

AWARD

(Under Section 23, 30, 31 of the RFCT in LAR&R ACT, 2013)

Made by Smt. K. Uma Rani, M.A.

Special Deputy Collector (LA) (FAC)

Unit No.15, Rayapudi-2 and Kondamarajupalem.

Land Acquisition Award No.01/2018

Dated: 30-01-2018.

Rc.07/2015/Rayapudi-2.

Where as an extent of land measuring **Ac. 19.7625 cents** situated at the Village of **Rayapudi-2** in the Mandal of Thullur of Guntur District Situated in the registration sub - district of Thullur in the district of Guntur and registered in the name of the interested persons specified below, has been declared under section 19(1) of the RFCT in LAR&R Act 2013 by District Collector Guntur in District Gazette Issue No.178 of 2017 dated 13-10-2017 to be needed for **Construction of Capital City Development Project**.

Now the General Award u/s 23 of the LAR&R Act 2013 is passed for an extent of **Ac. 1.85 cts** only (Ac.0.14 cts for Agriculture Land and Ac. 1.71 cts for House Sites) vide R.S.No.283/A2B etc. of Rayapudi-2 Village of Thulluru Mandal. The undersigned, fully enquired into the case, and on due consideration of the various circumstances connected with the acquisition as herein before set forth, makes the following Award under her hand.

FORM-IX

[see rule - 26 read with section 23 & 30 of the Act (30 of 2013)]

Land Acquisition Award (Agriculture Land)

1)	True Area of the land covered by notification in acres	Ac. 19.7625
2)	The Award allowed for the land in acres	Ac. 0.1400
	a. Average market value arrived at u/s 26(1)	Rs.16,02,526.01
	b. Market value for Ac. 0.14 = 0.14 X 16,02,526.01	Rs. 2,24,353.64
	c. Factor adopted u/s 26(2) in (Rural area)	1.25
	d. Factored market value for Ac.0.14 = (b X 1.25)-b	Rs.56,088.41
	e. Valuation on account of Buildings / Wells/ Crops / Trees etc as determined u/s 29	Nil
	f. Total compensation (b+d+e)	Rs.2,80,442.05
	g. 100% Solatium on f	Rs. 2,80,442.05
	h. 12% additional M.V (on b+d) for 300 days (from the date of 11(1) notification to this day) = 2,80,442.05X12/100X300/365 i.e up to 30-01-2018	Rs.27,660.04
	i. Damages if any	Nil
	j. Interest u/s 80 in case of advance possession taken u/s 40	Does not arise
	k. Additional Compensation in case of advance possession.	Does not arise
	l. Total Land Award allowed for Ac.0.14 cents (f+g+h)	Rs.5,88,544.14

Land Acquisition Award(for House Sites)

3)	The Award allowed for the land in acres	Ac.1.7100
	a. Average market value arrived at u/s 26(1)	Rs. 31,46,000
	b. Market value for Ac. 1.71= 1.71 X 31,46,000	Rs.53,79,660.00
	c. Factor adopted u/s 26(2) in (Rural area)	1.25
	d. Factored market value for Ac.1.71=((b X1.25)-b)	Rs.13,44,915.00
	e. Valuation on account of Buildings / Wells/ Crops / Trees etc as determined u/s 29	Nil
	f. Total compensation (b+d+e)	Rs.67,24,575.00
	g. 100% Solatium on f	Rs.67,24,575.00
	h. 12% additional M.V (on b+d) for 300 days = 67,24,575X12/100X300/365 i.e up to 30-01-2018	Rs.6,63,245.75
	i. Damages if any	Nil
	j. Interest u/s 80 in case of advance possession taken u/s 40	Does not arise
	k. Additional Compensation in case of advance possession.	Does not arise
	l. Total Land Award allowed for Ac.1.71 cents (f+g+h)	Rs.1,41,12,395.75

BOUNDARIES OF THE LAND AND PARTICULARS OF LAND OWNERS

Sl. No	Survey No/Sub Division	Extent covered by Land acquisition Ac.cts	Name of the interested persons	Boundaries				Details of Trees, Structures, etc., if any
				North R.S. No.	East R.S. No.	South R.S. No.	West R.S. No.	
1	283-A2B	0.3100	MALLELA VENKATARAYUDU	283/A1, B3	284	282	283/A2A, 173	A.C.SHED
2	283-A2B	1.0000	SK NAGUL MEERA	283/A1, B3	284	282	283/A2A, 173	
3	288-2	0.4000	MALISSETTI VENKATESWARAO	288/1	289	277	281	
4	291-1B1	0.0800	DHANEKULA SARASWATHI	291/1B2	291/1B2	292	290	
5	292-1B	0.0600	ALAPARTHI VENKAYAMMA	291,292/1 A	292/2	292/3,292 /4, 289	289, 290	
TOTAL		1.85						

The person or persons to whom the compensation is due:

Sl. No.	Name	Survey No.	Extent	Rs- Ps	Remarks
1	MALLELA VENKATARAYUDU	283-A2B	0.3100	2558387.53	Ordered to deposit the amount u/s 77(2) of LA R&R Act, 30 of 2013 before the LA R&R authority
2	SK NAGUL MEERA	283-A2B	1.0000	8252863.01	
3	MALISSETTI VENKATESWARAO	288-2	0.4000	3301145.21	
4	DHANEKULA SARASWATHI	291-1B1	0.0800	336310.94	
5	ALAPARTHI VENKAYAMMA	292-1B	0.0600	252233.20	
			1.8500	14700939.89	

FORM-X

(see rule-27 and 2nd Schedule of the Act)
Award for Rehabilitation and Resettlement

Sl. No.	Element of R&R	Entitlement	Award
1.	Housing Unit (Rural)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
2.	Housing Unit (Urban)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
NB: Entitlement loss of a residential house. No family shall get more than one house.			
3.	Offer for developed land proportionate to share of the landowners on payment of LA and R&R Cost and development costs.	PAFs	Ac. 0.185 cts developed land reserved for offering on payment of acquisition cost and development cost.
4.	Choice of employment / cash grant / annuity.	PAFs	There no families affected due to land acquisition
5.	Subsistence grant if settles in R&R Colony	PDF	Nil
6.	Transportation Cost if settles in R&R Colony	PDF	Nil
7.	For construction of Cattle Shed / Petty Shops in R&R Colony	PDF	Nil
8.	One time grant to artisan / small traders / self employed	PDF	Nil
9.	One time resettlement allowance	PAFs	There no families affected due to land acquisition
NB: Three years residence as on the date of 4(1) notification and loss of livelihood determines the R&R entitlements.			

The person or persons to whom the R&R Entitlements are due

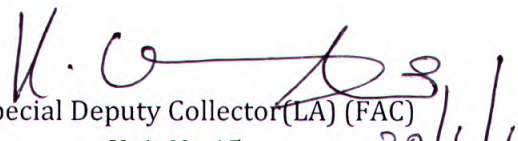
Sl. No.	Name	Survey No.	Extent	Rs- Ps	Remarks
1	MALLELA VENKATARAYUDU	283-A2B	0.3100	There are no affected families due to land acquisition
2	SK NAGUL MEERA	283-A2B	1.0000		
3	MALISETTI VENKATESWARAO	288-2	0.4000		
4	DHANEKULA SARASWATHI	291-1B1	0.0800		
5	ALAPARTHI NARASIMHARAO	292-1B	0.0600		
			1.85		

Award Passed for **Rs 1,47,00,939.89** (Rupees One crore Forty seven lakhs Nine hundred thirty Nine and Eighty Nine paise only) for an extent of Ac. 1.85 cts towards payment of land compensation and R&R Entitlements and ordered to be deposited before the LA R&R Authority u/s 77(2) as the ownership / apportionments could not be decided.

The undersigned certified that.....

- Notices have been promulgated or served in accordance with Section 21 of the RFCT in LA R&R Act 2013 and that evidence of such promulgation or service forms part of the record.
- There is before her, a plotted plan of the lands to be acquired.

Encl:- Award Proceedings


Special Deputy Collector (LA) (FAC)
Unit No.15, 30/11/18
Rayapudi-2 & Kondamarajupalem

W. S. R.

PROCEEDINGS OF THE SPECIAL DEPUTY COLLECTOR (LA) (FAC)
UNIT NO.15, RAYAPUDI-2 & KONDAMARAJUPALEM
Present:Smt. K. Uma Rani, M.A.

Award No. 01/2018

Dated: 30-01-2018.

Rc.No.07/2015/RAYAPUDI-2

Sub:- Land Acquisition – Guntur District – Thullur Mandal – Rayapudi-2 Village –Ac 1.85 cents of Land proposed for acquisition in R.S.No. 283/A2B etc., for Construction of **Capital City Development Project**– Award passed - Reg.

- Read:-
1. Rc.251/2016/G1-5797 dt. 01.04.2016 of the Commissioner AP CRDA, Vijayawada.
 2. Proceedings of the Collector and District Magistrate, Guntur in Rc.5797/2015-G1dt. 06-04-2017. (U/s 11(1) Preliminary Notification)
 3. Proceedings of the Collector and District Magistrate, Guntur in Rc No. **5797/2015-G1**of the Collector, Guntur dt. 11-10-2017. (u/s 19(1) **Declaration**)
 4. Notices u/s 21(1) & 22, 21(4) &22, dt.23-10-2017.

