**Date of LAO's Inspection **09-04-2015**Date of Joint Collector's Inspection **26-11-2015**

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, Gunadala for the preceding three years from the date of Preliminary Notification u/s 11(1) of the Act published in the supplementary Gazette dt. 27-06-2015. The Joint Sub Registrar-II, Vijayawada East informed that **Basic value** of the proposed land in R.S. No.73/1 is Rs. 80,00,000/- per acre i.e., **Rs.1653/- per square yard** as on publication of Preliminary Notification.

32 sale transactions took place during the crucial period from 01-07-2012 to 01.07.2015 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 32 sales are put in descending order. One half of the entire sales i.e., from 1 to 16 have been taken into consideration to fix the average Sale Price u/s 26(1).

STATEMENT SHOWING THE 32 SALES HELD DURING THE PERIOD FROM FROM 01-07-2012 TO 01-07-2015  
IN RAMAVARAPADU VILLAGE OF VIJAYAWADA RURAL MANDAL IN THE VICINITY OF PROPOSED LAND  
MEASURING 137.22 SQUARE YARDS IN R.S. No. 73/1B

Sl.No.	R.S No.	Extent	Door No.	Registration Date	chargeable value	Document No/year	Market value per square yard
1	6/2A2 6/2B2	205.17	7-7	10/12/2012	2105000	6226/2012	10259.78
2	6/2A2 6/2B2	321.00	7-7	10/12/2012	2105000	6226/2012	6557.63
3	84/2	60.80	7-7	28/10/2013	305000	4805/2013	5016.45
4	84/2	60.80	7-7	28/10/2013	305000	4806/2013	5016.45
5	84/2	121.60	7-7	7/5/2015	608000	2542/2015	5000.00
6	6/2A2 6/2B2	155.05	7-7	11/12/2012	622000	6250/2012	4011.61
7	6/2A2 6/2B2	173.30	7-7	11/12/2012	694000	6251/2012	4004.62
8	6/2A2 6/2B2	436.36	7-7	24/01/2013	1746000	403/2013	4001.28
9	77/2	3097.60	0-0	9/7/2014	9000000	4396/2014	2905.48
10	3/6	1258.40	0-0	10/7/2013	2151000	3912/2013	1709.31
11	18/2C	2524.54	0-0	14/03/2014	4173000	1294/2014	1652.97
12	85/2A	1452.20	0-0	7/1/2014	2400000	108/2014	1652.66
13	15/2, 16/2	1645.00	0-0	27/08/2014	2040000	6456/2014	1240.12
14	76/2	1210.00	0-0	3/5/2013	1500000	2839/2013	1239.67
15	76/2	2420.00	0-0	19/06/2013	3000000	3564/2013	1239.67
16	19/1C 19/1D	2420.00	0-0	24/02/2014	3000000	780/2014	1239.67
		17561.82			35754000		
17	19/1D	2420.00	0-0	24/02/2014	3000000	781/2014	1239.67
18	72/1A	1210.00	0-0	26/06/2014	1500000	3862/2014	1239.67
19	15/2, 16/2	1597.20	0-0	27/08/2014	1980000	6455/2014	1239.67
20	15/2, 16/2	1936.00	0-0	27/08/2014	2400000	6457/2014	1239.67
21	15/2, 16/2	1645.60	0-0	27/08/2014	1980000	6454/2014	1203.21
22	68/1B	1210.00	0-0	12/6/2014	1000000	3380/2014	826.45
23	15/4C	1210.00	0-0	30/07/2014	1000000	5250/2014	826.45
24	50/4	2516.80	0-0	16/09/2014	2080000	7246/2014	826.45
25	52/2	1672.00	7-7	28/05/2015	1200000	2956/2015	717.70
26	33/1, 33/2	9680.00	0-0	31/07/2014	6000000	5339/2014	619.83
27	71/1	1694.00	0-0	1/8/2014	1050000	5518/2014	619.83
28	29/1	968.00	0-0	2/9/2014	600000	6639/2014	619.83
29	29/5C	2904.00	0-0	18/09/2014	1800000	7341/2014	619.83
30	16/2A	2904.00	0-0	28/07/2012	990000	3907/2012	340.91
31	17/3A 17/3B	4549.60	0-0	28/07/2012	1551000	3906/2012	340.91
32	67/1	24200.00	0-0	26/07/2014	2000000	5046/2014	82.64

The average Sale Price is calculated as follows:

Total value of the one half of the Sales is Rs. 35,7,54,000  
 Total of one half of sale deed extents is 17,561.82 square yards  
 Average sale = Total value of sales / total of sale deed extents  
 i.e. 35,7,54,000 / 17,561.82 = Rs.2036/- per Square Yard.

