**OFFICE NOTE**

|  |  |
| --- | --- |
| Sub:- | Krishnapatnam to Hyderabad Pipeline Project – SPSR Nellore District – Kovur Mandal – Cherlopalem Village – Payment of Compensation - ACQUISITION OF LANDS (RoU) under section 10 of Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Act, 1962 for laying of pipeline from Krishnapatnam Port Terminal (SPSR Nellore District, A.P) to Malkapur, Hyderabad Terminal (Telangana State) by BPCL for transportation of Petroleum and Petroleum products – Passing of Award - Regarding. |
| Ref:- | 1) Notification under S.O. No.1927 (E), dated 01.04.2021, published in the Gazette of India No.1800, dated 18.05.2021. |
|  | 2) Notification under section 3(1) of P&MP act, 1962 under S.O. No. 1068(E) published in the Gazette of India No.1036, dated 10.03.2022. and Erratum Gazette of India No.1891, dated 29.04.2022. |
|  | 3) Notification under section 6(1) of P&MP act, 1962 under S.O. No.5383 (E) published in the Gazette of India No5154 (Weekly) dated 20.12.2023. |

# # #

C.No. /2024.

Submitted:-

2/- Kind attention is invited to the references cited.

3/- This is regarding preparation of Award towards Land Compensation for the land acquired under RoU and damage to the existing crop during execution process is as follows. This is an order under section 10(4) of the Petroleum & Minerals Pipelines (Acquisition of Right of User in land) Act, 1962 (50 of 1962) and after following the procedure laid down under Rule 4A (1) & (2) of P & MP Rules, 1963 towards land and damage of crops on Acquisition of Right of User in land during the execution of Krishnapatnam-Hyderabad Pipeline Project which was conducted by panchanama teams and the said team has assessed the damages with reference to the existing crops, yields and rates have been obtained from the different A.P. State Government Departments like Agriculture, Marketing, Horticulture etc., in respect of Cherlopalem village Kovur Mandal.

1. **INTRODUCTION**:

Bharat Petroleum Corporation Limited (BPCL) is one of the major Central Public Sector Oil Company engaged in refining, Marketing and distribution of Petroleum and Petroleum Products in India. Currently, BPCL is laying underground a multi-product petroleum pipeline in between Krishnapatnam Port Terminal (SPSR Nellore district, Andhra Pradesh State) to Malkapur Terminal (Hyderabad, Telangana State) via existing BPCL depot located at Surareddypalem village, Tangutur Mandal with a length of 423 Kilometers for transportation of Petrol and their products for which Petroleum & Natural Gas Regulatory Board, New Delhi has approved the project vide letter No.PMGR/AUTH/3-PPPL(10)/2019, dt.31.03.2020.

In pursuance of Clause (a) of Section 2 of Petroleum and Minerals Pipelines Act, 1962, the Special Deputy Collector has been authorized to perform the functions of the Competent Authority under the said Act within the territory of the State of Andhra Pradesh by the Central Government in Ministry of Petroleum & Natural Gas (MoP& NG) vide its Notification S.O. No.1927(E), dated 01.04.2021, and the same was published in the Gazette of India vide its No.1800, dated.18.05.2021.

Initially the pipeline route survey was entrusted to Theodesh Consultency, 82-83, 3rd Floor, Suryakiran Complex, Old Padra Road, Opp. Bankers Hert Institute, Vadodara (Gujarath), India by the BPCL authorities in the year 2019 and submitted Land Plan Schedules in the first instant to the BPCL Authorities, thereafter to the Competent Authority, KHPL in the year 2021 and there is a gap of two years in between the survey and handing over of land plan schedules to the Competent Authority. During the gap period there were several new structures have come up on the proposed Pipeline alignment, after initial survey as well as in the gap period. Keeping in view, it is inevitable to conduct second initial survey by the Competent Authority to assess exact ground realities. Accordingly a team was constituted with Licensed Surveyor and Retired VROs and conducted second preliminary survey. The proposed pipeline is passing through Cherlopalem village in Kovur Mandal of SPSR Nellore district.

The Right of user in the land (herein after referred to as RoU) as described in Schedule-A for Cherlopalem village of Kovur Mandal of SPSR Nellore District of Andhra Pradesh, has been acquired certain land for laying of proposed multiproduct underground pipeline for transportation of Petrol and Petroleum products from Krishnapatnam Port Terminal to Malkapur, Hyderabad Terminal.

1. **GEOGRAPHICAL AND AGRICULTURAL CONDITIONS :**

Cherlopalem village is situated at a distance of 5 KM from Kovur Mandal headquarters and having population of nearly 1,673 as per 2011 Census. Large parts of the land of this village is Wet with Block Soil and cultivating crops like Paddy, Banana, etc., through irrigation source of Cherlopalem Canal Through Penna River and Bore wells.

1. **PROCESSING :**

(1) During acquisition process, the following area as shown against survey number was notified under section 3(1) of P&MP Act, 1962 under S.O. No.1068 (E) published in the Gazette of India No.1036, dated 10.03.2022 in the Ministry of Petroleum and Natural Gas, New Delhi.

Mandal: Kovur Revenue Division: Nellore District: SPSR Nellore State: Andhra Pradesh

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Name of the Village | Survey No. | Sub-Division No. | Area | | |
| Hectare | Are | Sq.mtr. |
| Cherlopalem | 913-Road | B | 00 | 01 | 64 |
|  | 913 | A2 | 00 | 30 | 54 |
|  | 912-Canal | -- | 00 | 01 | 52 |
|  | 810 | -- | 00 | 08 | 16 |
|  | 811-3 | -- | 00 | 07 | 27 |
|  | 811-2-Canal | -- | 00 | 03 | 27 |
|  | 811-1 | -- | 00 | 14 | 54 |
|  | 784-2-Canal | -- | 00 | 00 | 99 |
|  | 784-1 | -- | 00 | 20 | 90 |
|  | 782 | -- | 00 | 27 | 71 |
|  | 752-Canal | -- | 00 | 04 | 69 |
|  | 742 | -- | 00 | 17 | 08 |
|  | 741 | -- | 00 | 19 | 66 |
|  | 740 | -- | 00 | 13 | 13 |
|  | 739 | -- | 00 | 14 | 34 |
|  | 734 | -- | 00 | 08 | 33 |
|  | 554 | -- | 00 | 21 | 41 |
|  | 555 | -- | 00 | 27 | 93 |
|  | 549-Canal | -- | 00 | 01 | 06 |
|  | 547 | A | 00 | 13 | 56 |
|  | 547 | B | 00 | 04 | 19 |
|  | 546-Canal | B | 00 | 00 | 97 |
|  | 546 | 1A | 00 | 09 | 75 |
|  | 545-1 | -- | 00 | 08 | 02 |
|  | 333-Canal | -- | 00 | 02 | 18 |
|  | 331 | B | 00 | 13 | 00 |
|  | 330-Canal | B | 00 | 00 | 94 |
|  | 330 | A | 00 | 32 | 67 |
|  | 328 | -- | 00 | 21 | 97 |
|  | 327 | B | 00 | 03 | 22 |
|  | 327 | A | 00 | 09 | 38 |
|  | 345 | E2 | 00 | 05 | 24 |
|  | 345 | D | 00 | 08 | 14 |
|  | 345 | B | 00 | 04 | 59 |
|  | 345 | A | 00 | 04 | 77 |
|  | 359 | -- | 00 | 10 | 13 |
|  | 358 | -- | 00 | 13 | 01 |
|  | 360 | B | 00 | 04 | 19 |
|  | 360 | A | 00 | 05 | 91 |
|  | 357 | -- | 00 | 27 | 60 |
|  | 366-Canal | -- | 00 | 01 | 59 |
|  | **Total** | | **04** | **48** | **13** |

(2) The substance of the notification under sub section (1) of section 3 of the said Act was published by affixing a copy of the notification at public places like Panchayat Office, MPDO’s Office, Tahsildar’s Office and Village/Ward Secretariat and other conspicuous places on **12.05.2022** as provided in Sub Rule 2(a) and 2(b) of rule 3 of Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Rules, 1963. The same substance was also published in the village by beat of tom-tom and required certificates have been obtained and kept on file as required.

(3) Individual intimation notices of the notification under sub section (1) of section 3 of the said Act were also served among persons whose names appeared in the webland (Mee Bhoomi) for each village maintained by Government of AP besides interested persons over the land as required in sub rule (3) of rule 3 and rule 8 of the said rules. All the affected farmers / interested persons were given an opportunity of filing their objections if any against 3(1) notification within 21 days from the date of receipt of intimation notice under section 3(1) Notification. No objections have been received in respect of Cherlopalem village, Kovur Mandal within the stipulated time by the Competent Authority as per the procedure laid down u/s.5 of the said Act. Hence the process of hearing of objections/ disposal of objections does not arise for this village.