* * *

ORDER:

The Commissioner, AP Capital Region Development Authority Vijayawada vide ref. **1st**read above has sent requisition of land measuring an extent of Ac.46.2850 cents in R.S Nos. 219/A,223/A, etc., of Rayapudi-2 Village for Construction of **Capital City Development Project**. This Award deals with **Ac. 1.85 cents** of land in Rayapudi-2 Village of Thullur Mandal, Guntur 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 was adopted.

Agricultural Ceiling Aspect: The provisions of the Andhra Pradesh Land Reforms (COAH) Act 1973 do not attract the lands covered by the present acquisition.

Project Description: The Government of Andhra Pradesh under section 43(5) of AP CRDA Act, 2014 has directed the AP CRDA to undertake development scheme through Land Pooling in the Capital City area. Accordingly, keeping the requirements in implementing the final Master Plan for Capital City area, the Authority sanctioned Land Pooling Development Schemes under Section 43 of the AP CRDA Act, 2014. The Capital City Development Project was prepared under Section 44 to 48, 53, 56 and 57 read with Rule 9 & 10 of AP Capital City LPS (F&I) Rules, 2015. As per the 126 of the APCRDA Act, 2014, The Commissioner, APCRDA, Vijayawada has submitted requisition before the District Collector.

Need for LA: An extent of Ac. 725.54 cents is the area of the LPS Development Scheme in Rayapudi-2, out of which an extent of Ac. 67.91 cents is demarcated as village site / extended habitation. An extent of Ac.22.92 cents are Government lands and balance lands are required to be procured / acquired. An extent of Ac. 588.425 cts were procured under Land Pooling Scheme duly entering into development agreement. An extent of Agriculture land Ac.46.285 cts is required for executing the development plan and hence decided to be acquired under LA, R&R, Act, 2013. Any land required for in any development plan can be acquired by Government as per Section 126 of AP CRDA Act, 2014 and the same can be included in the development scheme under rule-9 of the AP Capital City LPS (F&I) Rules, 2015. Accordingly the Commissioner, AP CRDA made a requisition to the District Collector.

Social Impact Assessment Notification u/s 4(1) of the RFCT in LA R&R Act 2013:-

The District Collector / Appropriate Government in exercise of the powers vested with him u/s 3(e) of the LA R&R Act, 2013 read with Rule 2(b) of the AP LA R&R Rules, 2014 issued Notification u/s 4(1) of the LA R&R Act for commencement of consultation and of the Social Impact Study for an extent of Ac.46.2850 cents of Rayapudi-2 Village. The notification was approved vide proceedings Rc.NO.251/2016/G1-5797-RYPD-2 Dated 02.04.2016 of the District Collector Guntur and were published in the Grama Panchayat, Rayapudi-2 and in the locality on Dt: 02.04.2016 and also published in the website of the District Collector Guntur www.guntur.nic.in and www.crda.ap.gov.in.

Appraisal on SIA: The EPTRI, Gachibouli, Hyderabad was appointed by the Commissioner, R&R for conducting SIA report. The SIA team has conducted Gramasabha on 11.04.2016 explaining provisions of SIA and informing about commencement of conduct of SIA in the lands under acquisition. The draft SIA report was prepared and placed before Grama Panchayat and circulated to all concerned and conducted public hearing on 9.08.2016 and 03.11.2016 calling suggestions and views of the public to be added in the final SIA. The SIA report and the minutes of the public hearing were published in Grama Panchayat and locality on 05.11.2016 and in the website of the District and AP CRDA vide :www.guntur.nic.in www.crda.ap.gov.in .

The SIA report was placed before the expert committee and expert committee has given its opinion / recommendations and the same were published in GP Office, and other Localities and website of the District and AP CRDA vide :www.guntur.nic.in www.crda.ap.gov.in.

Decision for LA: The appropriate Government / District Collector, Guntur after examining the SIA report, expert report, LAO report and the material available on record taken a decision under section 8(2) to acquire an extent of Ac.32.5950 cents, as the land under acquisition is for a public purpose as the area under acquisition is the bare minimum to be acquired for the project as there is no other alternative land available fit for the purpose, and the project is viable and the balance of food security would be properly taken care of by the Government. The variation between 4(1) and PN u/s 11(1) is Ac. 13.69 cts for which the land owners have opted for LPS u/s 108 of LA R&R Act.

Preliminary Notification U/s 11(1) of the RFCT in LAR&R Act 2013:-

Preliminary Notification has been notified u/s 11(1) of LA R&R Act vide proceedings **Rc. 5797/2015-G1**, dated: **06-04-2017** for an extent of **Ac.32.5950 cents** and published in Grama Panchayat and locality on **08.04.2017**, **Eenadu & The Hindu** Newspaper dated: **08.04.2017**, and in District Gazette No. **80**, dated:**07.04.2017** and in website of the District and AP CRDA vide : www.guntur.nic.in, www.crda.ap.gov.in.

S No.	Sy.No./ SD No.	Total Extent Acs. Cts	Extent Under Land Acquisition	Classification of the land	Category of the Land	Name & address of the person interested	Boundaries				Details of Trees Structures etc., if any
							North R.S.No	East R.S.No	South R.S.No.	West R.S.No.	
1	2	3	4	5	6	7	8	9	10	11	12
1	219-A	5.21	0.135	Dry	Patta	JAMMULA VENKANNA	222	220,221	Thullur	218	...
2	223-A	4.36	0.1	Dry	Patta	Pathan Jilebi khan	228	223/B3	223/A	223/B2 PART	...
3	223-B	8.9	0.905	Dry	Patta	Pathan Jilebi khan	228	223/B3	223/A	223/B2 PART	...
4	227-4	2.64	0.08	Dry	Patta	TADIPINENI HANUMAIAH	226	237	228,229	225	...
5	228-1	4.82	1.03	Dry	Patta	sarigaladaveedu	227	228/1 part	229	228/1 part	...
6	230	10.05	0.01	Dry	Patta	TADIPINENI NARASAYYA	229	237	231	228	...
7	234-B	7.61	1	Dry	Patta	DasariVeeranjaneyulu	234-B Part	237	234-B Part	234-B Part	...
8	239	6.59	0.015	Dry	Patta	JAMMULA PARAMDAMUDU	249	249	240	237,238	...
9	245-A	5.05	0.06	Dry	Patta	PUVVADA RANGAIAH	241	246	244	245/2	...
10	254-A	7.12	0.04	Dry	Patta	VELLAMKI VENKATA KRISHNAIAH	259	246	253	255,258	...
11	255-2	5.3	1	Dry	Patta	YAMPARALA RAMARAO	255/2	255/2Part	259/B part	259/B Part	...
12	259-B	4.79	0.78	Dry	Patta	YAMPARALA RAMARAO	260	259/A	259/B Part	259/B part	...
13	259-B	4.79	0.19	Dry	Patta	JAMMULA SUBBAIAH	260	259/A	254	259/C	...
14	261-A	4.11	0.555	Dry	Patta	SK. RASUUL	261/A PART	261/A PART	261/B	270	...
15	261-C	8.28	0.06	Dry	Patta	ALAPARTHI SESHIAH	262	265	260	261/B	...
16	262-A	5.05	0.23	Dry	Patta	SARRAJU SESHAGIRIRAO	263	262/B	261	268,269	...
17	272	9.14	0.025	Dry	Patta	SARRAJU CHINA KAVAMMA	273	270	260	274	...
18	276-1	4.98	0.05	Dry	Patta	JAMMULA PADDIAH	276/1	274	275	277	...
19	279	6.94	3.94	Dry	Patta	MALLELA SESHAGIRIRAO	282	279 PART	279/2	173	Guava
20	281-2A	7.59	0.99	Dry	Patta	PATHAN ZILEA KHABI	281/2 B	281/2A PART	277	281/2A PART	Bore Shed
21	281-2A	7.59	1	Dry	Patta	PATAN PEDAJOHAN KOHN	281/2 B	281/2A PART	281/2 A part	282	

