



తెలంగాణ రాజపత్రము

THE TELANGANA STATE GAZETTE

విశేష పత్రము

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MEDCHAL-MALKAJGIRI

Tuesday 21st, May 2019

File No. C/74/2018

Dated: 21-05-2019

**PROCEEDINGS OF THE SPECIAL DEPUTY COLLECTOR(FAC),
LAND ACQUISITION, (INDUSTRIES), HYDERABAD,
AT MEDCHAL - MALKAJGIRI DISTRICT.**

PRESENT: SRI.V.LACHI REDDY, M.A., M.Phil.,

Sub:- Land Acquisition – Medchal - Malkajgiri District – Shamirpet Mandal - Yakathpura Village - Sy.No.53, 54, 59, 60, 61, 62, 63, 67, 68, 69, 70 & 71 - Extent Ac.23-32 ½ gts – Lands for Construction of 10 TMC Raw water storage reservoir with associated components under Godavari river source for the drinking water requirements of Hyderabad City under Hybrid Annuity Mode of contract which covers the packages of service reservoirs inlet and outlet mains and distribution network- Acquisition under Amended Act 21 of 2017 – Consent Award U/s 23 & 31A – Orders issued.

- Ref: - 1. General Manager (Engg), Proj.Dn.V.HMWS & SB, Saheb Nagar, Letter No.GM(E)/PD-V/Keshavapuram/2017-18/498, dated: 16.02.2018.
2. Collector, Medchal-Malkajgiri District. Procs No.G2/1392/2017, dated.23.02.2018.
3. This office letter No.C/74/2018, dated: 31.05.2018.
4. Collector, Medchal – Malkajgiri District, letter No.G2/1007/2018 dated: 08.06.2018.
5. This Office Notice No. C/74/2018, dated. 25.06.2018.
6. This Office letter No. even dated: 30.08.2018.
7. Collector, MMD, Minutes of the Meeting dated 08.01.2019.
8. This Office letter No. C/74/2018, dated 06.05.2019.
9. Collector, Medchal – Malkajgiri District, Procs No.G2/1007/2018,

- dt: 08.05.2018.
 10. This office Lr.No.C/74/2018, dt.20.05.2019.
 11. Collector, Medchal - Malkajgiri District, Lr. No.G2/1007/2018,
 dt:21.05.2018.

ORDER :**PREAMBLE:**

The General Manager (Engg), Proj.Dn.V.HMWS & SB, Saheb Nagar has sent the requisition for acquisition of lands for construction of 10 TMC Raw water storage reservoir at Keshavapuram with associated components under Godavari river source for the drinking water requirements of Hyderabad City under Hybrid Annuity Mode of contract which covers the packages of service reservoirs inlet and outlet mains and distribution network in Sy.Nos. 53, 54, 59, 60, 61, 62, 63, 65, 66, 67,68,69 & 71 admeasuring Ac. 24-38 gts, situated at Yakatpura Village, Shamirpet Mandal , Medchal - Malkajgiri District in Form-A, B, B1 & B2 as per Act 21 of 2017 vide reference 1st cited . The Collector, Medchal - Malkajgiri District transmitted the same with a direction to initiate land acquisition proceedings under Act 21 of 2017 vide reference 2nd cited.

JOINT INSPECTION

The lands under present acquisition have been inspected along with the Revenue Divisional Officer, Keesara Division, Tahsildar, Shamirpet Mandal, Agricultural Officer, representative of the Requisitioning Department and Surveyors on 14.03.2018. During the joint inspection it is noticed that most of the lands cultivated with paddy under bore wells and kunta. Vegetables are also grown in some of the lands. Some of the lands are fallow. There are (3) mango & (10) Teak trees over the land in Sy.Nos. 59, there are (15) bore wells in the lands under present acquisition. There is road leading from Keshavapur Village to Penal Village with a width of 40' approximately . There are no religious, monuments and graves etc., over the lands under present acquisition.

