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 16062 Sq.mtrs of land in South Avinasipalayam Village, Tiruppur South Taluk, Tiruppur 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.245 Dated: 11.09.2018

விளம்பி, ஆவணி 26, திருவள்ளுவராண்டு 2049

Read:-

From the Additional Chief Secretary/ Commissioner of Land Administration, Chepauk Letter No.J1 /21721 / 2017 dated 07.05.2018.

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ORDER:

The Additional Chief Secretary / Commissioner of Land Administration has stated that the valuation under Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34/2002) for acquisition of 16062 Sq.mtrs of land in S.No.489/1 etc. in South Avinasipalayam Village, Tiruppur South Taluk, Tiruppur District has been approved as follows:-

Sl. No.	Extent in Sq. Mtrs.	Land value rate approved
1	832	Rs.3772.72 per sq. mtr.
2	1370	Rs.2696.96 per sq. mtr.
3	8380	Rs.840.15 per sq. mtr.
4	1408	Rs.3231.74 per sq. mtr.
5	38	Rs.810/- per sq. mtr
6	1750	Rs.1885/- per sq. mtr
7	227	Rs.2155/- per sq. mtr.
8	2057	Rs. 864.85 per Sq.mtr.
	16062	
	Structure value	Rs. 1,31,49,130/- (88,44,238 +43,04,892)
	Tree value	Rs. 5,13,420/-

2. The Additional Chief Secretary/ Commissioner of Land Administration has further Stated that the Special District Revenue Officer, Tamil Nadu Road Sector Project , Salem has sent the draft award proposal with 1.25 rate of Multipler for the acquisition lands covered in South Avinasipalayam village. For adopting 1.25 multiplier, the Special District Revenue Officer, Tamil Nadu Road Sector Project has reported that the lands under acquisition for this project in South Avinasipalayam

Village falls within 30 Kms. from Dharapuram Municipal Limit. As per the executive instructions issued by the Government, the Special District Revenue Officer, Tamil Nadu Road Sector Project –II, Salem has sent the final award proposal for approval by adopting rural multiplication factor in G.O.(Ms) No. 300, Revenue and Disaster Management Department dated 20.09.2017. The Special District Revenue Officer (LAO), TNRSP-II, Salem has adopted the value of land, structures and trees as approved by the Additional Chief Secretary/ Commissioner of Land Administration with slight modification that the value of RCC building in SF.No. 491 (i.e Vishva Priya shop and Devi cycle work shop, Jagan tailor shop), building built with brick work in cement motar previously valued at Rs.7,59,894/- has now been revaluated by the Divisional Engineer(Highways), TNRSP, Tiruppur at Rs.5,93,022/- and included in the award proposal and hence there is variation in structure value and Rs.1,66,872/- has been deducted from the structure value already approved by the Additional Chief Secretary/ Commissioner of Land Administration. After correcting the revised structure value for the above two structure, the Special District Revenue Officer, TNRSP, Salem has arrived at the total compensation to be paid to the land owners as detailed below:-

(a)	Land Value: @Rs.3772.72 per sq.mtr. for 832 sq.mtr. @Rs.2696.96 per sq.mtr for 180 sq.mtr. @Rs.840.15 per sq.mtr for 2349 sq.mtr. @Rs.3231.74 per sq.mtr. for 1408 sq.mtr @Rs.810.00 per sq.mtr. for 38 sq.mtr @Rs.840.15 per sq.mtr. for 6031 sq.mtr @Rs.2696.96 per sq.mtr. for 1190 sq.mtr @Rs. 1885.00 per Sq.mt. for 1750 Sq.mtr. @Rs. 2155 per Sq.mtr. for 227 Sq.mtr. @Rs. 864.85 per Sq.mtr. for 2057 Sq.mtr.	Rs.3138903.04 Rs.485452.80 Rs.1973512.35 Rs.4550289.92 Rs.30780.00 Rs.5066944.65 Rs.3209382.40 Rs.3298750.00 Rs.489185.00 Rs.1778996.45 Rs. 24022196.61	Rs. 2,40,22,196.61
(b)	Land value for 16062 Sq.mts with 1.25 multiplier (rural area) (Rs.2,40,22,196.61 x 1.25)		Rs.3,00,27,745.76
(c)	Valuation of Structure (Rs. 1,31,49,130 - 1,66,872)		Rs.1,29,82,258.00
(d)	Valuation of Trees		Rs.5,13,420.00
	Total **(b + c + d)**		Rs.4,35,23,423.76

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(e)	100% Solatium on **(b + c+ d)**	Rs.4,35,23,423.76
(f)	12% Additional amount on Market value on land value (i.e., Rs. 3,00,27,745.76) from the last date of Publication of 15(2) Notice i.e. 25.12.2014 to the probable date of passing award i.e. on 31.05.2018 (25.12.2014 to 31.05.2018 = 1254 days) 25.12.2014 to 31.12.2014 = 7/365= Rs.69104.95 01.01.2015 to 31.12.2015= 365/365= Rs.3603329.49 01.01.2016 to 31.12.2016= 366/366 = Rs.3603329.49 01.01.2017 to 31.12.2017= 365/365 = Rs.3603329.49 01.01.2018 to 31.05.2018 = 151/365 = Rs.1490692.47 ----- ---------- 1254 Rs.12369785.89 ----- ----------	Rs.1,23,69,785.89
	Compensation (b+c+d+e+f) **Rounded to**	**Rs.9,94,16,633.41 (or) Rs.9,94,16,633**

3. The Additional Chief Secretary/ Commissioner of Land Administration has added that the Government in Revenue and Disaster Management Department has published the Tamil Nadu Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2017 vide G.O.(Ms) No.298, Revenue and Disaster Management (LA-1(1)) Department, dated 20.09.2017 in TNGG No.300, dated 21.09.2017. In the same Gazette Notification, multiplier factor has also been published vide G.O.(Ms) No.300, Revenue and Disaster Management (LA-1(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 land, to be paid is more than Rupees Eight Crores 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".

4. The Additional Chief Secretary/ Commissioner of Land Administration has further added that, in this issue, based on the executive instructions, 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 (LAO), TNRSP-II, Salem has calculated the 12% additional market value upto 31.05.2018 for an extent of 16062 sq.mtrs of land in South Avinasipalayam village, Tiruppur Taluk and District for the purpose of four laning and upgrading of Oddanchatram – Dharapuram – Tiruppur road for approval as the draft award amount exceeds Rs.8/- Crores and requested the Government to 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 to instruct the above Land Acquisition Officer

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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.

5. The Government after careful examination have decided to accept the proposal of the Additional Chief Secretary/ Commissioner of Land Administration and approve the award amount of Rs.10,03,24,870/- with 12% additional market value upto 31.08.2018 for an extent of 16062 Sq.mtrs of land in South Avinasipalayam village, Tiruppur Taluk and District for the purpose of four laning and upgrading of Oddanchatram – 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. Baghialakshmi
Section Officer

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