The Basic Value is Rs. 80,00,000/- per acre i.e., **Rs.1653/- per square yard.**

Thus the average of one half of sales is higher than the Basic value of the proposed land.

Accordingly Market Value u/s 26(1) is arrived at **Rs. 2036/- per square yard**

**Award Enquiry:**

Award enquiry has been conducted on 24-11-2015. No one has attended enquiry. There is no further claim over the lands.

**Solatum:**

In addition to the Market Value 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 on the Market Value of the land and structure value.

**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 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 09-06-2015 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.

**STRUCTURE VALUATION :**

There are no structures or trees existing on the lands under acquisition.

**Awarded Amount:**

Market Value is approved by the Collector vide 6<sup>th</sup> ref. cited 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**

R.S. No.	Extent Sq.Yds.	Market Value per sq.yd.	Market Value of land after multiplication by the factor i.e., 1.25 per sq.yd.	Market Value on total extent (2x4)	Value of structure	Total compensation (5+6)	Solatium 100% on Col. No. 7	12% Addl. Market Value on Col.3 (approx. for 218 days)	Total amount payable (7+8+9)
1	2	3	4	5	6	7	8	9	10
73/1B	137.22	2036	2545	349224.90	0	349224.90	349224.90	20023.50	718473.30

**APPORTIONMENT:****R.S.No. 73/1B Extent 137.22 Sq.yds Rs. 7,18,473/-**

An extent of **137.22 square yards in R.S. No. 73/1B** of Ramavarapadu village, Vijayawada Rural Mandal was notified u/s 11(1) of the Act vide Krishna Collector's Rc.G2/11847/2015 dt. 24-6-2015 and published in A.P. State Gazette Issue No. **12/KST/15**, dt. 27-06-15 on the names of Chagantipati Dhanvanthari, Chagantipati Dattarao, Chagantipati Vishnuvardhana Rao, Chagantipati Nandini Kishore Babu, Vemuri Rajendra Kumar, Vemuri Sailaja as interested persons as per Revenue Records. Grama sabha u/s 15 (2) read with rule 21 was conducted on 27-07-2015. Declaration u/s 19(1) was published in A.P. State Gazette Issue No. 117/KST/2015 dt. 28-09-2015. Award enquiry u/s 21(1) & 22 conducted on 24-11-2015. Lands were inspected on 26-11-2015 to record the Market value. At any stage no interested persons have attended or filed any objections and no one has claimed any title over the schedule land. As the Land owners / Enjoyers as per Declaration have not submitted claims, this land is treated as unclaimed and the compensation amount of **Rs. 7,18,473/-** is ordered to be deposited in the Authority 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.

**FINAL VALUATION**

R.S. No.	Extent Sq.Yds.	Market Value per sq.yd.	Market Value of land after multiplication by the factor i.e., 1.25 per sq.yd.	Market Value on total extent (2x4)	Value of structure	Total compensation (5+6)	Solatium 100% on Col. No. 7	12% Addl. Market Value on Col.3 (approx. for 218 days)	Total amount payable (7+8+9)	Remarks
1	2	3	4	5	6	7	8	9	10	11
73/1B	137.22	2036	2545	349224.90	0	349224.90	349224.90	20023.50	718473.30	To be deposited in the Authority u/s 77(2)

Hence the compensation amount **Rs. 7,18,473.00** (Rupees Seven lakhs eighteen thousand four hundred and seventy three only) is awarded (**Form-IX**).

**Rehabilitation & Resettlement Award (As per Section 31(1) of the Act):**

Upon conduct of survey as per Section 16(1), displacement of land holders or interested persons did not take place. Since the proposed land acquisition is not attracted by the provisions of Section 16(1) NIL R&R Award is passed (**Form-X**).

The undersigned certified that notices have been promulgated or served in accordance with Section 21 of the RFCTLA R&R Act 2013 and that evidence of such promulgation or service forms part of the record.

There is before me a plotted plan of the acquired land.

Typed to dictation.