(4) After completion of process under section 3(1) proposal conducted detailed survey for preparation of declaration under section 6(1) which were submitted to Ministry of Petroleum & Natural Gas (MoP& NG) along justification report through proper channel for declaration of exact extents with survey numbers required under RoU under section 6(1) of P&MP Act, 1962. Upon due consideration of the report, the MoP& NG has approved the declaration. The declaration under section 6(1) of P&MP Act, 1962 was published through S.O. No.5383 (E), vide Gazette of India No.5154 (Weekly) dated 20.12.2023 The substance of declaration was published in the village on 30.12.2023 and other conspicuous places besides beat of tom-tom in the village, thereof the intention of the Government of India acquiring the Right of user and vesting the right of user in the land with BPCL, free from all encumbrances. The details of survey numbers together with extents require for RoU as per the declaration of Gazette of India publication are furnished hereunder:

Mandal:Kovur Revenue Division:Nellore District:SPSR Nellore State: Andhra Pradesh

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Name of the Village | Survey No. | Sub-Division No. | Area | | |
| Hectare | Are | Sq.mtr. |
| Cherlopalem | 913-Road | B | 00 | 01 | 64 |
|  | 913 | A2 | 00 | 30 | 54 |
|  | 912-Canal | -- | 00 | 01 | 52 |
|  | 810 | -- | 00 | 08 | 16 |
|  | 811-3 | -- | 00 | 07 | 27 |
|  | 811-2-Canal | -- | 00 | 03 | 27 |
|  | 811-1 | -- | 00 | 14 | 54 |
|  | 784-2-Canal | -- | 00 | 00 | 99 |
|  | 784-1 | -- | 00 | 20 | 90 |
|  | 782 | -- | 00 | 27 | 71 |
|  | 752-Canal | -- | 00 | 04 | 69 |
|  | 742 | -- | 00 | 17 | 08 |
|  | 741 | -- | 00 | 19 | 66 |
|  | 740 | -- | 00 | 13 | 13 |
|  | 739 | -- | 00 | 14 | 34 |
|  | 734 | -- | 00 | 08 | 33 |
|  | 554 | -- | 00 | 21 | 41 |
|  | 555 | -- | 00 | 27 | 93 |
|  | 549-Canal | -- | 00 | 01 | 06 |
|  | 547 | A | 00 | 13 | 56 |
|  | 547 | B | 00 | 04 | 19 |
|  | 546-Canal | B | 00 | 00 | 97 |
|  | 546 | 1A | 00 | 09 | 75 |
|  | 545-1 | -- | 00 | 08 | 02 |
|  | 333-Canal | -- | 00 | 02 | 18 |
|  | 331 | B | 00 | 13 | 00 |
|  | 330-Canal | B | 00 | 00 | 94 |
|  | 330 | A | 00 | 32 | 67 |
|  | 328 | -- | 00 | 21 | 97 |
|  | 327 | B | 00 | 03 | 22 |
|  | 327 | A | 00 | 09 | 38 |
|  | 345 | E2 | 00 | 05 | 24 |
|  | 345 | D | 00 | 08 | 14 |
|  | 345 | B | 00 | 04 | 59 |
|  | 345 | A | 00 | 04 | 77 |
|  | 359 | -- | 00 | 10 | 13 |
|  | 358 | -- | 00 | 13 | 01 |
|  | 360 | B | 00 | 04 | 19 |
|  | 360 | A | 00 | 05 | 91 |
|  | 357 | -- | 00 | 27 | 60 |
|  | 366-Canal | -- | 00 | 01 | 59 |
|  | **Total** | | **04** | **48** | **13** |

Upon publication of Declaration under Section 6(1) in the Gazette of India, the copy of Declaration was published at all conspicuous public places. The individual intimation notice under section 6(1) of PMP Act was also served to the interested / affected farmers informing the details of the procedure of RoU acquisition besides showing their extents affected physically by giving 60 days of time as per PMP Rules, 1963 for filing of claims towards compensation for land, trees, structures and damages to crop, etc., from the date of receipt of the intimation notice.

(5) During conduct of enquiry about ownership particulars, most of the claimants were orally requested the Competent Authority to pay the compensation as per RFCTLARR Act, 2013 instead of P&MP Act, 1962 for RoU as was done by HPCL authorities for their pipeline already commissioned recently i.e., in between Dharmapuri – Vijayawada. Regarding land compensation, BPCL has made no representation and agreed with the proposal orally that it will be the discretion of the Competent Authority in respect of compensation aspect keeping with a view of legal provisions allowed.

Amendment to Section 105:

For sub section 3, the following sub section shall be substituted namely “(3) the provisions of this act relating to determination of compensation in accordance with the 1st schedule, Rehabilitation and Resettlement in accordance with 2nd Schedule and infrastructure amenities in accordance with 3rd Schedule shall apply to the enactment relating to Land Acquisition specified in the 4th schedule with effect from 1st January, 2015” (ii) sub section 4 shall be omitted.

**(4) AREA OF RoU :**

There are some variations with reference to 3(1) Notification and Detailed Survey in the area of RoU required as shown in the Declaration u/s. 6(1) is due to survey conducted in detailed / Panchanama. During the course of said detailed survey, the survey team has identified an extent of 139 Sq. Mtrs of land (both in private and Government) is found excess in certain survey numbers in addition to the land already notified which is required for RoU. Hence supplementary 3(1) notification has to be published by sending appropriate proposals to the MoP&NG for the excess extent. It was further noticed that an extent of 332 Sq. Mtrs., of land (both in private and Government) is found less than the area in certain survey numbers notified earlier in 3(1) Notification. Hence Award has to be passed for the exact extent of land both in Private and Government lands whose particulars are furnished in Annexure-A and B respectively to differentiate the Govt. and Private land to avoid confusion. Presently, the Award has to be passed for the extent of 18,371 Sq. Mtrs (18703 – (13+319) 332 =18731) for which already notified 3(1) and 6(1) notifications already notified as well as individual notices served on the affected/interested persons. The particulars of less extents identified both in Government and Private lands are furnished hereunder in the tables mentioned below:

**Private Lands**:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Sl. No. | | Survey No. | Notified area as per 6(1) Notification | RoU area as per Panchanama / Detailed Survey | Variation | | Net area acquired (In Sq. Mtrs) |
| Excess | Less |
| 1 | | 838 | 4181 | 4168 | - | 13 | 4168 |
| 2 | | 837-2 | 2481 | 2481 | - | - | 2481 |
| 3 | | 819-2 | 1032 | 1036 | 4 | - | 1032 |
|  | | **Total** | **7694** | **7685** | **4** | **13** | **7681** |
| **Govt. Lands**: | | |  |  |  |  |  |
| 1 | 937-River | | 8417 | 8431 | 14 | - | 8417 |
| 2 | 820-Canal | | 497 | 502 | 5 | - | 497 |
| 3 | 914-Bund | | 1365 | 1083 | - | 282 | 1083 |
| 4 | 914-Bund | | 329 | 445 | 116 | - | 329 |
| 5 | 708-Canal | | 401 | 364 | 0 | 37 | 364 |
|  | **Total** | | **11009** | **10825** | **135** | **319** | **10690** |
|  | **Grand Total** | | **18703** | **18510** | **139** | **332** | **18371** |

It is submitted that the net area for passing of Award towards Land compensation and crop damage compensation is determined as detailed below:

**Land Compensation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Total extent of Notified Area | Land for which identified less than notified area in Government land | Land for which identified less than notified area in Private lands | Total area to be deducted from notified area  (Col.2 +3) | Net area for which Award is to be passed (Col.1- 4) |
| (1) | (2) | (3) | (4) | (5) |
| 18703 Sq. Mtrs. | 319 Sq. Mtrs. | 13 Sq. Mtrs. | 332 Sq. Mtrs. | 18371 Sq. Mtrs. |

The compensation towards damages to the standing crops and presumptive crops were assessed through respective departments of Andhra Pradesh State Government like Agriculture, Marketing and Horticulture departments. As per the report of the District Agricultural Officer, SPSR Nellore District the compensation is worked out per square meter which are furnished hereunder.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S.No** | **Name of the Crop** | **Annual Yield per Acre (in Quintals)** | **Rate per quintal (Rs.)** | **Compensation per Sq. Mtrs in Rs.** |
| 1 | Paddy | 30 | 2200/- | 16.50 |
| 2 | Banana Garden |  |  |  |
| 3 | Coconut Trees |  |  |  |
| 4 | Neem Tree |  |  |  |
| 5 | Palm Tree |  |  |  |
| 6 | Guva Tree |  |  |  |

If anyone disputes regarding the measurement of affected land in future the Competent Authority reserves the right to alter the award and to send supplementary award to the MoP& NG.

**(5) PANCHANAMA TEAM :**

As per Sub rule 2(a) of rule 4A, a Panchanama team was constituted with a view to inspect the lands as well as to show the affected land to the concerned land owners physically under RoU and the constituted team has conducted Panchanama and measurements of exact extent of land affected in respect of each farmer were physically shown to the land owners / interested persons which are furnished at “Schedule-A”. The Panchanama team further reported the existing crop damage particulars during the execution process of the project by the affected farmers/interested persons individual wise

**(6) COMPENSATION METHOD:**

As per the provisions contained in sub section 4 of section 10 of the P&MP Act, the compensation is to be considered at 10% (Ten Percent) of the Market Value of the land for the acquisition of land (Right of User) as on the date of notification under section 3(1) of the said act and the same is liable to be paid by the Requisition Department i.e., BPCL Company, to the land owners and to any other persons whose right of enjoyment in the land has been affected in any manner what so ever by such vesting through NEFT/RTGS without distributing the cheques to avoid delay in payment without deducting TDS u/s. 96 of the RFCTLARR Act, 2013 as per latest instructions.

Further, according to RFCTLARR Act, 2013, the market value defined as “Market Value” means the value of land determined in accordance with section 26 of RFCTLARR Act, 2013. Hence why, it was taken into consideration in accordance with the above ordinance while determination of compensation to be paid to the land owners @ 10% as prescribed in section 10 of PMP Act, 1962 towards land compensation. Tentative budget was also prepared based on the information furnished by Registration Statistics and sent to head office which was agreed by adopting above method. As per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Removal of difficulties) Order, 2015 which came into force with effect from 1st January, 2015 for enactment acts like PMP Act, 1962. Hence why it was determined as per clause 26(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013). Further, multiplication factor 1.25 for rural area and 1.5 for Scheduled Tribal area is applicable as per Rule, 28 of AP RFCTLARR Rules. Solatium at the rate of 100% as per section 30(1) of Act, 2013 is also to be added. This village is falling under rural area and hence, multiplication factor is taken considered as 1.25 for the value arrived through sales or Basic Value whichever is higher.

