ABSTRACT

Industries Department – SIPCOT – Acquisition of lands – Krishnagiri District – Shoolagiri Taluk – Marudhandapalli Village – Phase III (New) S.No.73/1 etc – 121.49.0 Hectares (300.08 acre) Patta Lands – Acquisition of lands for formation of Industrial complex by SIPCOT by invoking Tamil Nadu Acquisition of Lands for industrial purposes Act, 1997 (Tamil Nadu Act 10/1999) – State Level Private Negotiation Committee held on 29.12.2020 – Land Value fixed at Rs.38,00,000/- per acre – Approved – Orders Issued.

Industries (MIG.2) Department

G.O. (Ms) No.64 **Dated:09.02.2021**
சார்வரி வருடம் – தை 27
திருவள்ளுவர் ஆண்டு 2052

Read:

1. G.O. (Ms) No. 51, Industries (MIG-2) Department, dated 27.05.2014.
2. G.O. (Ms) No. 78, Industries (MIG-2) Department, dated 06.04.2015.
3. From the District Collector, Krishnagiri District Letter Roc.No.9187/2015/Spl.DRO (LA)/K.Giri, dated 12.12.2020.
4. From the Commissioner of Land Administration (FAC), Letter No.J1/ 858115/ 2020, dated 06.01.2021.

*****

ORDER:

In G.O. 1st and 2nd read above, Government have accorded administrative sanction for acquisition of 2197.63 acres of patta lands and alienation of 519.30 acres of Government lands for the formation of Industrial Complex by SIPCOT Hosur (Phase III and Phase IV) by invoking Tamil Nadu Acquisition of lands for Industrial purposes Act, 1997 (Tamil Nadu Act 10/1999).

2. In the letter 3rd read above, the District Collector, Krishnagiri has reported that the land owners requested higher compensation in terms of RFCTLARR Act and after deliberation, out of 194 land owners, consent has been obtained from 179 pattadars and consent has to be obtained from 15 pattadars only. The District Level Private Negotiation Committee has recommended to State Level Private Negotiation Committee and Government to pay uniform rate of Rs.38,00,000/- per acre towards the compensation for the lands to an extent of 121.49.0 hectares along with the tree and structure value of Rs.4,63,15,438/- comprised in S.No.73/1 & etc., totalling Rs.118,66,20,578/- in Marudhandapalli Village of Shoolagiri Taluk, Krishnagiri District for the formation of Industrial Complex for SIPCOT. The District Collector, Krishnagiri has finally requested for approval of the land value as determined in District Level Private Negotiation Committee meeting held on 04.12.2020.

Verified RealEstate

3. The State Level Private Negotiation Committee has accepted the proposal of the District Collector on the following points:

i. GLV of the proposed lands varies from Rs.2,00,000/- to Rs.6,00,000/- after revision from Rs.15,00,000/- per acre. However since the lands are adjacent to each other and mixed up in the field, it will be appropriate to have a single rate fixed for all the blocks / survey numbers irrespective of guideline value. This approach of the DLPNC has been accepted.

ii. Though the GLV has been reduced in some cases to Rs.6,00,000 per acre, it is infructuous as the market value of such fields continues to exceed Rs.15,00,000 per acre based on the past sales statistics and within 150% of the GLV as on the date of preliminary notification, though exceeding 150% of the downward revised GLV.

iii. As the negotiated value recommended by the DLPNC at Rs.38,00,000/- per acre inclusive of all costs is 19 times more than the minimum GLV of Rs.2,00,000, more than 275% which is beyond the limit of the SLPNC, though within 275% of Rs.15,00,000 which is the market value in some cases, the SLPNC has recommended the proposal to Government for approval of the following:-

a) To approve the uniform rate of Rs.38,00,000/- (Rupees Thirty Eight lakhs) per acre (inclusive of all costs) as compensation inclusive of all components such as solatium etc as full and final settlement for all the Land Owners (excluding Structure and Tree Value) who have consented for private negotiation. The recommendation of District Level Private Negotiation Committee has been accepted by all the members of the SLPNC.

b) To approve Tree Value and Structure Value of Rs.4,63,15,438/- (As fixed by Agriculture, Forest, Horticulture and PWD Departments along with 100% Solatium).

c) To approve the total Compensation of Rs.118,66,20,578/- for all land owners inclusive of compensation for structures and trees and all costs as proposed by the DLPNC.

d) To approve the payment of compensation to the Land Owners who have consented for Land Acquisition by Private Negotiation after duly checking the Title documents after getting the written declaration from the land owners.

e) To permit District Level Private Negotiation Committee to continue negotiation on similar lines as above with the remaining land owners who have not consented for Land Acquisition through private negotiation, failing which the regular award may be proceeded with.

Accordingly, the State Level Private Negotiation Committee has resolved to accept and forward the proposal of the District Collector for fixation of land value etc., as approved by the District Level Private Negotiation Committee at the rate of Rs.38,00,000/- per acre (including all costs) towards the compensation for the lands to an extent of 121.49.0 hectares along with the tree and structure value Comprised in S.No.73/1 & etc., in Marudhandapalli Village of

Shoolagiri Taluk, Krishnagiri District to the Government for taking a decision at Government level for issue of suitable orders.

4. In the Letter 4th read above, the Commissioner of Land Administration (FAC) has recommended the District Collector's report and the minutes of the State Level Private Negotiation Committee to Government and requested to issue necessary orders.

5. The Government after careful examination have decided to accept the proposal of Commissioner of Land Administration for fixation of land value etc., as approved by the of State Level Private Negotiation Committee at the rate of Rs.38,00,000/- (Rupees Thirty Eight lakhs) per Acre (inclusive of all costs) towards compensation for the lands to an extent of 121.49.0 hectares along with the tree and structure value of Rs.4,63,15,438/- comprised in S.No.73/1 & etc., totalling Rs.118,66,20,578/- (Rupees one hundred and eighteen crore sixty six lakh twenty thousand five hundred and seventy eight only) in Marudhandapalli Village of Shoolagiri Taluk, Krishnagiri District for the formation of Industrial Complex for SIPCOT.

6. The District Collector, Krishnagiri is requested to obtain the correct details of the pattadars while giving compensation to the landowners.

(BY ORDER OF THE GOVERNOR)

N.MURUGANANDAM
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Principal Secretary /
Commissioner of Land Administration (FAC),
Chepauk, Chennai – 600 005.
The Managing Director,
SIPCOT,
19-A, Rukmani Lakshmipathy Road,
Egmore, Chennai – 600 008.
The District Collector,
Krishnagiri District.
The District Revenue Officer,
Krishnagiri District.
The Special Tahsildar (Land Acquisition),
SIPCOT, Shoolagiri,
Krishnagiri District.

Copy to:
The Revenue (LA.II) Department, Chennai – 600 009.
The Industries (OP.II) Department, Chennai– 600 009.
SF/SCs.

//Forwarded by order//

SECTION OFFICER

9/2/21

Verified RealEstate

Verified RealEstate™