 3/2/16

Land Acquisition Officer &  
Spl. Dy. Collector (L.A)  
AP CRDA VIJAYAWADA

**FORM - IX**

(See rule-26 read with Sections 23 & 30 of the Act (30 of 2013))

**LAND ACQUISITION AWARD**

Land Acquisition case No: 02/2016

Date:03-02-2016

1	Name of the Project		To connect the Inner Ring Road to Ramavarappadu Ring Junction for ROB works in the alignment of Inner Ring Road							
2	Number and Date of Declaration under which the land is to be acquired	GazetteNo./Dt.		News paper		Locality publication				
		117/KST/2015 Dt. 28-09-2015		Sakshi, AndhraJyothi 29-9-2015		30-09-2015				
3	Situation and extent of the land in acres, the number of field plots on the Survey map, the village in which situated with the number of mile plan if any	Village		Survey No. & Sub Division		Extent Sq.Yds.				
		Ramavarappadu		73/1B		137.22				
4	Description of the land i.e., whether fallow, cultivated, homestead, etc. If cultivated how cultivated?	Survey No. & Sub Division		Classification						
		73/1B		Dry						
5	Names of persons interested in the land and the nature of their respective interests									
	Sl.No.	Survey No. & Sub Division	Extent Sq.Yds.	Name and address of the interested persons			Nature of interest			
	1	73/1B	137.22	Chagantipati Dhanvanthari Chagantipati Dattarao Chagantipati Vishnuvardhana Rao Chagantipati Nandini Kishore Babu Vemuri Rajendra Kumar Vemuri Sailaja			Names noted as per Adangal and R.S.R. and local enquiry.			
6	Amount allowed for the land itself, without trees, buildings etc., if any			137.22 Sq.Yds		Rs.718473.30				
7	Amount allowed out of such sum as compensation for the tenants interest in the land						... NIL ...			
8	Basis of calculation									
	<p>32 sale transactions took place during the crucial period from 01-07-2012 to 01.07.2015 in the nearby survey fields in which land acquisition is proposed. All the 32 sales are put in descending order. One half of the entire sales i.e., from 1 to 16 have been taken into consideration to fix the average Sale Price u/s 26(1).</p> <p>The average Sale Price is calculated as follows:                      Total value of the one half of the Sales is Rs. 35,7,54,000                      Total of one half of sale deed extents is 17,561.82 square yards                      Average sale = Total value of sales / total of sale deed extents i.e. 35,7,54,000 / 17,561.82 = Rs.2036/- per Square Yard.                      The Basic Value is Rs. 80,00,000/- per acre i.e., Rs.1653/- per square yard.                      Thus the average of one half of sales is higher than the Basic value of the proposed land.                      Accordingly Market Value u/s 26(1) is arrived at Rs. 2036/- per square yard</p>									
	Extent Sq.Yds.	Market Value per sq.yd.	Market Value of land after multiplication by the factor i.e., 1.25 per sq.yd.	Market Value on total extent (1x3)	Value of structure	Total compensation (4+5)	Solatum 100% on Col. No. 6	12% Addl. Market Value on Col.2 (approx. for 218 days)	Total amount payable (6+7+8)	Remarks
	1	2	3	4	5	6	7	8	9	10
	137.22	2036	2545	349224.90	0	349224.90	349224.90	20023.50	718473.30	To be deposited in the Authority u/s 77(2)
9	Amount allowed for trees, house or any other immovable things.						... NIL ...			
10	Amount allowed for crops						... NIL ...			
11	Additional compensatin on the market value under section 30(3) (1-7-2015 to 3-2-2016) for 218 days.						20023.50			
12	Damages u/s 28 of Act 30 of 2013						... NIL ...			
13	Solatum u/s 30(1)						349224.90			

14 Award u/s 23 & 30 of Act 30 of 2013										
R.S. No.	Extent Sq.Yds.	Market Value per sq.yd.	Market Value of land after multiplication by the factor i.e., 1.25 per sq.yd.	Market Value on total extent (2x4)	Value of structure	Total compensation (5+6)	Solatium 100% on Col. No. 7	12% Addl. Market Value on Col.3 (approx. for 218 days)	Total amount payable (7+8+9)	Remarks
1	2	3	4	5	6	7	8	9	10	11
73/1B	137.22	2036	2545	349224.90	0	349224.90	349224.90	20023.50	718473.30	To be deposited in the Authority u/s 77(2)
15 Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.										... NIL ...
16 Apportionment of the amount of compensation										
Survey No. & Sub	Extent Sq.Yds.	Serial No.	Name of claimants / interested persons			Amount payable to each	Bank A/c No.	Remrks		
73/1B	137.22	1	Chagantipati Dhanvanthari			718473.30	...	To be deposited in the Authority u/s 77(2)		
		2	Chagantipati Dattarao							
		3	Chagantipati Vishnuvardhana Rao							
		4	Chagantipati Nandini Kishore Babu							
		5	Vemuri Rajendra Kumar							
		6	Vemuri Sailaja							
17 Date on which possession was taken u/s 38(1) & 40(1) of Act of 30/2013				Possession of the land is not taken by the Land Acquisition Officer						

If under Section 40(1), the number and date of the order of Government or the District Collector, as the case may be, giving authority to do so.