22	281-2B	3.25	2	Dry	Patta	PATAN BAJI	281/2 B part	288	281/2 A	281/2A	
23	281-2B	3.25	1.25	Dry	Patta	PATAN KARIMULLA	284	288	281/2 B PART	281/2A part	
24	282-A	3.08	0.1	Dry	Patta	Unknown	
25	282-C2	3.92	0.435	Dry	Patta	ANUMOLU SAMBAIAH	282/C1	282/C2 PART	281	173	...
26	283-A2	1.5	0.15	Dry	Patta	MALLELA VENKATARAYUDU	283/A 1	283/A2	282	173	
27	283-A2	1.5	1.16	Dry	Patta	SK NAGUL MEERA	282/B 3	282	284	283/A2 PART	A.C SHED
28	284- A1C	1.08	0.12	Dry	Patta	KALARI SATYANARAYANA	284/A 1B	284/A2C	281,28 2	283	
29	288-A	1.85	0.664	Dry	Assign ment	S.W.L.A Houses. MagamtiSudhakar, velagaletiDevadanam,Darla Venkateswaraoetc	287	289	288/2	281,284	Houses
30	288-2	0.4	0.4	Dry	Patta	Malisetti Venkateswarao	288/1	289	277	281	
31	289-A	7.73	2.046	Dry	Assign ment	S.W.L.A houses TurakaSukumari, darlaVenkateswao Etc.	290	292,293	289/1 B	288	Houses
32	289-B2	1.42	0.79	Dry	Patta	PATAN SAHEB	289/A	289/B part	276,27 7	288	
33	291-1B	0.56	0.05	Dry	Patta	DHANEKULA SARASWATHI	291/1 A	292	291/1 B	290	
34	291-2B	0.6	0.075	Dry	Patta	SHAIK PEDANA NAGUL MEERA	291/1 A	291/3B	292	291/1B	
35	292-1	1.87	0.1	Dry	Patta	ALAPARTHI NARASIMHARAO	291/2 B	292	292/2 B	292/2B	Banana
36	292-1	1.87	0.5	Dry	Patta	VALAPARLA SURESH BABU	292/1 PART	292/1 PART	292/2	290	Banana
37	292-1	1.87	0.5	Dry	Patta	VALAPARLA YESOBU	292/1 PART	292/1 PART	292/3	291	Banana
38	292-1	1.87	0.5	Dry	Patta	VALAPARLA BENJIMEN	292/1 PART	292/3,29 2/4	292/4	292	Banana
39	292-2	1.83	0.39	Dry	Patta	SK PEDANA NAGULA MEERA	291	292/2 PART	292/2 PART	292/1	...
40	294	5.56	1.83	Dry	Patta	MULPURI SRINIVASARAO	292, 297	294 PART	295,29 6	293	Guava, Sapota, Boresh ed
41	295	10.17	0.05	Dry	Patta	BODEM GURUNADAM	296	268	273	294	...
42	298-2	2.93	2.93	Dry	Patta	Kothapalli Sivarama Krishna	299	267,301	296	298/1	
43	316	2.2	0.65	Dry	Assign ment	Extended village site:Yarramala Ramesh, PiduguDaveedu, JonnakutiRajamani	315	319	317	304	Houses
44	317	5.5	1.19	Dry	Assign ment	Rentapalli Ravi babu, RentapalliKiran, JonnakutiChinarajaroo	316,31 9	318	302	303,304	Houses

45	318-A	0.96	0.48	Dry	Patta	PULLA SIROMANI	319	318/A part	318/B	317	
46	318-B	0.88	0.3	Dry	Patta	VALAPARLA BENJIMEN	218/A	218/C	218/B PART	317	...
47	318-B		0.29	Dry	Patta	VALAPARLA YESOBU	218/A	218/C	218/B PART	218/B PART	...
48	318-B		0.29	Dry	Patta	VALAPARLA SURESH BABU	218/A	218/C	302	218/B PART	...
49	318-C	0.78	0.04	Dry	Patta	JONNAKUTI RAJAMANI	218/B	302	218/C	218/C	...
50	319	3.12	0.56	Dry	Patta	TONDEPU RAMESH	320	302	319 PART	319 PART	...
51	319	3.12	0.56	Dry	Patta	Tondepu Seshagiri rao	319 part	302	318	319 part	
			32.5950								

A Grama Sabha was conducted u/s 11(2) on Dt:02.05.2017 duly informing the contents / purpose of the notification and informing that objections if any on the area and suitability of land proposed to be acquired, justification offered for public purpose and on the findings of the social impact assessment report. It is also informed that socio economic survey would be conducted and the lands would be surveyed for preparation of SD records.

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.7/2015/Rayapudi-2 dated 19-04-2017. Enquiry u/s 15(2) of the L.A.R&R Act was conducted on 21-06-2017 and submitted report on 15(2) objections to the District Collector/ Appropriate Government on 01-09-2017. On examination of the available records the District Collector / Appropriate Government has taken decision u/s 15(2) vide proceedings B/5797/2015-G1 dated 09-09-2017 and it has become final u/s 15(3). A decision was taken to acquire an extent of Ac.32.5950 cents covered by 223/A1, 223/B2B etc.

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, Thullur. The area arrived at in the pre-scrutinized sub-division records was adopted for the Draft Declaration under section 19 of the L:A R&R Act,2013.

Conduct of SES: The Joint Collector & Addl. District Magistrate, Guntur was designated as Project Administrator vide G.O.Ms. No.1 Revenue(LA) Department, dated: 02-01-2015 under section 43(1) of the LA, R&R, Act, 2013. The Joint Collector vide her proceedings Rc.No.G1/5797/2015-CRDA, Dt: 05-01-2017 appointed a team for conducting census of the affected families to ascertain

- Particulars of lands and immovable properties
- being acquired of each affected family
- Livelihood lost in respect of land losers and land less whose livelihoods are primarily dependent on the lands acquired.

- d) A list of public utilities and Government buildings which are affected or likely to be affected, where resettlement of affected families are involved.
- e) Details of amenities and infrastructure which are affected or likely to be affected, where resettlement of affected families involved and
- f) Details of any common property resources being acquired.

The Socio Economic Survey was conducted. There are 160 displaced families to be Rehabilitated and Resettled, and 42 Project Affected Families were identified.

The draft R&R Scheme was prepared by the Project Administrator and Joint Collector basing on the Socio Economic Survey conducted by the team lead by Land Acquisition Officer. public hearing was conducted on 21.06.2017 and the draft R&R Scheme Report along with minutes of the public hearing were kept for the review of the Project Level Committee chaired by the District Collector, Guntur. The recommendations of the District Collector along with R&R scheme report, minutes of the public hearing and recommendations of the project level committee were submitted to commissioner R&R. After its approval, the same were published locally and on the website.

An extent of 12.8325 cts., was excluded from Declaration for which the details are shown in the following statement.

Sl no	Category	Extent excluded from Declaration
1	9.14 agreements executed by the Land owners covered in Preliminary Notification	6.8575
2	Unknown land	1.3250
3	Scattered houses	0.1000
4	SWLA houses	2.7100
5	Extent covered in R1 zone and alignment of the N13 road not finalized.	1.8400
	Total	12.8325

Thus, after excluding Ac 12.8325 cents, an extent of 19.7625 cents (PN extent=32.595-12.8325 = 19.7625) was arrived for Declaration.

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

The Declaration has been published for an extent of **Ac.19.7625 cents** as detailed below.

Gazette No./Dt.	1 st News paper	2 nd News paper	Locality publication
No. 178, dt: 10-10-2017	Andhra Jyothi 12-10-2017	The Hindu (English) 12-10-2017	12-10-2017

SCHEDULE

No.	Sy.No. & Sub-Division	Total Extent (Ac.cts)	Extent Under Land Acquisition (Ac.cts)	Classification of the land	Category of the Land	Name & address of the person interested	Boundaries				Details of Trees Structures etc., if any
							North Sy. No	East Sy.No	South Sy.No.	West Sy.No.	
1	2	4	5	6	7	8	9	10	11	12	13
1	223-A1	0.1000	0.1000	Dry	Patta	PATHAN JILEBI KHAN	228	228/A2	228/A2	223/B2B	
2	223-B2B	0.9050	0.9050	Dry	Patta	PATHAN JILEBI KHAN	228	223-A1	223/B3	223/B2A	
3	228-1A	1.0300	1.0300	Dry	Patta	SARIGALA DAVEEDU	227	229	228/1B	228/1B	
4	234-B2	1.0000	1.0000	Dry	Patta	DASARI VEERANJANEYULU	234-B1	237	234-B1	234-B1	
5	255-2A	1.0000	1.0000	Dry	Patta	YAMPARALA RAMARAO	255/2B	255/2B	252	256	
6	259-B1 (part)	0.9700	0.7800	Dry	Patta	YAMPARALA RAMARAO	260	259/A	259/B2	259/B2, 259/C	
7	261-A2 (part)	0.5550	0.5100	Dry	Patta	CHITTIPROLU SRINIVASARAO	261/A1	261/B	261/A3	270	
8	279-1	3.9400	3.9400	Dry	Patta	MALLELA SESHAGIRIRAO	182	182, 280, 278	279-2	173	Guava
9	281-2A2	0.9900	0.9900	Dry	Patta	PATHAN ZILEA KHABI	281/2B	277	281/2A1	281/2A1	A.C roof shed
10	282-C2A (part)	0.4350	0.2400	Dry	Patta	ANUMOLU SAMBAIAH	282/C1	281	282/C2B	173	
11	283-A2B	1.3100	0.3100	Dry	Patta	MALLELA VENKATARAYUDU	283/A1, B3	284	282	283/A2A, 173	A.C SHED
			1.0000			SK NAGUL MEERA					
12	288-2	0.4000	0.4000	Dry	Patta	MALISSETTI VENKATESWARAO	288/1	289	277	281	
13	289-B1	0.7900	0.7900	Dry	Patta	SHAIK MAHIBUNNISA BEGUM W/O SK. MOHAMMAD ADAM, SHAIK MABUSUBANI S/O JANI SAHEB, SHAIK FATHIMABI W/O JANI SAHEB, SHAIK MUSTAFA S/O KHASIM KHAN & OTHERS	289/A	289/B2	276, 277	288	
14	291-1B1	0.0800	0.0800	Dry	Patta	DHANEKULA SARASWATHI	291/1B2	291/1B2	292	290	
15	291-2B2	0.0850	0.0850	Dry	Patta	SHAIK PEDA NAGUL MEERA	291/2B1	291/2B1	292	291/1B2	
16	292-1B	1.5600	0.0600	Dry	Patta	ALAPARTHI NARASIMHARAO	291, 292/1A	292/2	292/3, 292/4, 289	289, 290	
			0.5000			VALAPARLA SURESH BABU					Banana
			0.5000			VALAPARLA YESOBU					Lemon
			0.5000			VALAPARLA BENJIMEN					Guava
17	294-2	1.8300	1.8300	Dry	Patta	MULPURI SRINIVASARAO	294/1	295	294/3	293	Guava, Sapota, Borewell