**(7) DETERMINATION OF MARKET VALUE :**

1. According to clause 26(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013), the market value is determined either by considering the basic value (Table -1) or the average sale price for similar type of land calculated as per explanation 1 & 2 of the said section.

2. Basic value specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds in the area of Cherlopalem village as on 01.08.2020 is as follows.

**Table – 1**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name of the village | Dry / Wet / Garden land  (per acre) | Land abutting to Road (per acre) | Agricultural land fit for house sites (per acre) | House sites  (per acre) |
| Cherlopalem | Rs.5,30,000/- | Rs.600,000/- | Rs.2,178,000/- | Rs.4,114,000/- |

REGISTRATION STATISTICS

STATEMENT SHOWING THE REGISTRATION STATISTICS OBTAINED FROM THE SUB REGISTRAR'S OFFICE,

KOVUR, NELLORE DISTRICT FOR THE year 2019-20, 2020-21 & 2021-22 (upto 10.03.2022).

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | | | | | | |
| **Sl. No.** | **Village** | **Sy. No.** | **Extent** | **Document No/year** | **Date of Registration** | **Basic Value of the land as on date** | **Total amount of consideration** | **Rate per acre fetched** |
|  | **2019-20** |  |  |  |  |  |  |  |
| 1 | Cherlopalem | 314-4 314-5 | 1.32 | 860/2019 | 20.04.2019 | 594000 | 594000 | 450000 |
| 2 | Cherlopalem | 515, 516, 517-1 | 2.00 | 964/2019 | 02.05.2019 | 900000 | 900000 | 450000 |
| 3 | Cherlopalem | 251-B | 1.26 | 1184/2019 | 30.05.2019 | 567000 | 567000 | 450000 |
| 4 | Cherlopalem | 517-1 | 0.508 | 1207/2019 | 06.06.2019 | 228375 | 229000 | 450787 |
| 5 | Cherlopalem | 257-B 258-B 256-A 258-A | 7.44 | 1243/2019 | 12.06.2019 | 3348000 | 3348000 | 450000 |
| 6 | Cherlopalem | 266-B 256-A 253/3A 266-C 257-A 258-A | 7.45 | 1244/2019 | 12.06.2019 | 3353000 | 3353000 | 450067 |
| 7 | Cherlopalem | 810 913-A | 0.28 | 1721/2019 | 27.07.2019 | 126000 | 168000 | 600000 |
| 8 | Cherlopalem | 524-1-D | 0.40 | 2816/2019 | 28.11.2019 | 200000 | 200000 | 500000 |
| 9 | Cherlopalem | 510 511 | 1.95 | 3055/2019 | 21.12.2019 | 975000 | 975000 | 500000 |
| 10 | Cherlopalem | 365-A, 365-C-A | 2.00 | 591/2020 | 03.03.2020 | 1000000 | 1000000 | 500000 |
|  | **2020-21** |  |  |  |  |  |  |  |
| 11 | Cherlopalem | 348-2-1, 351-D 352-D1, 347-1A | 2.34 | 879/2020 | 18.05.2020 | 1170000 | 1170000 | 500000 |
| 12 | Cherlopalem | 311-1A 311-1B | 1.630 | 914/2020 | 27.05.2020 | 815000 | 815000 | 500000 |
| 13 | Cherlopalem | 810 811-3 816-1A 817-1A 913-A 917-2 | 15.47 | 950/2020 | 03.06.2020 | 7735000 | 9282000 | 600000 |
| 14 | Cherlopalem | 434 | 0.54 | 1244/2020 | 15.07.2020 | 270000 | 270000 | 500000 |
| 15 | Cherlopalem | 553-A1 554-A1 555-A1 552-A2 552-B2 | 4.40 | 1404/2020 | 03.08.2020 | 220000 | 220000 | 50000 |
| 16 | Cherlopalem | 743-C 744-A 745 | 2.84 | 1767/2020 | 30.09.2020 | 1505200 | 1506000 | 530282 |
| 17 | Cherlopalem | 741-D 742-2 | 4.16 | 1768/2020 | 30.09.2020 | 2204800 | 2205000 | 530048 |
| 18 | Cherlopalem | 511 512 | 1.16 | 2451/2020 | 21.11.2020 | 614800 | 615000 | 530172 |
| 19 | Cherlopalem | 508 | 3.23 | 2516/2020 | 30.11.2020 | 1711900 | 1712000 | 530031 |
| 20 | Cherlopalem | 405-A | 0.87 | 2521/2020 | 30.11.2020 | 461100 | 462000 | 531034 |
|  | **2021-22** |  |  |  |  |  |  |  |
| 21 | Cherlopalem | 521-B-1, 524-2 | 2.00 | 1200/2021 | 26.04.2021 | 1060000 | 1060000 | 530000 |
| 22 | Cherlopalem | 517-1B | 0.50 | 1213/2021 | 27.04.2021 | 265000 | 265000 | 530000 |
| 23 | Cherlopalem | 781-2A3 | 1.90 | 1960/2021 | 19.07.2021 | 1007000 | 1007000 | 530000 |
| 24 | Cherlopalem | 276-A | 1.00 | 2067/2021 | 26.07.2021 | 530000 | 530000 | 530000 |
| 25 | Cherlopalem | 276-A | 1.00 | 2068/2021 | 26.07.2021 | 530000 | 530000 | 530000 |
| 26 | Cherlopalem | 293-A | 0.95 | 2112/2021 | 28.07.2021 | 503500 | 504000 | 530526.32 |
| 27 | Cherlopalem | 573-4 574-A | 0.51 | 2697/2021 | 09.09.2021 | 270300 | 271000 | 531372.55 |
| 28 | Cherlopalem | 521-B | 0.435 | 2713/2021 | 09.09.2021 | 230550 | 231000 | 531034.48 |
| 29 | Cherlopalem | 521-A, 522-2-1 | 1.845 | 2714/2021 | 09.09.2021 | 977850 | 978000 | 530081.3 |
| 30 | Cherlopalem | 357-B1 357-B2 357-B3 | 1.85 | 2768/2021 | 15.09.2021 | 980500 | 981000 | 530270.27 |
| 31 | Cherlopalem | 357-B2 357-C | 2.47 | 2769/2021 | 15.09.2021 | 1309100 | 1310000 | 530364.37 |
| 32 | Cherlopalem | 311-1A 311-1A2 311-1C | 1.00 | 3663/2021 | 11.11.2021 | 530000 | 530000 | 530000 |
| 33 | Cherlopalem | 311-2C | 1.00 | 4225/2021 | 29.12.2021 | 530000 | 530000 | 530000 |
| 34 | Cherlopalem | 764-B1 771-C | 0.99 | 403/2022 | 04.02.2022 | 524700 | 525000 | 530303.03 |
| 35 | Cherlopalem | 346-1 | 1.25 | 572/2022 | 17.02.2022 | 662500 | 663000 | 530400 |
| 36 | Cherlopalem | 276-B | 1.00 | 634/2022 | 22.02.2022 | 530000 | 530000 | 530000 |
| 37 | Cherlopalem | 276-B | 1.05 | 635/2022 | 22.02.2022 | 556500 | 557000 | 530476.19 |
| 38 | Cherlopalem | 447-1A3 | 2.00 | 766/2022 | 04.03.2022 | 1060000 | 1200000 | 600000 |

There are 38 sales (other than residential / house sites) during the crucial period of preceding three years from the date of 3(1) Notification published in Gazette of India No.1036, dt:10.03.2022 which are arranged as per descending order basing on the rate per acre. As per 26 (1)(b) of the RFCTLAR Act, 2013 the market value of the lands is to be determined either by considering the basic value or the average sale price for the similar type of lands calculated as per explanation 1 & 2 of the said Act. Regarding calculation of average sale price, one half of the total number of sale deeds (other than residential purpose) in which the highest sale price for similar type of lands mentioned is to be taken into consideration.