NOTIFICATION IN FORM-C :

The Notification in Form-C, U/s 11 of the Act as amended vide Act No. 21 of 2017 submitted to the Collector, Medchal - Malkajgiri District vide reference 3rd cited. The Collector, Medchal - Malkajgiri District has approved the same and communicated vide reference 4th cited. The notification is published as required under the Act as follows:

- | | |
|---------------------------------------|-----------------|
| (i) Gazette No. MMD. - 19 | Dt. 08.06.2018. |
| (ii) Namaste Telangana (Telugu daily) | Dt. 09.06.2018. |
| (iii) The Hans India (English daily) | Dt. 09.06.2018. |
| (iv) Substance published | Dt. 12.06.2018. |

NOTICE IN FORM -D

The notice in Form -D No. C/74/2018, dated 25.06.2018, under Rule - 7 of Telangana State Land Acquisition (consent award, voluntary acquisition and lump-sum payment towards Rehabilitation & Resettlement) Rules - 2017, has been served over the persons notified/interested and deemed to be interested, requesting to appear personally or by person authorized by them before the Negotiation Committee on 10.07.2018 and to state their willingness to settle their claims through the Negotiation Committee.

SUB-DIVISION:

The Surveyors have demarcated the lands affected under present acquisition and submitted the sub-division records to an extent of Ac.26-12 gts in respect of Sy.Nos. 53,54,59,60,61,62,63,65,66,67,68,69,70 & 71 of Yakatpura Village , Shamirpet Mandal . The same was attested by the Assistant Director, Survey and Land Records Medchal – Malkajgiri District and communicated vide letter No.A1/1287/2018,dated 27.08.2018.

The Surveyors have conducted enjoyment survey and submitted the report which is as following:

Sl.No.	Sy.No.	Extent	Name of the enjoyer
1	2	3	4
1	53	1-08	Smt.P. Pentamma W/o Late Balaiah
2	53	0-03	Sri.Puli Bikshapathi S/o Laxmaiah
3	54	0-17	Smt.P. Pentamma W/o Late Balaiah
4	59	1-30	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu
5	59	0-35	Sri. Mainaboina Narsaiah S/o Ramulu
6	59	0-35	Sri. Mainaboina Kistaiah S/o Ramulu
7	60	0-08	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu
8	60	0-04	Sri. Mainaboina Narsaiah S/o Ramulu
9	60	0-04	Sri. Mainaboina Kistaiah S/o Ramulu
10	61	0-14	Smt. Uppari Shyamala W/o Sathyanarayana
11	61	0-27	Sri.Ghanate Sai Swaroop S/o. Gyaneshwar
12	62	1-35	Puli Bixapathi S/o.Laxmaiah
13	62	2-27	Sri.Ghanate Sai Swaroop S/o. Gyaneshwar
14	62	2-00	Janardhan Singh Yadav S/o.Radhe Yadav
15	62	1-21 ½	T.Ananth Reddy S/o. Ram Reddy
16	62	1-21 ½	T.Narsimha Reddy S/o. Ram Reddy
17	62	1-17 ½	Uppari Narsimlu S/o. Late Laxmi Narsaiah
18	62	2-12 ½	Uppari Venkatsham S/o. Late Laxmi Narsaiah
19	63	0-11	S.Chalma Reddy S/o. S.Buchi Reddy
20	63	0-12	Ramakrishna Reddy S/o.Venkat Reddy
21	63	1-06	Uppari Satyanarayana S/o. Late Laxmi Narsaiah