18	298-2A	0.7325	0.7325	Dry	Patta	KOTHAPALLI KOTESWARAO	299	298/2B	296	298/1	
19	318-A1	0.4800	0.4800	Dry	Patta	PULLA SIROMANI	319	318/A2	318/B	317	
20	318-B	0.8800	0.3000	Dry	Patta	VALAPARLA BENJIMEN	318 /A1, A2	302	318/C	317	
			0.2900			VALAPARLA YESOBU					
			0.2900			VALAPARLA SURESH BABU					
21	319-2	1.1200	0.5600	Dry	Patta	TONDEPU RAMESH	320	302	318	319/1	Bamboos
			0.5600			TUMMALA SESHAGIRI RAO					
			19.7625								

After publication of Declaration the following persons declared in Declaration have been came forward and opted for LPS u/s 108 of LA R & R Act, 30 of 2013 for the extent noted against them in the table below

No.	Sy.No. & Sub-Division	Total Extent (Ac.cts)	Extent Under Land Acquisition (Ac.cts)	Classification of the land	Category of the Land	Name & address of the person interested	Boundaries				Details of Trees Structure s etc., if any
							North Sy.No	East Sy.No	South Sy.No.	West Sy.No.	
1	2	3	4	5	6	7	8	9	10	11	12
2	318-A1	0.4800	0.4800	Dry	Patta	PullaSiromani	319	318/A2	318/B	317	...
5	228-A1	4.82	1.0300	Dry	Patta	SarigalaDaveedu	227	228/1 part	229	228/1 part	...
	Total		1.5100								

Award Enquiry:- A public notice for conducting award enquiry has been issued vide Rc.No.07/2015/Rayapudi-2 Dt:23-10-2017 u/s 21(1) and 21(4) and published locally and on the website inviting the interested persons having claims of compensation and R&R benefits duly informing any objections in measurements or any encumbrances over the lands. They are requested to attend for the enquiry on 25-11-2017 at 11.00 AM & 27-11-2017 at 03:00 PM before Special Deputy Collector and Land Acquisition Officer Unit-15, Rayapudi-2. The individual notices were also served u/s 21(4).

The land owners have not turned up for the Award enquiry. Therefore apportionment and ownership could not be settled.

The Award extent is taken as Agriculture land and House sites according to the vicinity of the land under acquisition. An extent of Ac. 0.14 cts is treated as Agriculture land and an extent of Ac 1.71cts is treated as House sites.

Legal Issues:- Out of an extent of Ac. 18.2525 cts., an extent of Ac.16.1625 cts., is covered by order passed by the Hon'ble High Court of A.P Hyderabad in Writ Petition No.39961 of 2017

dated 27.11.2017 in which Hon'ble High Court of A.P. has partly allowed the writ petition setting aside the Declarations under Sec.19(1) of the Act 30 of 2013 and giving liberty to the petitioners to raise objections under Sec.15(2) of Act 30 of 2013.

An extent of Ac 0.24 cts covered by Writ Petition No. 40756/2017 in which Hon'ble High Court of A.P. has ordered to maintain Status quo as on to date. Hence extent Ac 16.4025 cts excluded from the award and the remaining extent of Ac. 1.85 cts is taken into consideration for passing Award under Section 23 of the RFCT in LA R&R ACT, 2013.

PRELIMINARY VALUATION: - Date of Special Deputy Collector & Land Acquisition Officer Inspection 7-12-2017 and 30-12-2017.

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, Mangalagiri and Thulluru for the preceding three years from the date of Preliminary Notification u/s 11(1) of the Act i.e., 06.04.2017 which is published in the Gazette dt.07-04-2017. The Registration Department after taking up anomalies, rectification of registration values for the lands under acquisition in Rayapudi-2 Village have fixed an amount of Rs. 16,00,000/- per acre vide proceedings No. MV1/3727/2017, dated: 27-04-2017 of the Director and Inspector General of Registration and Stamps, A.P., Vijayawada.

Agriculture Land: All the sale transactions of Rayapudi Village were taken from Sub Register, Mangalagiri. 1035 sale transactions took place during the crucial period i.e., 07-04-2014 to 06-04-2017 in the village in which lands are under acquisition. Out of 1035 sales, 33 sale transactions are Zero value transactions. Hence 1002 sale transactions were taken into consideration. Out of that, 867 sale transactions relating to agricultural land transactions and 135 transactions relating to House Sites.

Total sale transactions 867. Out of that, 785 transactions are eligible transactions and remaining 82 transactions are discarded due to agricultural land transactions in Sq.yards, meager extents and covered by L.P.S. which does not represents true market value etc.. The total sale transactions were shown in Annexure-1A. Eligible transactions 785 are shown in Annexure-IIA in descending order. Half of the transactions in Annexure-IIA i.e, 1 to 393 sale transactions are shown in Annexure-IIIA. These sales transactions are taken into consideration for calculating average sale price per Acre.

Sale transactions taken in to consideration for calculating the market value of land proposed for acquisition in Rayapudi-2 village from 07-04-2014 to 06-04-2017

Sl.No	Sy.No	Extent	Registration Date	Consideration . Value	Document No/year	Arrived rate per Acre in Rupees
1	135	0.25	11-11-2016	4800000	12508/2016	19200000.00
2	376/3A,376/2B	1.31	10-03-2017	24890000	127/2017	19000000.00
3	335	0.38	29-04-2015	4125000	6678/2015	11000000.00
4	176/2	0.66	29-04-2015	7260000	6679/2015	11000000.00

5	29/B3	0.30	11-6-2015	3000000	8762/2015	10000000.00
6	29/B3	0.31	11-6-2015	3100000	8763/2015	10000000.00
7	374/2	0.30	18-02-2016	3000000	1736/2016	10000000.00
8	123/3A	2.00	3-9-2016	15600000	10067/2016	7800000.00
9	182/B,182/1A	0.60	15-05-2015	4000000	7470/2015	6666666.67
10	181/A2	0.75	28-05-2015	5000000	8059/2015	6666666.67
11	333/A3	0.33	20-05-2016	2079000	5724/2016	6300000.00
12	270/B	0.50	8-10-2015	3000000	14171/2015	6000000.00
13	270/B	0.50	8-10-2015	3000000	14172/2015	6000000.00
14	195/2	0.50	10-12-2015	2700000	16439/2015	5400000.00
15	154	0.95	22-05-2015	5000000	7813/2015	5263157.89
16	261/1C	0.50	13-05-2015	2500000	7300/2015	5000000.00
17	261/1C	0.38	13-05-2015	1900000	7301/2015	5000000.00
18	261/1C	0.53	13-05-2015	2650000	7302/2015	5000000.00
19	261/1C	0.50	13-05-2015	2500000	7303/2015	5000000.00
20	182/1A	0.15	15-05-2015	750000	7456/2015	5000000.00
21	386/1	1.00	19-03-2016	5000000	3023/2016	5000000.00
22	231/B	1.00	20-10-2016	5000000	11662/2016	5000000.00
23	371/2	0.07	25-10-2016	320000	11818/2016	4923076.92
24	369/3	0.06	17-10-2016	291000	11530/2016	4850000.00
25	26	0.52	14-10-2015	2500000	14387/2015	4807692.31
26	26	0.53	14-10-2015	2500000	14386/2015	4716981.13
27	369/2	1.13	19-01-2016	5100000	524/2016	4513274.34
28	272	1.12	26-05-2015	5000000	7988/2015	4484304.93
29	23/1C	0.84	4-5-2015	3612000	6888/2015	4300000.00
30	110/D3, 110/D1	1.72	22-05-2015	7000000	7812/2015	4069767.44
31	139/D	0.48	18-03-2015	1922000	4326/2015	4046315.79
32	268	1.40	9-2-2015	5600000	1856/2015	4000000.00
33	247	0.50	9-2-2015	2000000	1850/2015	4000000.00
34	268	0.25	9-2-2015	1000000	1857/2015	4000000.00
35	268	0.25	9-2-2015	1000000	1858/2015	4000000.00
36	247	0.50	12-2-2015	2000000	2048/2015	4000000.00
37	181/B1	0.75	13-02-2015	3000000	2105/2015	4000000.00
38	203/B	1.00	26-02-2015	4000000	2985/2015	4000000.00
39	203/B	0.62	26-02-2015	2480000	2986/2015	4000000.00
40	376/3A/1	1.00	30-11-2016	4000000	13030/2016	4000000.00
41	259/C	0.69	9-2-2015	2575000	1763/2015	3759124.09
42	259/C	0.34	9-2-2015	1287500	1761/2015	3753644.31
43	259/C	0.34	9-2-2015	1287500	1762/2015	3753644.31
44	376/3	1.00	30-04-2016	3700000	4610/2016	3700000.00
45	360/1	0.25	8-6-2015	900000	8595/2015	3600000.00
46	376/4	2.60	26-02-2016	9100000	2106/2016	3500000.00
47	204/A	1.00	24-01-2015	3000000	1006/2015	3000000.00
48	377/2A	0.70	16-06-2016	2100000	7348/2016	3000000.00
49	382/1E	0.45	19-10-2016	1350000	11608/2016	3000000.00
50	377/2B	1.00	16-11-2016	3000000	12624/2016	3000000.00
51	252/1	0.06	20-05-2016	175000	5782/2016	2916666.67
52	254/A	0.06	10-6-2016	175000	7150/2016	2916666.67
53	247	0.07	28-05-2016	204000	6456/2016	2914285.71
54	254/A	0.07	10-6-2016	204000	7151/2016	2914285.71
55	254/A	0.08	24-05-2016	233000	6124/2016	2912500.00