Out of the total 38 sales, one half of the sale transaction is taken into consideration and they are arranged in descending order basing on the rate per acre as shown below:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| REGISTRATION STATISTICS | | | | | | | | |
| STATEMENT SHOWING THE REGISTRATION STATISTICS OBTAINED FROM THE SUB REGISTRAR'S OFFICE,  KOVUR, NELLORE DISTRICT FOR THE year 2019-20, 2020-21 & 2021-22 (upto 10.03.2022). | | | | | | | | |
| Sl. No. | | Village | Sy. No. | Extent | Document No/year | Date of Registration | Basic Value of the land as on date | Total amount of consideration | Rate per acre fetched | |
| 1 | | Cherlopalem | 810 913-A | 0.28 | 1721/2019 | 27.07.2019 | 126000 | 168000 | 600000 | |
| 2 | | Cherlopalem | 810 811-3 816-1A 817-1A 913-A 917-2 | 15.47 | 950/2020 | 03.06.2020 | 7735000 | 9282000 | 600000 | |
| 3 | | Cherlopalem | 447-1A3 | 2.00 | 766/2022 | 04.03.2022 | 1060000 | 1200000 | 600000 | |
| 4 | | Cherlopalem | 573-4 574-A | 0.51 | 2697/2021 | 09.09.2021 | 270300 | 271000 | 531372.55 | |
| 5 | | Cherlopalem | 405-A | 0.87 | 2521/2020 | 30.11.2020 | 461100 | 462000 | 531034 | |
| 6 | | Cherlopalem | 521-B | 0.435 | 2713/2021 | 09.09.2021 | 230550 | 231000 | 531034.48 | |
| 7 | | Cherlopalem | 293-A | 0.95 | 2112/2021 | 28.07.2021 | 503500 | 504000 | 530526.32 | |
| 8 | | Cherlopalem | 276-B | 1.05 | 635/2022 | 22.02.2022 | 556500 | 557000 | 530476.19 | |
| 9 | | Cherlopalem | 346-1 | 1.25 | 572/2022 | 17.02.2022 | 662500 | 663000 | 530400 | |
| 10 | | Cherlopalem | 357-B2 357-C | 2.47 | 2769/2021 | 15.09.2021 | 1309100 | 1310000 | 530364.37 | |
| 11 | | Cherlopalem | 764-B1 771-C | 0.99 | 403/2022 | 04.02.2022 | 524700 | 525000 | 530303.03 | |
| 12 | | Cherlopalem | 743-C 744-A 745 | 2.84 | 1767/2020 | 30.09.2020 | 1505200 | 1506000 | 530282 | |
| 13 | | Cherlopalem | 357-B1 357-B2 357-B3 | 1.85 | 2768/2021 | 15.09.2021 | 980500 | 981000 | 530270.27 | |
| 14 | | Cherlopalem | 511 512 | 1.16 | 2451/2020 | 21.11.2020 | 614800 | 615000 | 530172 | |
| 15 | | Cherlopalem | 521-A, 522-2-1 | 1.845 | 2714/2021 | 09.09.2021 | 977850 | 978000 | 530081.3 | |
| 16 | | Cherlopalem | 741-D 742-2 | 4.16 | 1768/2020 | 30.09.2020 | 2204800 | 2205000 | 530048 | |
| 17 | | Cherlopalem | 508 | 3.23 | 2516/2020 | 30.11.2020 | 1711900 | 1712000 | 530031 | |
| 18 | | Cherlopalem | 521-B-1, 524-2 | 2.00 | 1200/2021 | 26.04.2021 | 1060000 | 1060000 | 530000 | |
| 19 | | Cherlopalem | 517-1B | 0.50 | 1213/2021 | 27.04.2021 | 265000 | 265000 | 530000 | |
|  | | **Total** |  | **43.86** |  |  |  | **24495000** | **10286396** | |

Average Sale Price :

Total extent of 23 sales = Ac.43.86

Total Sale price of 23 sales = Rs.2,44,95,000/-

Average sale price per acre = 24495000/ 44.84 = Rs.5,58,481.53/- rounded to 5,58,482/-

Basic value of the lands specified by the Registration Department:

|  |  |  |  |
| --- | --- | --- | --- |
| Dry / Wet / Garden land (per acre) | Land abutting to Road (per acre) | Agricultural land fit for house sites (per acre) | House sites (per acre) |
| Dry - Rs.5,30,000/-  Wet - Rs.5,30,000/-  Garden – Rs.5,30,000/- | Rs.600,000/- | Rs.2,178,000/- | Rs.4,114,000/- |

According to clause 26(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013), the market value is to be determined either by considering the basic value (Table -1) or the average sale price for similar type of land calculated as per explanation 1 & 2 of the said section, whichever is higher.

The average sale price worked out and the basic value specified by the Registration department for dry/wet lands are shown here under:

A) Average Sale price worked out ……. Rs.5,58,482/-

B) Basic Value specified by the Registration Department

For Dry/Wet/Garden Lands …….. Rs.5,30,000/-

Hence, it is just reasonable and justifiable for taking into consideration of the average sale price worked out is adapted as Market Value in respect of the lands of Cherlopalem Village of Kovur Mandal, as it is higher than the Basic Value specified by the Registration Department for Dry/Wet lands in Cherlopalem Village of Kovur Mandal.

**(8) CALCULATION OF LAND COMPENSATION AMOUNT :**

The land compensation is calculated as per the 1st Schedule of RFCTLARR Act, 2013, and the compensation is to be paid as per P&MP Act is arrived as tabulated below:

**Table-2 – LAND**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Compensation amount as per 2013 Act | | | | | | Compensation amount as per P&MP Act | | | |
| Sl. No | Type of land | Market Value per acre  (Average sale price worked out) (in Rs.) | Market value including Multiplication Factor @ 1.25 (in Rs.) | Solatium @ 100% as per Sec.30(1) of 2013 Act. (in Rs.) | Total land rate (per acre in Rs.) | Compensation amount worked out under PMP Act @ (10%) per acre (in Rs.) | Compensation amount worked out per Sq. Mtr. (139620.5/4046.856 = 34.50 | Area under RoU as per detailed survey (In Sq.Mtr) | Total com pensation (In Rs.) |
| 1 | Average sale price worked out | 558482 | 698102.5 | 698102.5 | 1396205 | 139620.5 | 34.50 | 41022 | 14,15,259 |

Taking into consideration of the rates fixed by the concerned departments the total compensation is calculated to an extent of 7685 Sq.Mts of Vegur Village of Kovur Mandal of SPSR Nellore District is given below :

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Name of the Crop** | **Total Extent in Sq.mts** | **Total Amount Payable to the landowners (in Rupees)** |
| 1 | Paddy | 3517 | Rs.58030.50 |
| 2 | Banana Garden |  |  |
| 3 | Coconut Trees |  |  |
| 4 | Neem Tree |  |  |
| 5 | Palm Tree |  |  |
| 6 | Guva Tree |  |  |
|  | TOTAL |  | Rs. |

Sale Transactions of the area during immediately preceding three years from the 3(1) Notification published in the Gazette of India on 10.03.2022 on Cherlopalem village (other than house sites/ residential purpose) obtained from the Sub Registrar Office, Kovur are provided hereunder.

The compensation awarded to the land owners in respect of lands under Acquisition of RoU in land compensation towards crop damage and for trees is appended in Schedule-A for making payment through RTGS/NEFT. There are no structures neither reported nor found during conduct of detailed survey. Hence the questions of assessment of structures does not arise in respect of Cherlopalem Village of Kovur Mandal. Compensation for land pertaining to Government lands are furnished in Annexure-B..

During the detailed survey, the survey team has reported certain names whose names are not find place in the Web land of respective village nor produced any documentary proof or produced digitally signed Adangal copies and 1B copies which are to be treated as evidence of ownership and can be treated as sufficient evidence to settle the claims. The transfer of Patta/Khata is a process of updating details of new owner of a property in a revenue record which is a continuous process and it is mandatory to prove the ownerships of a particular property.

In view of facts explained above, the land compensation as per award as well as crop compensation to be awarded could not be disbursed for the following cases and the said amount was kept pending disbursement with the Competent Authority and will be disbursed if the pattadar produced the evidence in time prescribed as per P&MP Rules, 1963 in support of their claims.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Sl. No. as per Sch.-A | Name of the Mandal | Village | Name of the owner/effected person as per Webland | Sy. No. | Extent in Sq. mtrs. | Total Awarded amount Land & Crop (in Rupees) |
| 1 | Kovur | Cherlopalem |  |  |  |  |
| 2 | Kovur | Cherlopalem |  |  |  |  |
| 3 | Kovur | Cherlopalem |  |  |  |  |

**TREES, CROPS & OTHER DAMAGES** :

Order for compensation under section 7 for damages to the trees, crops, structures etc., worked out and mentioned in Annexure-A. Provided, that in determining the compensation, no account shall be taken of any structure or other improvements made in the land after the date of the notification under sub section (1) of section 3. In this connection, the survey team has already taken photographs of each survey number affected and kept on file readily for reference. In case several persons claim to be interested in the amount of compensation eligible under sub section (1), the Competent Authority shall determine the persons who in its opinion are entitled to receive the compensation and the amount payable to each of them.

If any dispute arises as to the apportionment of compensation or any part thereof or as to the persons to whom the same or any part thereof is payable, the Competent Authority shall refer the dispute to the decision of District Judge as per sub section 5 of section 11 of PMP Act and the decision of District Judge thereof shall be final.

**(9) POWER TO ENTER FOR LAND INSPECTION AND RESTRICTIONS REGARDING USE OF LAND :**

As per provisions contained in section 8 of the said Act, “for maintaining, examining, repairing, altering or removing any pipeline, or for doing any other act necessary for the utilization of the pipelines or for the making of any inspection or measurement for any of the aforesaid purposes, any person authorized in this behalf by the Central Government, the State Government or the Corporation, as the case may be, after giving reasonable notice to the occupier of the land under which the pipeline has been laid, enter there in with such workmen and assistant as may be necessary”.

Provided that where such person is satisfied than an emergency exists, no such notice shall be necessarily,

Provided further that, while exercising any powers under this section, such person or any work-man or assistant of such person, shall cause as little damage or injury as possible to such land.

As per provisions contained in section 9 of the said Act, owner or occupier of said land shall not after declaration under sub section 1 of section 6 of the said Act.

1. Construct any building or any other structure
2. Construct or excavate any tank, well, reservoir or dam or
3. Plant any tree on that land.

If the owner or occupier of the said land, has made any such thing as above on the land, provisions contained in sub section 3 of section 9 of the said act, “The Court of the District Judge within the local limits or whose limit the land is situated may on an application made to it by the Competent Authority and after holding such enquiry as it may deemed fit, cause the building, structure, reservoir, dam or tree to be removed or the well or tank to filled up, and the costs of such removal or filling up shall be recoverable from such owner or occupier in the same manner as if the order for the recovery of such costs were a decree made by the Court”.

In conclusion, I therefore, declare under section 10(4) of the P&MP Act, 1962 that

1. The area finally notified under section 6(1) of the said act be treated as area of the land for acquisition of RoU for the purpose of awarding,
2. The amount of compensation payable for each Survey Numbers are computed and shown in Schedule-1 attached herewith. The amount payable for each Sy. No is rounded to the higher 50 for the convenience of payment and amounting.
3. The total amount of compensation for the land against ROU in the village of Veguru village of Kovur Mandal in Prakasam district is Rs.**9,85, 998.50/-** (Rupees Nine Lakhs Eighty Five Thousand Nine Hundred Ninety Eight and paise Fifty Only) as shown in “Schedule-A” attached herewith.
4. The total amount of compensation for the Government lands against RoU in the village of Veguru Village of Kovur Mandal in SPSR Nellore District is Rs.**3,63,460/-** as shown in ‘**Schedule-B**’ appended herewith.