22	65	0-01 ½	Venkatamma W/o.Bagi Reddy
23	65	0-01 ½	Sunku Uddam Reddy S/o.Bhadra Reddy
24	65	0-01 ½	Kondal Reddy S/o.Pedda Bal Reddy
25	65	0-01 ½	Buchamma W/o. Chinna Bal Reddy
26	65	0-01 ½	Sunku Tharakamma W/o.Venkat Reddy
27	66	0-14	Janardhan Singh Yadav S/o.Radhe Yadav
28	67	1-24	Sri. Janardhan Singh Yadhav S/o Radhe Yadhav
29	68	0-34	Sri. Janardhan Singh Yadhav S/o Radhe Yadhav
30	69	0-14	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu
31	69	0-07 ½	Sri. Mainaboina Narsaiah S/o Late Ramulu
32	69	0-07 ½	Sri. Mainaboina Kistaiah S/o Late Ramulu
33	70	0-12	Sri. T. Bikshapathi S/o Katamaiah
34	70	0-12	Thimapuram Yellamma W/o.Late Gandaiah
35	71	0-01 ¼	Sri. D.Srisailam S/o Eshwaraiah
36	71	0-01 ¼	D.Balamani W/o.Late Sanjeeva
37	71	0-01 ¼	Sri. D.Dasharath S/o Ramulu
38	71	0-01 ¼	D.Chinna Achaiah S/o.Pedda Narsimha
39	71	0-01	D.Gopal S/o.Ramulu
40	71	0-01	Sunku Krishna Reddy S/o. Chukka Reddy
41	71	0-01	Merpati Sudhakar Reddy S/o.Late Rama Krishna Reddy
42	71	0-01	D.Narsamma W/o.Late Anjaiah
	Total	26-12	

Out of the above extent the title for an extent Ac.23-32 ½ gts have been submitted the consent to settle their claims through Negotiation. They have filed the affidavit on a non judicial stamp paper as required under the Act, in Form - E-1 under Rule 7(b)(i) agreeing for the sale of their lands through consent to the Collector, Medchal - Malkajgiri District stating that they are the absolute owners of the above lands and are not encumbered. The sale consideration payable for the lands may be paid to them.

They also agreed to the payment of all inclusive of sale consideration of land things attached to land including perceived livelihood loss/equivalent costs for Rehabilitation and Resettlement etc., agreed to in the District Level Negotiation Committee.

They declared that they will not claim for payment of higher compensation in any court of law or in any other forum/authority. And they shall abide by the sale agreement finalized in the District Level Negotiation Committee.

MARKET VALUE :-

The Sub-Registrar, Shamirpet has furnished the sale particulars and also informed that the basic value of the land is Rs.3,00,000/- per acre vide letter No. 140/2018, dated.19.06.2018. The preliminary value of the lands under present acquisition has been arrived at duly considering the registration transactions took place in the vicinity / village during the period preceding three years to the date of publication of " Notification ", as provided U/s 26 (1) & (2) of the RFCTLARR Act, 2013 and as specified in the " First Schedule " of the said Act, and under Rule 28 of the " Telangana State RFCTLARR Rules, 2014, which are as follows:

Yakatpura Village Sales from 07.06.2015 to 08.06.2018						
On acreage Basis						
Annexure-II						
Sl. No.	Document No.	Registered Date	Survey No.	Extent in Gts	Registered Value	Rate per Acre
1	1979/2016	17.06.2016	103/2/B	3	23000	306667
2	2672/2016	16.08.2016	103/2	5	38000	304000
3	1981/2016	17.06.2016	103/2/B	4.5	34000	302222
4	2697/2016	17.08.2016	103/A	13.5	102000	302222
5	1168/2016	25.04.2016	1/A	17	128000	301176
6	1169/2016	25.04.2016	1/A	17	128000	301176
7	1980/2016	17.06.2016	103/2/B	8.5	64000	301176
8	1875/2017	10.07.2017	26/A,26/A	17	128000	301176
9	812/2016	18.03.2016	100/B	21	158000	300952
10	3953/2016	18.11.2016	103/1/A	10.5	79000	300952
11	3954/2016	18.11.2016	103/1/A	10.5	79000	300952
12	3323/2016	03.10.2016	107	12.5	94000	300800
13	76/2017	16.01.2017	102/A/1,102/A/2, 102/A/3	36.75	276000	300408
14	3578/2015	10.11.2015	101	28.25	212000	300177
15	1173/2016	25.04.2016	101	64.5	484000	300155
16	3573/2015	10.11.2015	103/1	84.5	634000	300118
17	2411/2015	03.07.2015	103/2/A	30	225000	300000
18	538/2016	18.02.2016	79/B	98	735000	300000
19	2694/2016	17.08.2016	84	30	225000	300000
20	2695/2016	17.08.2016	84	30	225000	300000
21	4108/2016	02.12.2016	11/B	100	750000	300000
22	1876/2017	10.07.2017	26/A/1,27/A/1, 36/A/1	22	165000	300000
23	3895/2017	15.11.2017	100/A	30	225000	300000
24	376/2018	22.01.2018	103/1/B	10	75000	300000
25	377/2018	22.01.2018	103/1/B	10	75000	300000