56	268	0.10	19-05-2016	291000	5558/2016	2910000.00
57	266/3	0.32	13-04-2015	900000	5720/2015	2857142.86
58	280	0.20	23-06-2016	500000	7646/2016	2500000.00
59	266/3	0.06	25-05-2016	146000	6220/2016	2433333.33
60	172/1B	0.70	30-12-2014	1694000	14942/2014	2420000.00
61	140/B1	0.98	18-03-2015	2000000	4325/2015	2040816.33
62	138/1	0.56	6-5-2015	1130000	6974/2015	2008888.89
63	138/1	0.56	13-05-2015	1130000	7308/2015	2007104.80
64	176/3C	0.69	9-4-2015	1380000	5548/2015	2000000.00
65	328/2	2.00	24-11-2014	4000000	13233/2014	2000000.00
66	328/2	2.04	24-11-2014	4080000	13234/2014	2000000.00
67	325	0.50	7-11-2016	1000000	12357/2016	2000000.00
68	311/2A/1	0.10	20-04-2016	190000	4126/2016	1900000.00
69	376/3	1.20	03-04-2017	2200000	193/2017	1833333.33
70	266/3	0.50	13-04-2015	900000	5721/2015	1800000.00
71	180/7	0.60	16-11-2016	1040000	12598/2016	1733333.33
72	266/3	0.50	9-12-2016	850000	13280/2016	1700000.00
73	374/2A	0.60	4-11-2016	1000000	12262/2016	1666666.67
74	268	0.50	30-12-2015	800000	17060/2015	1600000.00
75	200/B	1.00	29-03-2016	1600000	3325/2016	1600000.00
76	354/1A	0.97	31-08-2015	1500000	12396/2015	1546391.75
77	371/2	0.65	11-1-2016	1000000	325/2016	1538461.54
78	122/2, 143/1	0.62	23-02-2015	950000	2587/2015	1532258.06
79	122/2, 143/1	1.25	23-02-2015	1900000	2588/2015	1526104.42
80	354/1A	0.99	31-08-2015	1500000	12397/2015	1515151.52
81	352/C,350/2	1.59	24-04-2015	2378000	6386/2015	1500315.46
82	129/2	0.63	24-04-2015	945000	6403/2015	1500000.00
83	129/2	0.33	18-05-2015	495000	7552/2015	1500000.00
84	129/2	0.34	18-05-2015	510000	7553/2015	1500000.00
85	129/2	0.33	29-05-2015	495000	8154/2015	1500000.00
86	374/2A	3.00	27-07-2016	4500000	8874/2016	1500000.00
87	384/1B	1.00	10-02-2017	1500000	41/2017	1500000.00
88	384/1B	1.00	10-02-2017	1500000	42/2017	1500000.00
89	384/1B	1.00	10-02-2017	1500000	43/2017	1500000.00
90	384/1B	1.00	10-02-2017	1500000	44/2017	1500000.00
91	293/B1	1.26	26-10-2016	1630116	11887/2016	1293742.86
92	282/C1	1.00	7-3-2015	1270000	3508/2015	1270000.00
93	278/B	0.50	9-9-2015	615000	12794/2015	1230000.00
94	293/B	0.62	23-01-2015	755000	891/2015	1217741.94
95	278/A	0.43	7-1-2015	515000	255/2015	1211764.71
96	293/C	0.19	20-07-2016	225000	8651/2016	1203208.56
97	282/A	0.74	6-11-2014	888000	12193/2014	1200000.00
98	276/2	1.18	12-11-2014	1416000	12483/2014	1200000.00
99	278/A	0.55	13-11-2014	660000	12541/2014	1200000.00
100	276/1	1.05	24-11-2014	1260000	13195/2014	1200000.00
101	276/1	1.10	24-11-2014	1320000	13196/2014	1200000.00
102	293/A	0.69	4-12-2014	828000	13839/2014	1200000.00
103	293/B	1.26	19-02-2015	1512000	2337/2015	1200000.00
104	293/A	0.47	9-4-2015	564000	5528/2015	1200000.00
105	172/1B	0.22	28-08-2015	264000	12320/2015	1200000.00
106	282/2A	1.00	31-08-2015	1200000	12433/2015	1200000.00

107	282/A,282/B	0.25	23-09-2015	300000	13400/2015	1200000.00
108	282/A	0.65	23-09-2015	780000	13401/2015	1200000.00
109	282/C2	0.25	4-11-2015	300000	15160/2015	1200000.00
110	272	0.50	2-1-2016	600000	21/2016	1200000.00
111	276/1,276/1A	0.20	3-2-2016	240000	1175/2016	1200000.00
112	276/1,276/1A	0.20	3-2-2016	240000	1176/2016	1200000.00
113	276/1,276/1A	0.20	3-2-2016	240000	1177/2016	1200000.00
114	276/1,276/1A	0.20	3-2-2016	240000	1178/2016	1200000.00
115	276/1,276/1A	0.20	3-2-2016	240000	1179/2016	1200000.00
116	275	0.60	2-4-2016	720000	3524/2016	1200000.00
117	313/1	1.00	2-6-2016	1200000	6762/2016	1200000.00
118	281/1	0.71	10-6-2016	852000	7120/2016	1200000.00
119	277/1	0.50	14-06-2016	600000	7214/2016	1200000.00
120	282/B	0.40	17-06-2016	480000	7403/2016	1200000.00
121	277/1	0.25	25-06-2016	300000	7720/2016	1200000.00
122	277/1	0.36	25-06-2016	432000	7721/2016	1200000.00
123	277/1	0.75	25-06-2016	900000	7722/2016	1200000.00
124	292/3	1.12	18-07-2016	1344000	8527/2016	1200000.00
125	277/1	0.50	30-07-2016	600000	9009/2016	1200000.00
126	278/A	0.50	3-8-2016	600000	9060/2016	1200000.00
127	172/3	0.30	7-10-2016	360000	11281/2016	1200000.00
128	277/1	1.00	18-10-2016	1200000	11554/2016	1200000.00
129	282/A3	0.77	4-11-2016	924000	12284/2016	1200000.00
130	277/1	0.50	24-11-2016	600000	12890/2016	1200000.00
131	277/1	1.00	24-11-2016	1200000	12891/2016	1200000.00
132	293/C	0.19	20-07-2016	225000	8649/2016	1196808.51
133	175	0.30	13-05-2016	324000	5333/2016	1080000.00
134	180	0.63	13-11-2014	630000	12540/2014	1000000.00
135	199/C	0.47	23-02-2015	470000	2589/2015	1000000.00
136	182/2	0.31	25-03-2015	310000	4655/2015	1000000.00
137	182/2	0.31	25-03-2015	310000	4656/2015	1000000.00
138	188/2	0.31	25-03-2015	310000	4657/2015	1000000.00
139	182/2	1.00	25-03-2015	1000000	4658/2015	1000000.00
140	191/3	0.40	13-04-2015	400000	5665/2015	1000000.00
141	383/2	0.75	3-12-2015	750000	16174/2015	1000000.00
142	384/2,383/2	1.50	3-12-2015	1500000	16175/2015	1000000.00
143	200/B	1.00	30-12-2015	1000000	17051/2015	1000000.00
144	374/2	1.60	18-02-2016	1600000	1735/2016	1000000.00
145	309	0.50	1-6-2016	500000	6725/2016	1000000.00
146	245/1B	1.00	2-7-2016	1000000	7954/2016	1000000.00
147	374/2A	0.50	8-7-2016	500000	8208/2016	1000000.00
148	374/2A	0.50	13-07-2016	500000	8356/2016	1000000.00
149	371/2D	0.50	28-01-2017	500000	16/2017	1000000.00
150	372/2D,371/2B	1.24	06-04-2017	1240000	200/2017	1000000.00
151	379/2B/1A	0.37	07-04-2017	370000	202/2017	1000000.00
152	372/2D	0.28	06-04-2017	275000	201/2017	1000000.00
153	227/1	0.95	12-11-2014	900000	12459/2014	947368.42