The acquiring body BPCL has already deposited certain amount of compensation in the account of Competent Authority where 6(1) Notification published villages as per tentative estimates.

The Competent Authority reserves the right to alter any of the content, regarding survey number or area of land or the amount to be paid as compensation or any other matter based on facts as are detected later or brought to the notice after declaration of this Award.

Any party aggrieved by the determination of the amount of compensation may prefer an application to the District Judge within the limits of whose jurisdiction the land or any part thereof is situated, not later than 90 days of the receipt of the intimation from the Competent Authority under rule 4(3) of P&MP Rules, 1963 under section 10(5) of P&MP Act, 1962.

If CA&Spl. Dy. Collector pleases the land compensation and existing crop damages calculated and shown in Annexure-A land compensation towards Government lands shown as Annexure-B in the shape of award is put up below for favour of approval.

C.A. & S.D.C.

Office of the Competent Authority & Special Deputy Collector

Krishnapatnam – Hyderabad Pipeline Project, Bharat Petroleum Corporation Limited,

D.No.17, Istakameswari Swami Temple Road, Gurazala-522415,

Palnadu District, Andhra Pradesh.

**ROU Land Compensation AWARD No. /2023** **DT: . .2023**

Name of the Acquiring Body : Bharat Petroleum Corporation Limited

Purpose of Acquisition : Laying of Under Ground Pipeline for transportation of

Petroleum & Petroleum Products

Nature of Acquisition : Right of User in land

Location of land : Veguru village, Kovur Mandal,

SPSR Nellore District, Andhra Pradesh.

**Award for Right of User Compensation of land and Crop compensation towards crop damages assessed during execution of Project in Veguru village of Kovur Mandal, under section 10(4) of the P&MP Act, 1962(50 of 1962).**

This is an order under section 10(4) of the Petroleum & Minerals Pipelines (Acquisition of Right of User in land) Act, 1962 (50 of 1962)and after following the procedure laid down under Rule 4A (1) & (2) of P & MP Rules, 1963 towards land and damage of crops on Acquisition of Right of User in land during the execution of Krishnapatnam-Hyderabad Pipeline Project which was conducted by panchanama teams and the said team has assessed the damages with reference to the existing crops, yields and rates have been obtained from the different A.P. State Government Departments like Agriculture, Marketing, Horticulture etc., in respect of Veguru village Kovur Mandal.

1. **INTRODUCTION**:

Bharat Petroleum Corporation Limited (BPCL) is one of the major Central Public Sector Oil Company engaged in refining, Marketing and distribution of Petroleum and Petroleum Products in India. Currently, BPCL is laying underground a multi-product petroleum pipeline in between Krishnapatnam Port Terminal (SPSR Nellore district, Andhra Pradesh State) to Malkapur Terminal (Hyderabad, Telangana State) via existing BPCL depot located at Surareddypalem village, Tangutur Mandal with a length of 423 Kilometers for transportation of Petrol and their products for which Petroleum & Natural Gas Regulatory Board, New Delhi has approved the project vide letter No.PMGR/AUTH/3-PPPL(10)/2019, dt.31.03.2020.

In pursuance of Clause (a) of Section 2 of Petroleum and Minerals Pipelines Act, 1962, the Special Deputy Collector has been authorized to perform the functions of the Competent Authority under the said Act within the territory of the State of Andhra Pradesh by the Central Government in Ministry of Petroleum & Natural Gas (MoP& NG) vide its Notification S.O. No.1927(E), dated 01.04.2021, and the same was published in the Gazette of India vide its No.1800, dated.18.05.2021.

Initially the pipeline route survey was entrusted to Theodesh Consultency, 82-83, 3rd Floor, Suryakiran Complex, Old Padra Road, Opp. Bankers Hert Institute, Vadodara (Gujarath), India by the BPCL authorities in the year 2019 and submitted Land Plan Schedules in the first instant to the BPCL Authorities, thereafter to the Competent Authority, KHPL in the year 2021 and there is a gap of two years in between the survey and handing over of land plan schedules to the Competent Authority. During the gap period there were several new structures have come up on the proposed Pipeline alignment, after initial survey as well as in the gap period. Keeping in view, it is inevitable to conduct second initial survey by the Competent Authority to assess exact ground realities. Accordingly a team was constituted with Licensed Surveyor and Retired VROs and conducted second preliminary survey. The proposed pipeline is passing through Veguru village in Kovur Mandal of SPSR Nellore district.

The Right of user in the land (herein after referred to as RoU) as described in Schedule-A for Veguru village of Kovur Mandal of SPSR Nellore District of Andhra Pradesh, has been acquired certain land for laying of proposed multiproduct underground pipeline for transportation of Petrol and Petroleum products from Krishnapatnam Port Terminal to Malkapur, Hyderabad Terminal.

1. **GEOGRAPHICAL AND AGRICULTURAL CONDITIONS :**

Veguru village is situated at a distance of 6 KM from Kovur Mandal headquarters and having population of nearly 5,185 as per 2011 Census. Large parts of the land of this village is Wet with Block Soil and cultivating crops like Paddy, Banana Leaf Gardens, etc., through irrigation source of Veguru Canal Through Penna River and Bore wells.

1. **PROCESSING :**

(1) During acquisition process, the following area as shown against survey number was notified under section 3(1) of P&MP Act, 1962 under S.O. No.1068 (E) published in the Gazette of India No.1036, dated 10.03.2022 in the Ministry of Petroleum and Natural Gas, New Delhi.

Mandal:Kovur Revenue Division: Nellore District:SPSR Nellore State:Andhra Pradesh

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Name of the Village | Survey No. | Sub-Division No. | Area | | |
| Hectare | Are | Sq.mtr. |
| Vegur No. 71 | 937-River | -- | 00 | 84 | 17 |
|  | 838 | -- | 00 | 41 | 81 |
|  | 837 | 2 | 00 | 24 | 81 |
|  | 820- Canal | -- | 00 | 04 | 97 |
|  | 819 | 2 | 00 | 10 | 32 |
|  | 914- Bund | -- | 00 | 13 | 65 |
|  | 914- Bund | -- | 00 | 03 | 29 |
|  | 708-Canal | -- | 00 | 04 | 01 |
|  | **Total** | | **01** | **87** | **03** |

(2) The substance of the notification under sub section (1) of section 3 of the said Act was published by affixing a copy of the notification at public places like Panchayat Office, MPDO’s Office, Tahsildar’s Office and Village/Ward Secretariat and other conspicuous places on **11.05.2022** as provided in Sub Rule 2(a) and 2(b) of rule 3 of Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Rules, 1963. The same substance was also published in the village by beat of tom-tom and required certificates have been obtained and kept on file as required.

(3) Individual intimation notices of the notification under sub section (1) of section 3 of the said Act were also served among persons whose names appeared in the webland (Mee Bhoomi) for each village maintained by Government of AP besides interested persons over the land as required in sub rule (3) of rule 3 and rule 8 of the said rules. All the affected farmers / interested persons were given an opportunity of filing their objections if any against 3(1) notification within 21 days from the date of receipt of intimation notice under section 3(1) Notification. No objections have been received in respect of Veguru village, Kovur Mandal within the stipulated time by the Competent Authority as per the procedure laid down u/s.5 of the said Act. Hence the process of hearing of objections/ disposal of objections does not arise for this village.

(4) After completion of process under section 3(1) proposal conducted detailed survey for preparation of declaration under section 6(1) which were submitted to Ministry of Petroleum & Natural Gas (MoP& NG) along justification report through proper channel for declaration of exact extents with survey numbers required under RoUunder section 6(1) of P&MP Act, 1962. Upon due consideration of the report, the MoP& NG has approved the declaration. The declaration under section 6(1) of P&MP Act, 1962 was published through S.O. No.5383(E), vide Gazette of India No.5154 (Weekly) dated 20.12.2023 The substance of declaration was published in the village on 30.12.2023 and other conspicuous places besides beat of tom-tom in the village, thereof the intention of the Government of India acquiring the Right of user and vesting the right of user in the land with BPCL, free from all encumbrances. The details of survey numbers together with extents require for RoU as per the declaration of Gazette of India publication are furnished hereunder:

Mandal:Kovur Revenue Division:Nellore District:SPSR Nellore State: Andhra Pradesh

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 1 | 2 | 3 | 4 | 5 | 6 |
| Name of the Village | Survey No. | Sub-Divi- No. | Area | | |
| Hectare | Are | Sq.mtr. |
| Veguru No.71 | 937-River | -- | 00 | 84 | 17 |
|  | 838 | -- | 00 | 41 | 81 |
|  | 837 | 2 | 00 | 24 | 81 |
|  | 820- Canal | -- | 00 | 04 | 97 |
|  | 819 | 2 | 00 | 10 | 32 |
|  | 914- Bund | -- | 00 | 13 | 65 |
|  | 914- Bund | -- | 00 | 03 | 29 |
|  | 708-Canal | -- | 00 | 04 | 01 |
|  | **Total** | | **01** | **87** | **03** |

Upon publication of Declaration under Section 6(1) in the Gazette of India, the copy of Declaration was published at all conspicuous public places. The individual intimation notice under section 6(1) of PMP Act was also served to the interested / affected farmers informing the details of the procedure of RoU acquisition besides showing their extents affected physically by giving 60 days of time as per PMP Rules, 1963 for filing of claims towards compensation for land, trees, structures and damages to crop, etc., from the date of receipt of the intimation notice.