Sum of half of the sales

3923879

Avg of the sales

301837

Market Value

300000

The market value of the lands coming under acquisition is determined
acre as on the date of publication of "Notification".

@ Rs. 3,01,837/- per

DISTRICT LEVEL NEGOTIATION COMMITTEE:-

The Negotiation Committee meeting decided over by the District Collector, Medchal – Malkajgiri District was conducted with the land owner on 15.09.2018. At the outset the District Collector, Medchal - Malkajgiri welcomed the officers and land owners and emphasized the importance of acquiring the land in terms of G.O.Ms.No.120, Revenue (JA&LA), Department, dated 30-06-2017. The District Collector, has discussed with them for fixing the value of the land being acquired and invited the views of land owner on fixation of sale consideration to acquire the land. After elaborate discussions and Negotiations with land owner they have agreed to give their lands in respect of Sy.Nos. 53,54,59,60,61,62,63,67,68,69,70 & 71 for an extent Ac.26-32 ½ Gts on payment of land compensation @ Rs.37,00,000/- per acre., under Telangana State Land Acquisition (consent award), Consent acquisition and lump-sum payment towards Rehabilitation & Resettlement Rules, 2017.

Further the land owners have stated that they will not claim for payment of higher compensation in any Court of Law or any Other Forum/ Authority and they shall abide to the sale agreement as finalized in the District Level Negotiation Committee.

The requisitioning agency has also agreed for payment of compensation @ Rs.37,00,000/- per acre and things attached to earth amounting to **Rs.9,10,82310/- (Rupees Nine crores ten lakhs eighty two thousand three hundred and ten Only)** as a Lump-sum deal which represents the market value of the lands, other allowances and Rehabilitation & Resettlement as per schedule under the Rules.

Accordingly the District Collector, Medchal - Malkajgiri directed the Land Acquisition Officer/Special Deputy Collector, Land Acquisition (Ind),Hyderabad, to obtain agreement with the land owner in Form-GI U/s 23 A and 31 A of L.A.Act.21/2017.

NOTIFICATION IN FORM-F :

The Notification in Form-F, (Rule 7(c)) as amended vide Act No. 21 of 2017, calling claims and objections if any, to be filed before the District Collector, Medchal - Malkajgiri District, ORR Junction, Keesara /Special Deputy Collector, Land Acquisition, (Ind),Hyderabad within the **SEVEN DAYS** of publication of the notification, submitted to the Collector, Medchal – Malkajgiri District vide reference 8th cited. The Collector, Medchal – Malkajgiri District has approved the same and communicated vide reference 9th cited. The notification is published as follows:

- | | |
|--------------------------------------|-----------------|
| (i) Gazette No. MMD-25 | Dt. 09.05.2019. |
| (ii) Sakshi (Telugu daily) | Dt. 10.05.2019. |
| (iii) The Hans India (English daily) | Dt. 10.05.2019. |
| (iv) Substance published | Dt. 14.05.2019. |

No claims/objections have been received within the stipulated time.

AGREEMENT IN FORM G-I

The pattedars have also executed the agreement in Form – G-I under Rule – 9, which states as follows:

Agreements made between the pattedars hereinafter called the "owners" (Which expression shall unless repugnant to the context or meaning there of include their heirs, executors and administrators) and the

Requisitioning Agency represented by General Manager (Engg), Project Division IX, Khairathabad, Hyderabad hereinafter called the "Requisitioning Agency" on the other part and recommended by Negotiations Committee.

