ABSTRACT

Highways Department – Land Acquisition – Tamil Nadu Road Sector Project–II – Passing of Final award and payment of compensation as per TNRFCTLARR Rules 2017 for acquisition of an extent of 101451 Sq.mtrs of land in Kallimandayam Village, Ottanchatram Taluk, Dindugul District for the purpose of " Four laning and strengthening of SH37 Oddanchatram – Dharapuram- Tiruppur Road" – Approval – Orders – Issued.

Highways & Minor Ports (HN.2) Department

G.O.(D) No.244 Dated: 11.09.2018

விளம்பி, ஆவணி 26, திருவள்ளுவராண்டு 2049

Read:-

From the Additional Chief Secretary/ Commissioner of Land Administration, Chepauk Letter No. S2 / 465 / 2018, dated 24.04.2018.

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ORDER:

The Additional Chief Secretary/ Commissioner of Land Administration has stated that the Special District Revenue Officer (LAO), Tamil Nadu Road Sector Project-II, Salem has adopted 1.25 rate of Multiplier for the lands under acquisition covered in Kallimandayam Village. For adopting 1.25 multiplier, the Special DRO, has reported that the nearest urban area is Ottanchatram Municipality and the proposed acquisition land is situated at a distance of 11.60 K.M. away from Ottanchatram Municipal limit. As per the executive instructions issued by the Government, the Special District Revenue Officer has sent the final Award for approval by adopting rural multiplication factor issued in G.O.(Ms) No.300, Revenue and Disaster Management Department dated 21.09.2017. The Special District Revenue Officer (LAO), Tamil Nadu Road Sector Project –II, Salem has adopted the values of land, structures and trees as approved by the Additional Chief Secretary/ Commissioner of Land Administration and arrived at the total compensation to be paid to the land owners as detailed below:-

(a)	Land value : @Rs.5417.81 per sq.mtr. for 4312 sq.mtr. @Rs.124.19 per sq.mtr. for 61167 sq.mtr. @Rs.75.05 per sq.mtr. for 6093 sq.mtr. @Rs.49.45 per sq.mtr. for 11192 sq.mtr. @Rs.98.85 per sq.mtr. for 4691 sq.mtr. @ Rs5390 per sq.mtr for 13996 sq.mtr	Rs.2,33,61,596.72 Rs.75,96,329.73 Rs.4,57,279.65 Rs.5,53,444.40 Rs.4,63,705.35 Rs.7,54,38,440.00 --- Rs. 10,78,70,795.85 ---

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(b)	Land value for 101451 sq.mtrs with 1.25 multiplier (rural area) (Rs.10.78,70,795.85x1.25)	Rs.13,48,38,494.81
(c)	Value of structure	Rs.26,57,192.00
(d)	Value of Trees	Rs.1,86,072.00
(e)	Total (b + c + d)	Rs.13,76,81,758.81
(f)	100% Solatium on (a + b + c + d)	Rs.13,76,81,758.81
(g)	12%Additional amount on Market value on land value (i.e., Rs.13,48,38,494.81) from the last date of Publication of 15(2) Notice i.e. 28.01.2016 to the probable date of passing award i.e. on 23.05.2018 (28.01.2016 to 23.05.2018 = 847 days) 28.01.2016 to 31.12.2016 =339/366 = Rs.1,49,86,967.13 01.01.2017 to 31.12.2017 = 365/365= Rs.1,61,80,619.37 01.01.2018 to 23.05.2018 = 143/365 = Rs. 63,39,256.36 ---------- ---------- 847 Rs.3,75,06,842.86 ---------- ----------	Rs. 3,75,06,842.86
	Total Compensation (e + f + g)	**Rs.31,28,70,360.48 (Rounded to) Rs.31,28,70,360.00**

2. The Additional Chief Secretary/ Commissioner of Land Administration has further stated that the Government in Revenue and Disaster Management Department has published the TNRFCTLARR Rules 2017 vide G.O.(Ms) No.298, Revenue and Disaster Management (LA –I(1)) Department, dated 20.09.2017 in TNGG No.300, dated 21.09.2017. In the same Gazette Notification, the multiplier factor has also been published vide G.O.(Ms) No.300 Rev.& DM (LA-I(1)) Department, dated 20.09.2017. Further in Rule 18(4) of TNRFCTLARR Rules 2017, it is enlightened that "if the amount of award compensation for lands to be paid is more than Rupees Eight Crore and if the amount of award compensation including Rehabilitation and Resettlement benefits, to be paid is more than Rupees Twenty Crore, the District Collector shall make an award after getting the prior approval of the State Government".

3. The Additional Chief Secretary/ Commissioner of Land Administration has added that, as the award amount is within the limit of Government he has forwarded the award proposal to Government for prior approval stating that the draft Final award amount is determined according to the procedures, as per the provisions of RFCTLARR Act 2013 by the Special District Revenue Officer (LAO), TNRSP-II, Salem. The Special District Revenue Officer, Tamil Nadu Road Sector Project –II, Salem has calculated the 12% additional market value upto 23.05.2018 for an extent of 101451 sq.mtrs of land in S.No.412/1A etc., in Kallimandayam village, Ottanchatram Taluk, Dindugul District for the purpose of four laning and Strengthening of Ottanchatram – Dharapuram – Tiruppur road for approval as the draft award amount exceeds Rs.8/- crores and requested the Government to permit

he Special District Revenue Officer (LAO), Tamil Nadu Road Sector Project –II, Salem to calculate the 12% additional market value till the date of pronouncement of award and also instruct the above Land Acquisition Officer who is solely responsible for the correctness in the calculations and for the determination of correct ownership with reference to the connected revenue records about the owners/ interested persons through proper enquiry and based on legal documents/records submitted by the claimants.

4. The Government after careful examination have decided to accept the proposal of the Additional Chief Secretary/ Commissioner of Land Administration and approve the final award amount of Rs.31,28,70,360/- with 12% additional market value upto 23.05.2018 for acquisition of an extent of 101451 sq.mtrs of land in S.No.412/1A etc., in Kallimandayam village, Ottanchatram Taluk, Dindugul District for the purpose of four laning and strengthening of Ottanchatram – Dharapuram – Tiruppur road and also permit the Special District Revenue Officer (LAO), Tamil Nadu Road Sector Project –II, Salem to calculate the 12% additional market value till the date of pronouncement of award and also instruct the above Land Acquisition Officer who is solely responsible for the correctness in the calculations and for the determination of correct ownership with reference to the connected revenue records about the owners/ interested persons through proper enquiry and based on legal documents/records submitted by the claimants.

(By Order of the Governor)

Rajeev Ranjan,
Additional Chief Secretary to Government

To

The Additional Chief Secretary/ Commissioner of Land Administration,
Ezhilagam, Chepauk, Chennai -5.
The Project Director, Tamil Nadu Road Sector Project –II, Chennai -28.

Copy to:-

The Private Secretary to Additional Chief Secretary to Government
Highway and Minor Ports Department Secretariat , Chennai -9.
Finance / Revenue and Disaster Management Departments,
Secretariat, Chennai – 9.
All Sections in Highway and Minor Ports Department , Secretariat, Chennai – 9.
SF/SC

// Forwarded by Order//

V. Baghiya Lakshmi
Section Officer

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