(5) During conduct of enquiry about ownership particulars, most of the claimants were orally requested the Competent Authority to pay the compensation as per RFCTLARR Act, 2013 instead of P&MP Act, 1962 for RoU as was done by HPCL authorities for their pipeline already commissioned recently i.e., in between Dharmapuri – Vijayawada. Regarding land compensation, BPCL has made no representation and agreed with the proposal orally that it will be the discretion of the Competent Authority in respect of compensation aspect keeping with a view of legal provisions allowed.

Amendment to Section 105:

For sub section 3, the following sub section shall be substituted namely “(3) the provisions of this act relating to determination of compensation in accordance with the 1st schedule, Rehabilitation and Resettlement in accordance with 2nd Schedule and infrastructure amenities in accordance with 3rd Schedule shall apply to the enactment relating to Land Acquisition specified in the 4th schedule with effect from 1st January, 2015” (ii) sub section 4 shall be omitted.

**(4) AREA OF RoU :**

There are some variations with reference to 3(1) Notification and Detailed Survey in the area of RoU required as shown in the Declaration u/s. 6(1) is due to survey conducted in detailed / Panchanama. During the course of said detailed survey, the survey team has identified an extent of 139 Sq. Mtrs of land (both in private and Government) is found excess in certain survey numbers in addition to the land already notified which is required for RoU. Hence supplementary 3(1) notification has to be published by sending appropriate proposals to the MoP&NG for the excess extent. It was further noticed that an extent of 332 Sq. Mtrs., of land (both in private and Government) is found less than the area in certain survey numbers notified earlier in 3(1) Notification. Hence Award has to be passed for the exact extent of land both in Private and Government lands whose particulars are furnished in Annexure-A and B respectively to differentiate the Govt. and Private land to avoid confusion. Presently, the Award has to be passed for the extent of 18,371 Sq. Mtrs (18703 – (13+319) 332 =18731) for which already notified 3(1) and 6(1) notifications already notified as well as individual notices served on the affected/interested persons. The particulars of less extents identified both in Government and Private lands are furnished hereunder in the tables mentioned below:

**Private Lands**:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Sl. No. | | Survey No. | Notified area as per 6(1) Notification | RoU area as per Panchanama / Detailed Survey | Variation | | Net area acquired (In Sq. Mtrs) |
| Excess | Less |
| 1 | | 838 | 4181 | 4168 | - | 13 | 4168 |
| 2 | | 837-2 | 2481 | 2481 | - | - | 2481 |
| 3 | | 819-2 | 1032 | 1036 | 4 | - | 1032 |
|  | | **Total** | **7694** | **7685** | **4** | **13** | **7681** |
| **Govt. Lands**: | | |  |  |  |  |  |
| 1 | 937-River | | 8417 | 8431 | 14 | - | 8417 |
| 2 | 820-Canal | | 497 | 502 | 5 | - | 497 |
| 3 | 914-Bund | | 1365 | 1083 | - | 282 | 1083 |
| 4 | 914-Bund | | 329 | 445 | 116 | - | 329 |
| 5 | 708-Canal | | 401 | 364 | 0 | 37 | 364 |
|  | **Total** | | **11009** | **10825** | **135** | **319** | **10690** |
|  | **Grand Total** | | **18703** | **18510** | **139** | **332** | **18371** |

It is submitted that the net area for passing of Award towards Land compensation and crop damage compensation is determined as detailed below:

**Land Compensation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Total extent of Notified Area | Land for which identified less than notified area in Government land | Land for which identified less than notified area in Private lands | Total area to be deducted from notified area  (Col.2 +3) | Net area for which Award is to be passed (Col.1- 4) |
| (1) | (2) | (3) | (4) | (5) |
| 18703 Sq. Mtrs. | 319 Sq. Mtrs. | 13 Sq. Mtrs. | 332 Sq. Mtrs. | 18371 Sq. Mtrs. |

The compensation towards damages to the standing crops and presumptive crops were assessed through respective departments of Andhra Pradesh State Government like Agriculture, Marketing and Horticulture departments. As per the report of the District Agricultural Officer, SPSR Nellore Distrtict the compensation is worked out per square meter which are furnished hereunder.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S.No** | **Name of the Crop** | **Annual Yield per Acre (in Quintals)** | **Rate per quintal (Rs.)** | **Compensation per Sq. Mtrs in Rs.** |
| 1 | Paddy | 30 | 2200/- | 16.50 |
| 2 | Betel leaf Garden | 108 | 6000/- | 160 |

If anyone disputes regarding the measurement of affected land in future the Competent Authority reserves the right to alter the award and to send supplementary award to the MoP& NG.

**(5) PANCHANAMA TEAM :**

As per Sub rule 2(a) of rule 4A, a Panchanama team was constituted with a view to inspect the lands as well as to show the affected land to the concerned land owners physically under RoU and the constituted team has conducted Panchanama and measurements of exact extent of land affected in respect of each farmer were physically shown to the land owners / interested persons which are furnished at “Schedule-A”. The Panchanama team further reported the existing crop damage particulars during the execution process of the project by the affected farmers/interested persons individual wise

**(6) COMPENSATION METHOD:**

As per the provisions contained in sub section 4 of section 10 of the P&MP Act, the compensation is to be considered at 10% (Ten Percent) of the Market Value of the land for the acquisition of land (Right of User) as on the date of notification under section 3(1) of the said act and the same is liable to be paid by the Requisition Department i.e., BPCL Company, to the land owners and to any other persons whose right of enjoyment in the land has been affected in any manner what so ever by such vesting through NEFT/RTGS without distributing the cheques to avoid delay in payment without deducting TDS u/s. 96 of the RFCTLARR Act, 2013 as per latest instructions.

Further, according to RFCTLARR Act, 2013, the market value defined as “Market Value” means the value of land determined in accordance with section 26 of RFCTLARR Act, 2013. Hence why, it was taken into consideration in accordance with the above ordinance while determination of compensation to be paid to the land owners @ 10% as prescribed in section 10 of PMP Act, 1962 towards land compensation. Tentative budget was also prepared based on the information furnished by Registration Statistics and sent to head office which was agreed by adopting above method. As per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Removal of difficulties) Order, 2015 which came into force with effect from 1st January, 2015 for enactment acts like PMP Act, 1962. Hence why it was determined as per clause 26(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013). Further, multiplication factor 1.25 for rural area and 1.5 for Scheduled Tribal area is applicable as per Rule, 28 of AP RFCTLARR Rules. Solatium at the rate of 100% as per section 30(1) of Act, 2013 is also to be added. This village is falling under rural area and hence, multiplication factor is taken considered as 1.25 for the value arrived through sales or Basic Value whichever is higher.

**(7) DETERMINATION OF MARKET VALUE :**

1. According to clause 26(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013), the market value is determined either by considering the basic value (Table -1) or the average sale price for similar type of land calculated as per explanation 1 & 2 of the said section.

2. Basic value specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds in the area of Veguru village as on 01.06.2023 is as follows.

**Table – 1**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name of the village | Dry / Wet / Garden land  (per acre) | Land abutting to Road (per acre) | Agricultural land fit for house sites (per acre) | House sites  (per acre) |
| Veguru | Rs.5,30,000/- | Rs.600,000/- | Rs.2,178,000/- | Rs.4,114,000/- |

REGISTRATION STATISTICS

STATEMENT SHOWING THE REGISTRATION STATISTICS OBTAINED FROM THE SUB REGISTRAR'S OFFICE,

Kovur for the year 2018-19, 2019-20 & 2020-21 (Upto 29.11.2021).