Date: 03-02-2016

  
 Land Acquisition Officer &  
 Special Deputy Collector (L.A.)  
 AP CRDA VIJAYAWADA

**FORM - X**

(See rule-27 and 2nd Schedule of the Act)

**Award for Rehabilitation and Resettlement**

Land Acquisition case No: 02/2016

Date: 03-02-2016

<b>1</b>	Name of the Project		To connect the Inner Ring Road to Ramavarappadu Ring Junction for ROB works in the alignment of Inner Ring Road								
<b>2</b>	Number and Date of Declaration under which the land is to be acquired	GazetteNo./Dt.			News paper			Locality publication			
		117/KST/2015 Dt. 28-09-2015			Sakshi, AndhraJyothi 29-9-2015			30-09-2015			
<b>3</b>	Situation and extent of the land in acres, the number of field plots on the Survey map, the village in which situated with the number of mile plan if any	Village			Survey No. & Sub Division			Extent Sq.Yds.			
		Ramavarappadu			73/1B			137.22			
<b>4</b>	Description of the housingunits, transportation cost, housing allowances, annuity, employment subsistence grant,cattle shed, pettyshop, onetimeresettlement allowancesetc.										.. NIL..
<b>5</b>	Names of persons interested in the land and the nature of their respective claim for rehabilitation and resettlement										... NIL ..
<b>6</b>	Apportionment of the amount of compensation on Sq.Yds.	Sl.No.	Name and address of the interested persons	R & R entitlements	Bank A/c No.	Amount payable to each	Non monetary entitlement	Remarks			
									137.22	1 2 3 4 5 6	Chagantipati Dhanvanthari Chagantipati Dattarao Chagantipati Vishnuvardhana Rao Chagantipati Nandini Kishore Babu Vemuri Rajendra Kumar Vemuri Sailaja
<b>7</b>	Date on which R & R entitlements given to the affected family					No R & R benefits are awarded					
<b>8</b>	Basis of calculation										
<b>9</b>	Amount allowed for trees, house or any other immovable things.					... NIL ...					
<b>10</b>	Amount allowed for crops					... NIL ...					
<b>11</b>	Additional compensatin on the market value under section 30(3) (1-7-2015 to 3-2-2016) for 218 days.					20023.50					
<b>12</b>	Damages u/s 28 of Act 30 of 2013					... NIL ...					
<b>13</b>	Solatium u/s 30(1)					349224.90					
<b>14</b>	Award u/s 23 & 30 of Act 30 of 2013										
	R.S. No.	Extent Sq.Yds.	Market Value per sq.yd.	Market Value of land after multiplication by the factor i.e., 1.25 per sq.yd.	Market Value on total extent (2x4)	Value of structure	Total compensation (5+6)	Solatium 100% on Col. No. 7	12% Addl. Market Value on Col.3 (approx.for 218 days)	Total amount payable (7+8+9)	Remarks
	1	2	3	4	5	6	7	8	9	10	11
	73/1B	137.22	2036	2545	349224.90	0	349224.90	349224.90	20023.50	718473.30	To be deposited in the Authority u/s 77(2)
<b>15</b>	Particulars of abatement of Government Revenue, or of the capitalized value paid, the date from which the abatement takes effect.										... NIL ...

16 Apportionment of the amount of compensation						
Survey No. & Sub	Extent Sq.Yds.	Serial No.	Name of claimants / interested persons	Amount payable to each	Bank A/c No.	Remrks
73/1B	137.22	1 2 3 4 5 6	Chagantipati Dhanvanthari Chagantipati Dattarao Chagantipati Vishnuvardhana Rao Chagantipati Nandini Kishore Babu Vemuri Rajendra Kumar Vemuri Sailaja	718473.30	...	To be deposited in the Authority u/s 77(2)
17 Date on which possession was taken u/s 38(1) & 40(1) of Act of 30/2013			Possession of the land is not taken by the Land Acquisition Officer			

If under Section 40(1), the number and date of the order of Government or the District Collector, as the case may be, giving authority to do so.

Date: 03-02-2016

  
3/2/16  
Land Acquisition Officer &  
Special Deputy Collector (L.A)  
AP CRDA VIJAYAWADA