154	136/B	1.00	23-03-2015	950000	4521/2015	947158.52
155	348	0.50	30-04-2015	460000	6694/2015	920000.00
156	348	0.50	30-04-2015	460000	6695/2015	920000.00
157	152/2	1.10	10-4-2015	1005000	5631/2015	913636.36
158	379/2B	0.11	19-04-2016	100000	4078/2016	909090.91
159	374/1D	0.50	5-11-2016	450000	12319/2016	900000.00
160	372/2H	0.50	10-11-2016	450000	12443/2016	900000.00
161	372/2H	0.50	10-11-2016	450000	12444/2016	900000.00
162	379/2B/1A	0.16	11-11-2016	144000	12483/2016	900000.00
163	152/1	0.94	28-07-2015	804000	10582/2015	855319.15
164	152/1	0.94	28-07-2015	804000	10583/2015	855319.15
165	369/2	2.25	18-08-2015	1896000	11749/2015	842666.67
166	161/1	0.19	16-03-2015	160000	4141/2015	842105.26
167	161/1	0.25	16-03-2015	208000	4138/2015	832000.00
168	161/1	0.25	16-03-2015	208000	4139/2015	832000.00
169	161/1	0.25	16-03-2015	208000	4140/2015	832000.00
170	161/1	0.25	16-03-2015	208000	4142/2015	832000.00
171	161/1	0.25	16-03-2015	208000	4143/2015	832000.00
172	245/1A	1.63	24-12-2014	1350000	14738/2014	828220.86
173	180	0.28	16-09-2015	232000	13121/2015	825622.78
174	207,208/B	0.79	4-11-2016	650000	12288/2016	822784.81
175	120	0.46	26-02-2015	378000	2903/2015	821739.13
176	266/3	0.50	15-09-2014	410000	9884/2014	820000.00
177	140/B2	0.50	18-02-2015	410000	2275/2015	820000.00
178	110/B3	0.50	28-09-2015	410000	13607/2015	820000.00
179	321	0.94	5-1-2015	770000	140/2015	819148.94
180	341	0.30	24-02-2015	248000	2624/2015	818481.85
181	120	0.86	18-04-2016	700000	4047/2016	813953.49
182	321	0.72	23-01-2015	586000	898/2015	813888.89
183	222/A2B	0.51	16-12-2014	415000	14355/2014	813725.49
184	335	0.80	6-1-2015	646000	177/2015	812578.62
185	177/2B1/B	0.83	11-2-2015	670000	1975/2015	812121.21
186	341	0.10	26-05-2015	82000	7985/2015	811881.19
187	140/A	0.89	10-4-2015	722000	5582/2015	811235.96
188	134/A	0.42	3-12-2014	339000	13756/2014	811004.78
189	372/1D,2H	0.19	1-6-2016	150000	6716/2016	810810.81
190	352/A	1.40	7-3-2015	1135000	3659/2015	810714.29
191	255/1	0.79	14-05-2015	640000	7379/2015	810126.58
192	374/1	1.98	2-12-2015	1604000	16122/2015	810101.01
193	263	1.00	5-12-2014	810000	13947/2014	810000.00
194	326	1.00	23-02-2015	810000	2553/2015	810000.00
195	381	0.50	22-08-2015	405000	12019/2015	810000.00
196	348	1.11	21-10-2014	898000	11318/2014	809009.01
197	379/2	3.50	2-4-2015	2830000	5128/2015	808571.43
198	231/A	1.71	4-5-2015	1378000	6885/2015	808211.14
199	352/A	1.25	7-3-2015	1010000	3658/2015	808000.00
200	266/3	0.66	10-4-2015	533000	5583/2015	807575.76
201	266/3	0.67	10-4-2015	541000	5581/2015	807462.69
202	27/1	0.67	27-02-2015	540000	3182/2015	805970.15
203	266/3	0.32	13-10-2014	256000	10969/2014	805031.45
204	266/3	0.32	25-07-2015	256000	10388/2015	805031.45
205	381	1.00	22-08-2015	805000	12020/2015	805000.00
206	261/A	0.51	19-02-2015	410000	2289/2015	803921.57

207	381	1.50	22-08-2015	1205000	12022/2015	803333.33
208	108/C	1.82	25-07-2015	1457000	10379/2015	802754.82
209	152/1	3.80	22-09-2014	3046000	10216/2014	802635.05
210	381	2.00	22-08-2015	1605000	12021/2015	802500.00
211	344	0.72	13-03-2015	580000	4087/2015	802213.00
212	177/1A1	0.50	14-05-2015	401000	7405/2015	802000.00
213	136/B	1.14	8-12-2014	912000	14058/2014	801405.98
214	182/1D	0.69	24-02-2015	552000	2690/2015	800000.00
215	177/2A	0.29	14-05-2015	228000	7362/2015	800000.00
216	371/2	1.15	5-8-2015	920000	11166/2015	800000.00
217	137/A, 137/B, 137/C, 137/D, 136/A1	1.01	21-09-2015	804000	13303/2015	800000.00
218	372/2	0.57	3-10-2015	452000	13868/2015	800000.00
219	259/C1	1.15	2-1-2016	920000	23/2016	800000.00
220	372/2C	0.57	6-6-2016	452000	6927/2016	800000.00
221	219/A	0.62	12-5-2014	496000	4065/2014	800000.00
222	295	0.88	23-06-2014	704000	5899/2014	800000.00
223	121/A,121/B	0.25	2-7-2014	200000	6347/2014	800000.00
224	176/3C	1.19	21-10-2014	952000	11294/2014	800000.00
225	378/3,376/3,4,38 2-1,378-2	13.59	24-10-2014	10872000	11408/2014	800000.00
226	372/3	0.95	27-10-2014	760000	11543/2014	800000.00
227	372/3	1.00	27-10-2014	800000	11544/2014	800000.00
228	162	0.51	28-10-2014	408000	11595/2014	800000.00
229	115,177/1,123/1	0.62	30-10-2014	496000	11797/2014	800000.00
230	372/3	1.00	30-10-2014	800000	11816/2014	800000.00
231	228/1	0.50	3-11-2014	400000	11960/2014	800000.00
232	177/1	0.43	5-11-2014	344000	12108/2014	800000.00
233	177/1A2,177/1B1	0.64	5-11-2014	508000	12109/2014	800000.00
234	189/B1	0.59	5-11-2014	472000	12112/2014	800000.00
235	377/2	2.73	6-11-2014	2184000	12147/2014	800000.00
236	205	0.65	6-11-2014	520000	12149/2014	800000.00
237	250/A	1.50	6-11-2014	1200000	12153/2014	800000.00
238	110/D3	1.47	7-11-2014	1176000	12248/2014	800000.00
239	185/3,185/1	0.41	7-11-2014	324000	12262/2014	800000.00
240	185/1	0.41	7-11-2014	324000	12263/2014	800000.00
241	185/1	0.41	7-11-2014	324000	12264/2014	800000.00
242	185/1	0.41	7-11-2014	324000	12265/2014	800000.00
243	357/B1A	4.20	10-11-2014	3360000	12314/2014	800000.00
244	247	0.50	10-11-2014	400000	12367/2014	800000.00
245	190/3	0.36	13-11-2014	288000	12517/2014	800000.00
246	264/B	0.60	13-11-2014	480000	12585/2014	800000.00
247	228/1	0.50	14-11-2014	400000	12618/2014	800000.00
248	191/3	0.58	15-11-2014	464000	12714/2014	800000.00
249	274/1	1.00	17-11-2014	800000	12746/2014	800000.00
250	295	0.95	17-11-2014	760000	12759/2014	800000.00
251	274/1	0.15	17-11-2014	120000	12799/2014	800000.00