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | | | | | | |
|  | | | | | | | | |
| **Sl. No.** | **Village** | **Sy. No.** | **Extent** | **Document No/year** | **Date of Registration** | **Basic Value of the land as on date** | **Total amount of consideration** | **Rate per acre fetched** |
|  | **2019-20** |  |  |  |  |  |  |  |
| 1 | Veguru | 173-A | 0.50 | 809/2019 | 10.04.2019 | 225000 | 225000 | 450000 |
| 2 | Veguru | 791-C1 | 1.00 | 994/2019 | 06.05.2019 | 450000 | 450000 | 450000 |
| 3 | Veguru | 852-3B1 | 3.00 | 2128/2019 | 09.09.2019 | 1500000 | 1500000 | 500000 |
| 4 | Veguru | 839-A-3 | 5.00 | 2589/2019 | 31.10.2019 | 2500000 | 2500000 | 500000 |
| 5 | Veguru | 840-B | 5.00 | 2590/2019 | 31.10.2019 | 2500000 | 2500000 | 500000 |
| 6 | Veguru | 839-A-2 839-A-1 | 6.30 | 2591/2019 | 31.10.2019 | 3150000 | 3150000 | 500000 |
| 7 | Veguru | 178-B 179-1C | 0.69 | 2677/2019 | 11.11.2019 | 345000 | 345000 | 500000 |
| 8 | Veguru | 179-1A | 0.70 | 2678/2019 | 11.11.2019 | 350000 | 350000 | 500000 |
| 9 | Veguru | 131-A | 0.60 | 2759/2019 | 21.11.2019 | 300000 | 300000 | 500000 |
| 10 | Veguru | 234 | 3.45 | 2822/2019 | 28.11.2019 | 1725000 | 1725000 | 500000 |
| 11 | Veguru | 147-A 147-B | 1.97 | 2871/2019 | 04.12.2019 | 985000 | 985000 | 500000 |
| 12 | Veguru | 834-A | 0.35 | 2896/2019 | 06.12.2019 | 175000 | 175000 | 500000 |
| 13 | Veguru | 839-A 840-A | 5.00 | 57/2020 | 08.01.2020 | 2500000 | 2500000 | 500000 |
| 14 | Veguru | 796 840-A | 5.00 | 58/2020 | 08.01.2020 | 2500000 | 2500000 | 500000 |
| 15 | Veguru | 854-3 | 0.78 | 289/2020 | 04.02.2020 | 390000 | 468000 | 600000 |
| 16 | Veguru | 631-A 632-B 633-B | 3.295 | 293/2020 | 05.02.2020 | 1647500 | 1648000 | 500152 |
| 17 | Veguru | 875-1C 875-1D 877-1A 877-1B 877-1C | 1.81 | 482/2020 | 19.02.2020 | 905000 | 905000 | 500000 |
| 18 | Veguru | 873-1C 874-1A 874-1B | 1.11 | 483/2020 | 19.02.2020 | 555000 | 555000 | 500000 |
| 19 | Veguru | 43-1A 43-1B 43-2 43-2A | 4.67 | 550/2020 | 27.02.2020 | 2335000 | 2335000 | 500000 |
| 20 | Veguru | 44-2C 51-3A 51-1C | 3.03 | 551/2020 | 27.02.2020 | 1515000 | 1515000 | 500000 |
| 21 | Veguru | 38 39-A2 39/A2-1 39-A3 39-C 39/C-1 39-D 40 40/A 41 41-A 41-1A 41-1B 41-3 41-4A | 9.94 | 552/2020 | 27.02.2020 | 4970000 | 4970000 | 500000 |
| 22 | Veguru | 42-A 42-I 42-J 43-1A 43-2A 43-3 43-3A | 4.14 | 553/2020 | 27.02.2020 | 2070000 | 2070000 | 500000 |
| 23 | Veguru | 39-A1 39-A1-1 39-A2 39-B 39-B-1 39/C-1 40/A 41 41-1B 41-3 41-4B 878-2A 878-2B 879-1A 879-1B 879-1C 880-1 | 8.75 | 554/2020 | 27.02.2020 | 4375000 | 4375000 | 500000 |
| 24 | Veguru | 154-C 154-D 161-1F-C | 1.34 | 562/2020 | 28.02.2020 | 670000 | 670000 | 500000 |
|  | **2020-21** |  |  |  |  |  |  |  |
| 25 | Veguru | 127-A 129-A 136-A-2 | 4.01 | 721/2020 | 13.03.2020 | 2005000 | 2005000 | 500000 |
| 26 | Veguru | 127-A 135-A 136-A-1 136-A-2 129-A | 4.01 | 722/2020 | 13.03.2020 | 2005000 | 2005000 | 500000 |
| 27 | Veguru | 876-1 876/2 877/1-3 877-1C 877-1D | 6.19 | 1062/2020 | 20.06.2020 | 3095000 | 3095000 | 500000 |
| 28 | Veguru | 635-B | 0.70 | 1255/2020 | 16.07.2020 | 350000 | 420000 | 600000 |
| 29 | Veguru | 633-A | 0.42 | 1731/2020 | 25.09.2020 | 222600 | 223000 | 530952 |
| 30 | Veguru | 633-A 632-A1 | 0.36 | 1732/2020 | 25.09.2020 | 190800 | 191000 | 530556 |
| 31 | Veguru | 631-A | 0.80 | 1758/2020 | 29.09.2020 | 424000 | 424000 | 530000 |
| 32 | Veguru | 676-2BA 675-2A | 0.55 | 1939/2020 | 12.10.2020 | 291500 | 292000 | 530909 |
| 33 | Veguru | 829-2 830-2 | 3.00 | 2374/2020 | 12.11.2020 | 1590000 | 1590000 | 530000 |
| 34 | Veguru | 829-1 | 5.00 | 2375/2020 | 12.11.2020 | 2650000 | 2650000 | 530000 |
| 35 | Veguru | 829-1 830-1 | 1.15 | 2376/2020 | 12.11.2020 | 610000 | 610000 | 530435 |
| 36 | Veguru | 829-1 830-1 | 5.00 | 2377/2020 | 12.11.2020 | 2650000 | 2650000 | 530000 |
| 37 | Veguru | 677-A1 | 2.00 | 2446/2020 | 20.11.2020 | 1060000 | 1060000 | 530000 |
| 38 | Veguru | 4 | 1.00 | 452/2021 | 17.02.2021 | 530000 | 530000 | 530000 |
| 39 | Veguru | 13-1-1A, 13-1-1A | 1.95 | 580/2021 | 01.03.2021 | 1033500 | 1229000 | 630256 |
| 40 | Veguru | 13-1-2A | 1.95 | 581/2021 | 01.03.2021 | 1033500 | 1229000 | 630256 |
|  | **2021-22** |  |  |  |  |  |  |  |
| 41 | Veguru | 885-3-1A 886-3B 886-3A | 2.08 | 848/2021 | 24.03.2021 | 1102400 | 1248000 | 600000 |
| 42 | Veguru | 886-3A | 2.08 | 849/2021 | 24.03.2021 | 1102400 | 1248000 | 600000 |
| 43 | Veguru | 886-3B | 1.00 | 850/2021 | 24.03.2021 | 530000 | 600000 | 600000 |
| 44 | Veguru | 118-B 120-A 120-B2 | 2.75 | 1201/2021 | 26.04.2021 | 1457500 | 1458000 | 530182 |
| 45 | Veguru | 864-C 865-1B 865-1A 864-B | 6.88 | 2192/2021 | 04.08.2021 | 3646400 | 3647000 | 530087 |
| 46 | Veguru | 112-B | 0.70 | 4091/2021 | 24.12.2021 | 371000 | 371000 | 530000 |

There are 46 sales (other than residential / house sites) during the crucial period of preceding three years from the date of 3(1) Notification published in Gazette of India No.1036, dt:10.03.2022 which are arranged as per descending order basing on the rate per acre. As per 26 (1)(b) of the RFCTLAR Act, 2013 the market value of the lands is to be determined either by considering the basic value or the average sale price for the similar type of lands calculated as per explanation 1 & 2 of the said Act. Regarding calculation of average sale price, one half of the total number of sale deeds (other than residential purpose) in which the highest sale price for similar type of lands mentioned is to be taken into consideration.

Out of the total 46 sales, one half of the sale transaction is taken into consideration and they are arranged in descending order basing on the rate per acre as shown below:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| REGISTRATION STATISTICS | | | | | | | | | |
| STATEMENT SHOWING THE REGISTRATION STATISTICS OBTAINED FROM THE SUB REGISTRAR'S OFFICE,  Kovur for the year 2018-19, 2019-20 & 2020-21 (Upto 29.11.2021). | | | | | | | | | |
| **Sl. No.** | **Village** | **Sy. No.** | **Extent** | **Document No/year** | **Date of Registration** | **Basic Value of the land as on date** | **Total amount of consideration** | **Rate per acre fetched** | |
| 1 | Veguru | 13-1-1A, 13-1-1A | 1.95 | 580/2021 | 01.03.2021 | 1033500 | 1229000 | 630256 | |
| 2 | Veguru | 13-1-2A | 1.95 | 581/2021 | 01.03.2021 | 1033500 | 1229000 | 630256 | |
| 3 | Veguru | 854-3 | 0.78 | 289/2020 | 04.02.2020 | 390000 | 468000 | 600000 | |
| 4 | Veguru | 635-B | 0.70 | 1255/2020 | 16.07.2020 | 350000 | 420000 | 600000 | |
| 5 | Veguru | 885-3-1A 886-3B 886-3A | 2.08 | 848/2021 | 24.03.2021 | 1102400 | 1248000 | 600000 | |
| 6 | Veguru | 886-3A | 2.08 | 849/2021 | 24.03.2021 | 1102400 | 1248000 | 600000 | |
| 7 | Veguru | 886-3B | 1.00 | 850/2021 | 24.03.2021 | 530000 | 600000 | 600000 | |
| 8 | Veguru | 633-A | 0.42 | 1731/2020 | 25.09.2020 | 222600 | 223000 | 530952 | |
| 9 | Veguru | 676-2BA 675-2A | 0.55 | 1939/2020 | 12.10.2020 | 291500 | 292000 | 530909 | |
| 10 | Veguru | 633-A 632-A1 | 0.36 | 1732/2020 | 25.09.2020 | 190800 | 191000 | 530556 | |
| 11 | Veguru | 829-1 830-1 | 1.15 | 2376/2020 | 12.11.2020 | 610000 | 610000 | 530435 | |
| 12 | Veguru | 118-B 120-A 120-B2 | 2.75 | 1201/2021 | 26.04.2021 | 1457500 | 1458000 | 530182 | |
| 13 | Veguru | 864-C 865-1B 865-1A 864-B | 6.88 | 2192/2021 | 04.08.2021 | 3646400 | 3647000 | 530087 | |
| 14 | Veguru | 631-A | 0.80 | 1758/2020 | 29.09.2020 | 424000 | 424000 | 530000 | |
| 15 | Veguru | 829-2 830-2 | 3.00 | 2374/2020 | 12.11.2020 | 1590000 | 1590000 | 530000 | |
| 16 | Veguru | 829-1 | 5.00 | 2375/2020 | 12.11.2020 | 2650000 | 2650000 | 530000 | |
| 17 | Veguru | 829-1 830-1 | 5.00 | 2377/2020 | 12.11.2020 | 2650000 | 2650000 | 530000 | |
| 18 | Veguru | 677-A1 | 2.00 | 2446/2020 | 20.11.2020 | 1060000 | 1060000 | 530000 | |
| 19 | Veguru | 4 | 1.00 | 452/2021 | 17.02.2021 | 530000 | 530000 | 530000 | |
| 20 | Veguru | 112-B | 0.70 | 4091/2021 | 24.12.2021 | 371000 | 371000 | 530000 | |
| 21 | Veguru | 631-A 632-B 633-B | 3.295 | 293/2020 | 05.02.2020 | 1647500 | 1648000 | 500152 | |
| 22 | Veguru | 178-B 179-1C | 0.69 | 2677/2019 | 11.11.2019 | 345000 | 345000 | 500000 | |
| 23 | Veguru | 179-1A | 0.70 | 2678/2019 | 11.11.2019 | 350000 | 350000 | 500000 | |
|  | **Total** |  | **44.84** |  |  |  | **24481000** |  | |