And whereas the right title and interest of the owner in the following lands hereinafter called the said land is as specified below:

Person being the absolute owner of the property or having an interest therein capable of leading ownership ultimately hereinafter mentioned and hereby conveyed in the following shares, that is to say:

Sl.No	Name of the Land Owner	Sy.No.	Extent in Acres
1	2	3	4
1	Smt.P. Pentamma W/o Late Balaiah	53	1-08
2	Sri.Puli Bikshapathi S/o Laxmaiah	53	0-03
3	Smt.Puli Pentamma W/o Late Balaiah	54	0-17
4	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu	59	1-30
5	Sri. Mainaboina Narsaiah S/o Ramulu	59	0-35
6	Sri. Mainaboina Kistaiah S/o Ramulu	59	0-35
7	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu	60	0-08
8	Sri. Mainaboina Narsaiah S/o Ramulu	60	0-04
9	Sri. Mainaboina Kistaiah S/o Ramulu	60	0-04
10	Smt. Uppari Shyamala W/o Sathyanarayana	61	0-14
11	Sri. Ghanate Sai Swaroop S/o Gyaneshwar (Rep. by GPA Sri. Gyaneshwar , father)	61	0-27
12	Puli Bixapathi S/o.Laxmaiah	62	1-35
13	Sri. Ghanate Sai Swaroop S/o Gyaneshwar (Rep. by GPA Sri. Gyaneshwar , father)	62	2-27
14	Janardhan Singh Yadav S/o.Radhe Yadav	62	2-00
15	T.Ananth Reddy S/o. Ram Reddy	62	1-21 ½
16	T.Narsimha Reddy S/o. Ram Reddy	62	1-21 ½
17	Uppari Narsimlu S/o. Late Laxmi Narsaiah	62	1-17 ½
18	Uppari Venkatsham S/o. Late Laxmi Narsaiah	62	2-12 ½
19	S.Chalma Reddy S/o. S.Buchi Reddy	63	0-11
20	Sri. Janardhan Singh Yadhav	67	1-24

	S/o Radhe Yadhav		
21	Sri. Janardhan Singh Yadhav S/o Radhe Yadhav	68	0-34
22	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu	69	0-14
23	Sri. Mainaboina Narsaiah S/o Ramulu	69	0-07 1/2
24	Sri. Mainaboina Kistaiah S/o Ramulu	69	0-07 1/2
25	Sri. T. Bikshapathi S/o Katamaiah	70	0-12
26	Sri. D.Srisailam S/o Eshwaraiah	71	0-01 1/4
27	Sri. D.Dasharath S/o Ramulu	71	0-01 ¼
	Total		23-32 ½

And whereas the said lands have been notified under section 11 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation & Resettlement Act - 2013 (Central Act - 30 of 2013) as amended by the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation & Resettlement (Telangana Amendment) Act, 2016 (Act No. 21 of 2017) vide Gazette No. MMD - 19, dated 08.06.2018, published in the news papers i.e. Namaste Telangana & The Hans India on 09.06.2018 under the said Act and whereas the persons affected have given their willingness in writing.

And whereas the owners and the requisitioning agency agreed for payment of compensation as a Lumpsum deal for an extent Ac.26-32 ½ gts covering in Sy.Nos. 53,54,59,60,61,62,63,67,68,69,70 & 71 of Yakathpura Village, Shamirpet Mandal, Medchal - Malkajgiri District. The lump sum deal represents the market value of the lands, allowances and Rehabilitation & Resettlement benefits as per Schedule under the Rules, the things attachment to the earth and also apportioned the same among the persons competent alienate the lands and to receive the compensation as indicated below:

Sl. No	Sy. No	Extent in acres	Name of the Awardee/Payee	Rate per acre	Land Value	Structure / Well Value	Trees Value	Total (7+8)	100% Solatium on the amount in Column No. (9)	Grand Total (6+9+10)
1	2	3	4	5	6	7	8	9	10	11
1	53	1-08	Smt.P. Pentamma W/o Balaiah	3700000	4440000	113362	0	113362	113362	4666724
2	53	0-03	Puli Bixapathi S/o.Laxmaiah	3700000	277500	0	0	0	0	277500
3	54	0-17	Smt.P. Pentamma W/o Balaiah	3700000	1572500	0	0	0	0	1572500
4	59	1-30	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu	3700000	6475000	226724	0	226724	226724	6928448