252	273/B	0.30	17-11-2014	240000	12828/2014	800000.00
253	334	0.50	18-11-2014	400000	12862/2014	800000.00
254	175	1.65	18-11-2014	1320000	12872/2014	800000.00
255	188/A	0.50	19-11-2014	400000	12945/2014	800000.00
256	145/A	0.35	19-11-2014	280000	13005/2014	800000.00
257	145/A	0.35	19-11-2014	280000	13006/2014	800000.00
258	343	0.91	20-11-2014	724000	13026/2014	800000.00
259	201/B	0.25	20-11-2014	200000	13058/2014	800000.00
260	201/B	0.25	20-11-2014	200000	13059/2014	800000.00
261	188/A	0.50	24-11-2014	400000	13191/2014	800000.00
262	258/B	0.50	24-11-2014	400000	13227/2014	800000.00
263	274/1	0.25	27-11-2014	200000	13399/2014	800000.00
264	228/1	0.50	27-11-2014	400000	13457/2014	800000.00
265	201/B	0.50	4-12-2014	400000	13862/2014	800000.00
266	176/3B	0.42	4-12-2014	336000	13879/2014	800000.00
267	88	1.00	4-12-2014	800000	13910/2014	800000.00
268	187/B3	0.60	6-12-2014	480000	14014/2014	800000.00
269	187/B3	0.60	6-12-2014	480000	14015/2014	800000.00
270	310/B	0.71	8-12-2014	568000	14055/2014	800000.00
271	178/1A	0.30	10-12-2014	240000	14114/2014	800000.00
272	234/B	0.50	12-12-2014	400000	14244/2014	800000.00
273	295	1.00	15-12-2014	800000	14266/2014	800000.00
274	268	1.40	16-12-2014	1120000	14331/2014	800000.00
275	263	0.70	20-12-2014	560000	14597/2014	800000.00
276	95/C3	0.48	20-12-2014	384000	14598/2014	800000.00
277	274/1	0.50	22-12-2014	400000	14612/2014	800000.00
278	225/1	0.50	24-12-2014	400000	14676/2014	800000.00
279	177/2B2	0.34	9-1-2015	272000	394/2015	800000.00
280	180	0.60	9-1-2015	480000	395/2015	800000.00
281	180	0.50	9-1-2015	400000	396/2015	800000.00
282	235/B	0.51	12-1-2015	404000	451/2015	800000.00
283	201/B,199/C	0.83	12-1-2015	664000	510/2015	800000.00
284	295	0.43	22-01-2015	340000	806/2015	800000.00
285	22	0.43	29-01-2015	340000	1160/2015	800000.00
286	22	0.43	29-01-2015	340000	1161/2015	800000.00
287	266/3	0.19	31-01-2015	148000	1246/2015	800000.00
288	180	0.30	31-01-2015	240000	1252/2015	800000.00
289	180	0.36	31-01-2015	288000	1253/2015	800000.00
290	185/1	1.00	3-2-2015	800000	1377/2015	800000.00
291	334	0.87	5-2-2015	696000	1527/2015	800000.00
292	253/A	0.50	6-2-2015	400000	1614/2015	800000.00
293	253/A	0.50	6-2-2015	400000	1615/2015	800000.00
294	274/2	1.00	7-2-2015	800000	1704/2015	800000.00
295	167/C	0.60	7-2-2015	480000	1705/2015	800000.00
296	186	2.00	9-2-2015	1600000	1745/2015	800000.00
297	167/D2	0.25	9-2-2015	200000	1760/2015	800000.00
298	191/3	0.40	9-2-2015	320000	1789/2015	800000.00
299	198/A1	0.97	9-2-2015	772000	1813/2015	800000.00
300	382/A	1.20	9-2-2015	960000	1849/2015	800000.00
301	191/1	0.83	12-2-2015	664000	2047/2015	800000.00
302	231/B	0.50	13-02-2015	400000	2151/2015	800000.00
303	109/B1,110/B1,110/A	0.30	16-02-2015	240000	2182/2015	800000.00

304	321	0.50	16-02-2015	400000	2230/2015	800000.00
305	321	0.50	16-02-2015	400000	2231/2015	800000.00
306	272	1.00	19-02-2015	800000	2313/2015	800000.00
307	181/B1	0.50	19-02-2015	396000	2327/2015	800000.00
308	181/B1	1.00	19-02-2015	800000	2328/2015	800000.00
309	225/1	0.45	19-02-2015	360000	2331/2015	800000.00
310	225/1	0.30	19-02-2015	240000	2332/2015	800000.00
311	382/2	2.01	19-02-2015	1604000	2349/2015	800000.00
312	382/2	2.00	19-02-2015	1600000	2350/2015	800000.00
313	254/A	0.50	19-02-2015	400000	2368/2015	800000.00
314	254/A	0.33	19-02-2015	264000	2369/2015	800000.00
315	274/2	0.50	20-02-2015	400000	2411/2015	800000.00
316	274/2	0.44	23-02-2015	352000	2566/2015	800000.00
317	181/A2	1.00	24-02-2015	800000	2591/2015	800000.00
318	248/B	1.00	24-02-2015	800000	2602/2015	800000.00
319	247	0.60	24-02-2015	480000	2608/2015	800000.00
320	247	0.50	24-02-2015	400000	2609/2015	800000.00
321	261/A	0.50	24-02-2015	400000	2627/2015	800000.00
322	261/A	0.50	24-02-2015	400000	2628/2015	800000.00
323	210	0.50	24-02-2015	400000	2641/2015	800000.00
324	210	0.50	24-02-2015	400000	2653/2015	800000.00
325	204/C	1.06	24-02-2015	848000	2665/2015	800000.00
326	184/A3	0.80	24-02-2015	640000	2684/2015	800000.00
327	223/B2,223/B1	0.40	24-02-2015	316000	2688/2015	800000.00
328	181/B2	0.50	24-02-2015	400000	2689/2015	800000.00
329	245/2	1.05	24-02-2015	840000	2715/2015	800000.00
330	235/B	0.51	25-02-2015	404000	2731/2015	800000.00
331	154	0.91	25-02-2015	728000	2772/2015	800000.00
332	85	1.00	25-02-2015	800000	2782/2015	800000.00
333	85	0.50	25-02-2015	400000	2783/2015	800000.00
334	85	0.50	25-02-2015	400000	2784/2015	800000.00
335	326	0.25	25-02-2015	200000	2804/2015	800000.00
336	326	0.10	25-02-2015	80000	2805/2015	800000.00
337	267	0.50	25-02-2015	400000	2810/2015	800000.00
338	267	0.50	25-02-2015	400000	2811/2015	800000.00
339	167/D1	0.50	25-02-2015	400000	2820/2015	800000.00
340	266/3	0.66	25-02-2015	524000	2826/2015	800000.00
341	189/B1	0.50	25-02-2015	400000	2849/2015	800000.00
342	189/B1	0.50	25-02-2015	400000	2850/2015	800000.00
343	189/B1	0.25	26-02-2015	200000	2942/2015	800000.00
344	189/B1	0.25	26-02-2015	200000	2943/2015	800000.00
345	184/A1	0.30	26-02-2015	240000	2952/2015	800000.00
346	180	0.50	26-02-2015	400000	2954/2015	800000.00
347	180	0.50	26-02-2015	400000	2955/2015	800000.00
348	189/B1	0.50	26-02-2015	400000	2956/2015	800000.00
349	166	1.00	26-02-2015	800000	2983/2015	800000.00
350	308	0.50	26-02-2015	400000	3000/2015	800000.00
351	225/1	0.50	27-02-2015	400000	3045/2015	800000.00
352	225/1	0.50	27-02-2015	400000	3046/2015	800000.00

353	321	0.94	27-02-2015	752000	3078/2015	800000.00
354	295	0.50	27-02-2015	400000	3089/2015	800000.00
355	263	0.50	27-02-2015	400000	3111/2015	800000.00
356	222/A2B	0.50	27-02-2015	400000	3129/2015	800000.00
357	321	0.47	28-02-2015	376000	3278/2015	800000.00
358	321	0.47	28-02-2015	376000	3279/2015	800000.00
359	266/3	0.50	28-02-2015	400000	3297/2015	800000.00
360	267	0.62	4-3-2015	496000	3505/2015	800000.00
361	264/B	0.50	4-3-2015	400000	3506/2015	800000.00
362	263	1.05	5-3-2015	840000	3640/2015	800000.00
363	263	1.05	5-3-2015	840000	3641/2015	800000.00
364	263	0.70	7-3-2015	560000	3675/2015	800000.00
365	184/B3	1.00	7-3-2015	800000	3676/2015	800000.00
366	267	0.50	7-3-2015	400000	3713/2015	800000.00
367	189/B1	0.50	11-3-2015	400000	3910/2015	800000.00
368	266/3	0.50	12-3-2015	400000	3960/2015	800000.00
369	344	0.09	13-03-2015	72000	4089/2015	800000.00
370	344	1.21	13-03-2015	968000	4090/2015	800000.00
371	122/2	0.29	13-03-2015	232000	4100/2015	800000.00
372	270/A	1.46	16-03-2015	1168000	4154/2015	800000.00
373	189/B1	0.25	20-03-2015	200000	4457/2015	800000.00
374	189/B1	0.25	20-03-2015	200000	4458/2015	800000.00
375	225/1	1.79	23-03-2015	1432000	4557/2015	800000.00
376	154	0.50	25-03-2015	400000	4670/2015	800000.00
377	176/2	0.24	26-03-2015	192000	4765/2015	800000.00
378	245/2	1.00	30-03-2015	800000	4995/2015	800000.00
379	180	0.54	2-4-2015	428000	5099/2015	800000.00
380	143/2	0.50	2-4-2015	400000	5130/2015	800000.00
381	379/2	2.00	2-4-2015	1600000	5158/2015	800000.00
382	91/1	0.84	2-4-2015	672000	5161/2015	800000.00
383	295	0.95	4-4-2015	760000	5176/2015	800000.00
384	266/3	0.25	6-4-2015	200000	5248/2015	800000.00
385	379/2	0.50	7-4-2015	400000	5370/2015	800000.00
386	310/A	1.16	9-4-2015	928000	5473/2015	800000.00
387	295	0.40	9-4-2015	320000	5476/2015	800000.00
388	165/D	0.75	9-4-2015	596000	5477/2015	800000.00
389	153	0.48	10-4-2015	384000	5595/2015	800000.00
390	178/1A	0.30	13-04-2015	240000	5706/2015	800000.00
391	178/1A	0.25	13-04-2015	200000	5709/2015	800000.00
392	178/1A	0.36	13-04-2015	284000	5710/2015	800000.00
393	252/3	1.00	15-04-2015	800000	5769/2015	800000.00
		289.90				629792722.35
Average Sale Price per Acre 629792722.35*393						16,02,526.01

The average Sale Price is calculated as follows:

Total value of the one half of the top values calculated per : Rs. 62,97,92,722.35
Acre
Total of one half of No. of sales : 393

Average sale price per acre. : Rs. 16,02,526.01
 (Total value of sales / total no of sales
 i.e., 62,97,92,722.35/ 393)

The Basic Value is Rs. 16,00,000/- per acre as on the date of Preliminary Notification.
 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. 16,02,526.01 per acre.