Average Sale Price :

Total extent of 23 sales = Ac.44.84

Total Sale price of 23 sales = Rs.2,44,81,000/-

Average sale price per acre = 24481000/ 44.84 = Rs.5,45,963.42/- rounded to 5,45,963/-

Basic value of the lands specified by the Registration Department:

|  |  |  |  |
| --- | --- | --- | --- |
| Dry / Wet / Garden land (per acre) | Land abutting to Road (per acre) | Agricultural land fit for house sites (per acre) | House sites (per acre) |
| Dry - Rs.5,30,000/-  Wet - Rs.5,30,000/-  Garden – Rs.5,30,000/- | Rs.600,000/- | Rs.2,178,000/- | Rs.4,114,000/- |

According to clause 26(1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013), the market value is to be determined either by considering the basic value (Table -1) or the average sale price for similar type of land calculated as per explanation 1 & 2 of the said section, whichever is higher.

The average sale price worked out and the basic value specified by the Registration department for dry/wet lands are shown here under:

A) Average Sale price worked out ……. Rs.5,45,963/-

B) Basic Value specified by the Registration Department

For Dry/Wet/Garden Lands …….. Rs.5,30,000/-

Hence, it is just reasonable and justifiable for taking into consideration of the average sale price worked out is adapted as Market Value in respect of the lands of Veguru Village of Kovur Mandal, as it is higher than the Basic Value specified by the Registration Department for Dry/Wet lands in Veguru Village of Kovur Mandal.

**(8) CALCULATION OF LAND COMPENSATION AMOUNT :**

The land compensation is calculated as per the 1st Schedule of RFCTLARR Act, 2013, and the compensation is to be paid as per P&MP Act is arrived as tabulated below:

**Table-2 – LAND**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Compensation amount as per 2013 Act | | | | | | Compensation amount as per P&MP Act | | | |
| Sl. No | Type of land | Market Value per acre  (Average sale price worked out) (in Rs.) | Market value including Multiplication Factor @ 1.25 (in Rs.) | Solatium @ 100% as per Sec.30(1) of 2013 Act. (in Rs.) | Total land rate (per acre in Rs.) | Compensation amount worked out under PMP Act @ (10%) per acre (in Rs.) | Compensation amount worked out per Sq. Mtr. (136491/4046.856 = 33.72 rounded to Rs.34.00) | Area under RoU as per detailed survey (In Sq.Mtr) | Total com pensation (In Rs.) |
| 1 | Average sale price worked out | 545963 | 682454 | 682454 | 1364908 | 136491 | 34.00 | 18371 | 6,24,614 |

Taking into consideration of the rates fixed by the concerned departments the total compensation is calculated to an extent of 7685 Sq.Mts of Vegur Village of Kovur Mandal of SPSR Nellore District is given below :

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Name of the Crop** | **Total Extent in Sq.mts** | **Total Amount Payable to the landowners (in Rupees)** |
| 1 | Paddy | 3517 | Rs.58030.50 |
| 2 | Betel Leaf Garden | 4168 | Rs.6,66,880 |
|  | TOTAL | 7685 | Rs.7,24,910.50 |

Sale Transactions of the area during immediately preceding three years from the 3(1) Notification published in the Gazette of India on 10.03.2022 on Veguru village (other than house sites/ residential purpose) obtained from the Sub Registrar Office, Kovur are provided hereunder.

The compensation awarded to the land owners in respect of lands under Acquisition of RoU in land compensation towards crop damage and for trees is appended in Schedule-A for making payment through RTGS/NEFT. There are no structures neither reported nor found during conduct of detailed survey. Hence the questions of assessment of structures does not arise in respect of Vegur Village of Kovur Mandal. Compensation for land pertaining to Government lands are furnished in Annexure-B..

During the detailed survey, the survey team has reported certain names whose names are not find place in the Webland of respective village nor produced any documentary proof or produced digitally signed Adangal copies and 1B copies which are to be treated as evidence of ownership and can be treated as sufficient evidence to settle the claims. The transfer of Patta/Khata is a process of updating details of new owner of a property in a revenue record which is a continuous process and it is mandatory to prove the ownerships of a particular property.

In view of facts explained above, the land compensation as per award as well as crop compensation to be awarded could not be disbursed for the following cases and the said amount was kept pending disbursement with the Competent Authority and will be disbursed if the pattadar produced the evidence in time prescribed as per P&MP Rules, 1963 in support of their claims.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Sl. No. as per Sch.-A | Name of the Mandal | Village | Name of the owner/effected person as per Webland | Sy. No. | Extent in Sq. mtrs. | Total Awarded amount Land & Crop (in Rupees) |
| 1 | Kovur | Veguru | Jetti Pushpavatamma W/o Balarami Reddy | 838 | 4168 | 808592.00 |
| 2 | Kovur | Veguru | Jetti Sai Sanjay Reddy  S/o Syamsundar Reddy | 837-2 | 2481 | 125290.50 |
| 3 | Kovur | Veguru | Jetti Sai Sanjay Reddy  S/o Syamsundar Reddy | 819-2 | 1032 | 52116.00 |

**TREES, CROPS & OTHER DAMAGES** :

Order for compensation under section 7 for damages to the trees, crops, structures etc., worked out and mentioned in Annexure-A. Provided, that in determining the compensation, no account shall be taken of any structure or other improvements made in the land after the date of the notification under sub section (1) of section 3. In this connection, the survey team has already taken photographs of each survey number affected and kept on file readily for reference. In case several persons claim to be interested in the amount of compensation eligible under sub section (1), the Competent Authority shall determine the persons who in its opinion are entitled to receive the compensation and the amount payable to each of them.

If any dispute arises as to the apportionment of compensation or any part thereof or as to the persons to whom the same or any part thereof is payable, the Competent Authority shall refer the dispute to the decision of District Judge as per sub section 5 of section 11 of PMP Act and the decision of District Judge thereof shall be final.

**(9) POWER TO ENTER FOR LAND INSPECTION AND RESTRICTIONS REGARDING USE OF LAND :**

As per provisions contained in section 8 of the said Act, “for maintaining, examining, repairing, altering or removing any pipeline, or for doing any other act necessary for the utilization of the pipelines or for the making of any inspection or measurement for any of the aforesaid purposes, any person authorized in this behalf by the Central Government, the State Government or the Corporation, as the case may be, after giving reasonable notice to the occupier of the land under which the pipeline has been laid, enter there in with such workmen and assistant as may be necessary”.

Provided that where such person is satisfied than an emergency exists, no such notice shall be necessarily,

Provided further that, while exercising any powers under this section, such person or any work-man or assistant of such person, shall cause as little damage or injury as possible to such land.

As per provisions contained in section 9 of the said Act, owner or occupier of said land shall not after declaration under sub section 1 of section 6 of the said Act.

1. Construct any building or any other structure
2. Construct or excavate any tank, well, reservoir or dam or
3. Plant any tree on that land.

If the owner or occupier of the said land, has made any such thing as above on the land, provisions contained in sub section 3 of section 9 of the said act, “The Court of the District Judge within the local limits or whose limit the land is situated may on an application made to it by the Competent Authority and after holding such enquiry as it may deemed fit, cause the building, structure, reservoir, dam or tree to be removed or the well or tank to filled up, and the costs of such removal or filling up shall be recoverable from such owner or occupier in the same manner as if the order for the recovery of such costs were a decree made by the Court”.

In conclusion, I therefore, declare under section 10(4) of the P&MP Act, 1962 that

1. The area finally notified under section 6(1) of the said act be treated as area of the land for acquisition of RoU for the purpose of awarding,
2. The amount of compensation payable for each Survey Numbers are computed and shown in Schedule-1 attached herewith. The amount payable for each Sy. No is rounded to the higher 50 for the convenience of payment and amounting.
3. The total amount of compensation for the land against ROU in the village of Veguru village of Kovur Mandal in Prakasam district is Rs.**9,85, 998.50/-** (Rupees Nine Lakhs Eighty Five Thousand Nine Hundred Ninety Eight and paise Fifty Only) as shown in “Schedule-A” attached herewith.
4. The total amount of compensation for the Government lands against RoU in the village of Veguru Village of Kovur Mandal in SPSR Nellore District is Rs.**3,63,460/-** as shown in ‘**Schedule-B**’ appended herewith.

The acquiring body BPCL has already deposited certain amount of compensation in the account of Competent Authority where 6(1) Notification published villages as per tentative estimates.

The Competent Authority reserves the right to alter any of the content, regarding survey number or area of land or the amount to be paid as compensation or any other matter based on facts as are detected later or brought to the notice after declaration of this Award.

Any party aggrieved by the determination of the amount of compensation may prefer an application to the District Judge within the limits of whose jurisdiction the land or any part thereof is situated, not later than 90 days of the receipt of the intimation from the Competent Authority under rule 4(3) of P&MP Rules, 1963 under section 10(5) of P&MP Act, 1962.

I declare this award on the …….day Month of December, 2023.

Competent Authority & Special Deputy Collector,

Krishnapatnam – Hyderabad Pipeline Project,

Bharat Petroleum Corporation Limited,

Gurazala, Palnadu District, A.P.