5	59	0-35	Sri. Mainaboina Narsaiah S/o Ramulu	3700000	3237500	163287	4935	168222	168222	3573944
6	59	0-35	Sri. Mainaboina Kistaiah S/o Ramulu	3700000	3237500	326574	0	326574	326574	3890648
7	60	0-08	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu	3700000	740000	0	0	0	0	740000
8	60	0-04	Sri. Mainaboina Narsaiah S/o Ramulu	3700000	370000	0	0	0	0	370000
9	60	0-04	Sri. Mainaboina Kistaiah S/o Ramulu	3700000	370000	0	0	0	0	370000
10	61	0-14	Smt. Uppari Shyamala W/o Sathyanarayana	3700000	1295000	163287	0	163287	163287	1621574
11	61	0-27	Sri. Ghanate Sai Swaroop S/o Gyaneshwar (Rep. by GPA Sri. Gyaneshwar , father)	3700000	2497500	163287	0	163287	163287	2824074
12	62	1-35	Puli Bixapathi S/o.Laxmaiah	3700000	6937500	163287	0	163287	163287	7264074
13	62	2-27	Sri. Ghanate Sai Swaroop S/o Gyaneshwar (Rep. by GPA Sri. Gyaneshwar , father)	3700000	9897500	0	0	0	0	9897500
14	62	2-00	Janardhan Singh Yadav S/o.RadheYadav	3700000	7400000	0	0	0	0	7400000
15	62	1-21 1/2	T.Ananth Reddy S/o. Ram Reddy	3700000	5688750	0	0	0	0	5688750
16	62	1-21 1/2	T.Narsimha Reddy S/o. Ram Reddy	3700000	5688750	0	0	0	0	5688750
17	62	1-17 1/2	Uppari Narsimlu S/o. Late Laxmi Narsaiah	3700000	5318750	163287	0	163287	163287	5645324
18	62	2-12 1/2	Uppari Venkatsham S/o. Late Laxmi Narsaiah	3700000	8556250	163287	0	163287	163287	8882824
19	63	0-11	S.Chalma Reddy S/o. S.Buchi Reddy	3700000	1017500	0	0	0	0	1017500
20	67	1-24	Sri. Janardhan Singh Yadha S/o Radhe Yadhav	3700000	5920000	0	0	0	0	5920000
21	68	0-34	Sri. Janardhan Singh Yadhav S/o Radhe Yadhav	3700000	3145000	0	0	0	0	3145000

22	69	0-14	Smt.Kolupula Suguna @ Mainaboina Suguna W/o M.Ramulu	3700000	1295000	0	0	0	0	1295000
23	69	0-07 1/2	Sri. Mainaboina Narsaiah S/o Ramulu	3700000	693750	0	0	0	0	693750
24	69	0-07 1/2	Sri. Mainaboina Kistaiah S/o Ramulu	3700000	693750	0	0	0	0	693750
25	70	0-12	Sri. T. Bikshapathi S/o Katamaiah	3700000	1110000	0	0	0	0	1110000
26	71	0-01 1/4	Sri. D.Srisailam S/o Eshwaraiah	3700000	115625	0	0	0	0	115625
27	71	0-01 1/4	Sri. D.Dasharath S/o Ramulu	3700000	115625	0	0	0	0	115625
			Total		88106250					91408884

And whereas the owners have no right / title to raise any dispute with regard to the contents and manner of the agreements and the owners have no right / title of making a reference to any court or authority, as far as the compensation, contents and manner of the agreements are concerned. The said agreements have been signed by the owners and the Government represented by the Convener of Negotiation Committee i.e., the Special Deputy Collector, L.A.(Industries), Hyderabad at Medchal-Malkajgiri District.

Pronounced in the open court on this the 21st day of May 2019.

Dr.M.V.REDDY, I.A.S.,
Collector
MEDCHAL-MALKAJGIRI DISTRICT.