For House Sites:

Total sale transactions 135. Out of that 12 sale transactions are eligible transactions and remaining 123 transactions are discarded due to Sales done in Acreage basis and built up area which does not represents true market value etc.. The total sale transactions were shown in Annexure-1B. Eligible transactions 12 are shown in Annexure-IIB in descending order. Half of the transactions in Annexure-IIB i.e , 1 to 6 sale transactions are shown in Annexure-IIIB. These sales transactions are taken into consideration for calculating average sale price per Acre.

Sale transactions taken in to consideration for calculating the market value of land proposed for acquisition in Rayapudi-2 village from 07-04-2014 to 06-04-2017

Sl.No	Sy.No	Sq.Yd	Registration Date	Consideration.value	Document No/year	Arrived rate per Acre in Rupees
1	168/1	484	30-04-2015	291000	6736/2015	2910000.000
2	168/1	484	30-04-2015	291000	6737/2015	2910000.000
3	168/1	484	30-04-2015	291000	6738/2015	2910000.000
4	168/1	484	30-04-2015	291000	6739/2015	2910000.000
5	168/1	532.4	30-04-2015	320000	6735/2015	2909090.909
6	168/2	266.2	06-12-2014	134000	13997/2014	2436363.636
		2734.6				16985454.545
Average Sale Price per Acre 16985454.545/6						28,30,909.091

The average Sale Price is calculated as follows:

Total value of the one half of the top values calculated per Acre : Rs. 1,69,85,454.54
 Total of one half of No. of sales : 6
 Average sale price per acre. : Rs. 28,30,909.09
 (Total value of sales / total no of sales
 i.e., 1,69,85,454.54/6)

The Basic Value is Rs. 31,46,000/- per acre as on the date of Preliminary Notification.
 Thus the average of one half of sales is lower than the Basic value of the proposed land.
 Accordingly Market Value u/s 26(1) is arrived at Rs 31,46,000 per acre.

Factored Value:

In addition to Market value, Factored value is calculated as stated below.
 Market value X 1.25- Market value = Factored value.

Structure Valuation :-

There are no Structures involved in the lands covered by award

Tree values:

There are no trees involved in the lands covered by award.

Total Compensation:

The total Compensation arrived as stated below.

Market value + Factored value + Structured value + tree value = Total Compensation value

Solatium:

In addition to the compensation 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(including factor 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., from 06-04-2017 to 30-01-2018.

Interest:

The possession of the land was not taken up by the Land Acquisition Officer. Hence payment of interest does not arise.

Market Value is approved by the District Collector Guntur 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 (Agriculture Land)

Preliminary Valuation Statement - Unit-15, Rayapudi-2 Land Acquisition											
Sl. No.	R.S. No.	Extent	Basic Value or Average Sale Price which ever is high per Acre	Market Value of total extent	Factored Value	Value of structure	Value of Trees	Total compensation	Solatium 100% on Col. No. 8	12% Addl. Market Value on Col.4 + 5(300 days)	Total amount payable
		Ac. cents		2x3	(Col.4 x 1.25 - Col.4)			(4+5+6+7)			(8+9+10)
A	1	2	3	4	5	6	7	8	9	10	11
1	291/1B1	0.08	1602526.01	128202.08	32050.52	0	0	160252.60	160252.60	15805.74	336310.94
2	292/1B	0.06	1602526.01	96151.56	24037.89	0	0	120189.45	120189.45	11854.30	252233.20
	Total:-	0.14		224353.64	56088.41	0	0	280442.05	280442.05	27660.04	588544.14

**VALUATION STATEMENT
(for House Sites)**

Sl. No.	R.S. No.	Extent	Basic Value or Average Sale Price whichever is high per Acre	Market Value of total extent	Factored Value	Value of structure	Value of Trees	Total compensation	Solatium 100% on Col. No. 8	12% Addl. Market Value on Col.4 + 5 from 6.4.2017 to 30.01.2018 (300days)	Total amount payable
		Ac. cents		2x3	(Col.4 x 1.25 - Col.4)			(4+5+6+7)			(8+9+10)
A	1	2	3	4	5	6	7	8	9	10	11
1	283/A2B	0.31	3146000.00	975260.00	243815.00	0	0	1219075.00	1219075.00	120237.53	2558387.53
2	283/A2B	1.00	3146000.00	3146000.00	786500.00	0	0	3932500.00	3932500.00	387863.01	8252863.01
3	288/2	0.40	3146000.00	1258400.00	314600.00	0	0	1573000.00	1573000.00	155145.21	3301145.21
	Total:-	1.71		5379660.00	1344915.00			6724575.00	6724575.00	663245.75	14112395.75

All the land owners not turned up for award enquiry and not produced the relevant documents. Survey number wise amount calculated and names of interested persons as per record are noted.

Sl. No.	Name	Survey No.	Extent	Rs- Ps	Remarks
1	MALLELA VENKATARAYUDU	283-A2B	0.3100	2558387.53	Ordered to deposit the amount u/s 77(2) of LA R&R Act, 30 of 2013 before the LA R&R authority
2	SK NAGUL MEERA	283-A2B	1.0000	8252863.01	
3	MALISSETTI VENKATESWARAO	288-2	0.4000	3301145.21	
4	DHANEKULA SARASWATHI	291-1B1	0.0800	336310.94	
5	ALAPARTHI VENKAYAMMA	292-1B	0.0600	252233.20	
			1.8500	14700939.89	

Rehabilitation and Resettlement Valuation Statement

Sl.No.	Element of R&R	Entitlement	Award
1.	Housing Unit (Rural)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
2.	Housing Unit (Urban)	Project Displaced family (PDF)	Nil
		Houseless family	Nil
	NB: Entitlement loss of a residential house. No family shall get more than one house.		
3.	Offer for developed land proportionate to share of the landowners on payment of LA and R&R Cost and development costs.	PAFs	Ac 0.185 cts developed land reserved for offering on payment of acquisition cost and development cost.
4.	Choice of employment / cash grant / annuity.	PAFs	There are no affected families due to land acquisition
5.	Subsistence grant if settles in R&R Colony	PDF	Nil
6.	Transportation Cost if settles in R&R Colony	PDF	Nil
7.	For construction of Cattle Shed / Petty Shops in R&R Colony	PDF	Nil
8.	One time grant to artisan / small traders / self employed	PDF	Nil
9.	One time resettlement allowance	PAFs	There are no affected families due to land acquisition
	NB: Three years residence as on the date of 4(1) notification and loss of livelihood determines the R&R entitlements.		

The person or persons to whom the R&R Entitlements are due


Sl. No.	Name	Survey No.	Extent	Rs- Ps	Remarks
1	MALLELA VENKATARAYUDU	283-A2B	0.3100	There are no affected families due to land acquisition
2	SK NAGUL MEERA	283-A2B	1.0000		
3	MALISSETTI VENKATESWARAO	288-2	0.4000		
4	DHANEKULA SARASWATHI	291-1B1	0.0800		
5	ALAPARTHI NARASIMHARAO	292-1B	0.0600		
			1.85		

Award enquiry conducted on 25-11-2017 & 27-11-2017. The land owners have not attended for the enquiry and not claimed any compensation for the lands under acquisition nor filed any material papers. Hence ownership / apportionment could not be finalized. As the Land owners/ Enjoyers as per Declaration have not submitted claims, this land is treated as unclaimed. No claims made under R&R hence the awarded amounts for lands and awarded amounts for R&R were ordered to be deposited in the LA R&R Authority Vijayawada u/s77(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 before the authority.

Hence the award amount of **Rs. 1,47,00,939.89 ps** (Rupees One Crore Forty Seven Lakhs Nine Hundred Thirty Nine and Eighty Nine Paise Only) payable to lands (Rs **5,88,544.14 ps** for an extent of **Ac.0.14** cents for Agriculture land and Rs. **1,41,12,395.75 ps** for an extent of **Ac.1.71**cents for House Sites) ordered to be deposited before the LA R&R Authority u/s 77(2) as the ownership / apportionments could not be decided.

The scrutinized subdivision record for lands under acquisition is placed before me while passing the Award.

Pronounced by me in the office of Special Deputy Collector (LA) (FAC) Unit-15, Rayapudi-2 & Kondamarajupalem on the 30th day of January, 2018.


Special Deputy Collector (LA)
Unit No.15, 30/1/18
Rayapudi-2 & Kondamarajupalem.

To,



The Concerned.
The Preceding Officer, LA R&R Authority, Vijayawada.
The Commissioner R&R, Vijayawada.
The Appropriate Government/ District Collector, Guntur.
The Project Administrator & Joint Collector, Guntur.
The Commissioner APCRDA, Vijayawada.
The Assistant Director, Survey & Land Records, Guntur/APCRDA, Thullur.
The Revenue Divisional Officer, Guntur.
The Tahsildar, Thullur with a request to take further action.