



ABSTRACT

Highways and Minor Ports Department –“Construction of Grade Separator connecting Medavakkam Sholinganallur road junction, Medavakkam Mambakkam Road Junction and Mount Medavakkam Road Junction in Marmalong bridge Irumbuliyur road at Medavakkam” – Administrative Sanction proposal for Land Acquisition - Accorded – Orders – Issued.

Highways and Minor Ports (HW1) Department

G.O.(Ms) No. 34

Dated: 15.02.2021

சார்வரி, மாசி-3, திருவள்ளூர்வராண்டு 2052

Read:

1. G.O.(Ms) No.100, Highways and Minor Ports (HW2) Department, dated 14.08.2015
2. From the Chief Engineer (H), Metro Letter No.1810/ 2008/ AE-VI, Dated: 13.03.2020

ORDER:

In the Government Order first read above, the Government accord Administrative Sanction for a sum of Rs. 133.10 Crores for the work of “Construction of Grade Separator connecting Medavakkam – Shollinganallur road junction, Medavakkam – Mambakkam road junction and Mount – Medavakkam road junction in Marmalong bridge – Irumbuliyur road at Medavakkam” including Land Acquisition.

2. The Chief Engineer (H), Metro has stated that the Technical Sanction accorded for Rs.146.41 Crore and the work is in progress.

3. in G.O.Ms.No.12, Highways and Minor Ports (HW2) Department, dated:06.02.2018 and G.O.Ms.No.13, Highways and Minor Ports (HW2) Department, dated:06.02.2018 notification under Sub section (1) of Section 15 of Tamil Nadu Highways Act, 2001 was approved to an extent of 14459 square meters involving 165 survey numbers in Medavakkam Village, Sholinganallur Taluk in Chengalpattu

District (then Kanchipuram District) and notified in Tamil Nadu Government Gazette dated: 28.02.2018.

4. The Chief Engineer (H), Metro has also stated that considering huge variation in Land Acquisition cost, a separate Administrative Sanction proposal for Land Acquisition was initiated to accord Rs.150.81 Crore towards land acquisition for the above work and it was stated that the guideline value on the above area as on 09.06.2017 differs a lot from the report obtained from the website of Registration Department and it was requested to revise the proposal. The Land Valuation proposal was sent to Commissioner of Land Administration for approval and the revised proposal for Land Acquisition will be submitted based on valuation approved by the Commissioner of Land Administration.

5. The Chief Engineer (H), Metro has informed that as per RFCTLARR Act 2013 procedure, the guideline values for the land under acquisition have to be gathered on the date of preliminary notification. (i.e. date of 15 (2) notification, in this case it is 26.11.2016) and the land acquisition areas fall along Velachery Main Road and not in Mambakkam Main Road (which is a branching road from Velachery Road). The Tamil Nadu Highways Act, 2001 was squashed by Hon'ble High Court of Madras and the Land Acquisition process was kept in abeyance. Now the Tamil Nadu Highways Act, 2001 is revived and compensation values are being determined based on the RFCTLARR Act 2013 and the guidelines issued by Commissioner of Land Acquisition in Circular Lr.RC M2/22464/217, dated: 13.11.2017.

6. The Chief Engineer (H), Metro has also informed that now the Land Valuation process is under way. The Special Deputy Collector (LA), TNUDP III, Chennai has given a proposal for the Compensation amount as Rs.161.83 Crore based on the latest guidelines issued by Government as per the Tamil Nadu Right to Fair Compensation and Transparency in land acquisition, Rehabilitation and Resettlement Rules, 2017. At the time of Award Process, the valuation amount is to be deposited by the requisition body, (i.e) Highways Department to Revenue Department so as to proceed the Land Acquisition process by the Land Acquisition officer. Since the present valuation given by the Special Deputy Collector (LA), TNUDP-III is more than the civil work cost, it is proposed to obtain a separate Administrative Sanction for Land Acquisition alone for an amount of Rs.162.43 crore including advertisement charges and contingencies. The details are as follows:

Land value		
Medavakkam – I village (14420 sq.m x Rs.43,056)		Rs.62,19,17,010
Medavakkam – II village (39 sq.m x Rs.26,910)		
I.	1. Market value of land after multiplication	Rs.62,19,17,010

		by the factor i.e. 1.00 as the land under acquisition falls in urban areas	
	2.	100% Solatium on value	Rs.62,19,17,010
Sub Total (I)			Rs.124,38,34,020
II	1.	Structure	Rs.5,34,71,466
	2.	Trees Value	NIL
	3.	Total Structure + Tree value	Rs.5,34,71,466
	4.	100% Solatium on both structure and trees	Rs.5,34,71,466
Sub Total (II)			Rs.10,69,42,932
III	1	12% additional market value from the date of initial notification 15 (2) (30.11.2016 – Medavakkam Village-I, 14.05.2017 – Medavakkam Village - II to the date of passing AWARD (30.06.2020)	Rs.26,74,69,366.83
Sub Total (III)			Rs.26,74,69,366.83
Total Cost for Land acquisition Compensation Amount (I + II + III)			Rs.161,82,46,319/-
IV		Provision for Advertisement Charges	Rs.25,00,000
V		Provision for Contingencies Charges	Rs.35,53,681
TOTAL			Rs.162,43,00,000/- (OR) Rs.162.43 Crore

7. The Chief Engineer (H), Metro has also further stated that no expenditure has been incurred under Land Acquisition in the technically sanctioned estimate. At present 60% of the Grade Separator works have been completed and the Agreement period ends on 12.09.2020. Out of 112 Nos of Foundation works, 15 Nos foundations are held up due to involvement of Land Acquisition. Overall 25% of the work front is involved under Land Acquisition it is immediately required to expedite the Land Acquisition process. Hence, considering the urgency to complete the Land

Acquisition processing to avoid further time over run and cost overrun of the project, separate Land Acquisition Administrative Proposal is warranted.

8. The Chief Engineer (H), Metro has therefore requested the Government to accord Administrative Sanction for an amount of Rs.162.43 Crore towards the Land Acquisition for the "Construction of Grade Separator connecting Medavakkam Sholinganallur road junction, Medavakkam Mambakkam Road Junction and Mount Medavakkam Road Junction in Marmalong bridge Irumbuliyur road at Medavakkam".

9. The Government after careful examination accept the proposal of of the Chief Engineer (H), Metro and to accord Administrative Sanction for an amount of Rs.162.43 Crore (Rupees One hundred and sixty two crore and forty three lakh only) towards the Land Acquisition for the "Construction of Grade Separator connecting Medavakkam Sholinganallur Road junction, Medavakkam Mambakkam Road Junction and Mount Medavakkam Road Junction in Marmalong bridge Irumbuliyur road at Medavakkam" and accord financial sanction for a sum of Rs.75.00 Crore for the financial year 2020-2021.

10. The expenditure sanctioned in the para-9 above shall be debited to the following head of account:-

"5054 – Capital Outlay on Roads and Bridges – 80-General – 800 – Other Expenditure – State's Expenditure – JW – Chennai Metropolitan Development Plan – Traffic and Transport Improvement in Chennai City – 464 Lands – 01. Lands – Voted".

(DPC: 5054-80-800-JW-6407) Old

(IFHRMS DPC: 5054-80-800-JW-46401)

11. The Chief Engineer (H), Metro is authorized to incur the expenditure sanctioned in para-9 above.

12. The expenditure sanctioned in Para-9 above shall constitute an item of "New Instrument Service" and approval of the Legislature will be obtained in due course. Pending approval of the Legislature, the expenditure will be initially met by an advance from the Contingency Fund. The Chief Engineer (Highways), Metro is directed to calculate the actual amount required for the period upto next supplementary estimates and apply for sanction of the same as advance from the Contingency Fund to Finance (BG-I) Department directly in Form 'A' appended to the Tamil Nadu Contingency Fund Rules, 1963 along with a copy of this order. Orders for sanction of an advance from the Contingency Fund will be issued from Finance (BG-I) Department. The Chief Engineer (Highways), Metro is also directed to send a draft explanatory notes for inclusion the above expenditure in the Supplementary Estimates 2020-2021 to Finance (BG-I) Department without fail.

13. This order issues with the concurrence of Finance Department vide its U.O.No.34 / DS (SA)/PW-I/2021, dated: 14.02.2021 and Additional Sanction Ledger No. 1756 (One thousand seven hundred and fifty six).

(BY ORDER OF THE GOVERNOR)

A.KARTHIK
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Chief Engineer (H), Metro, Chennai-25

The Accountant General, Chennai-18

The Pay and Accounts Officer (South), Chennai- 35

Copy to:

Hon'ble Chief Minister Office, Chennai-9

The Private Secretary to Principal Secretary to Government,
Highways and Minor Ports Department, Chennai-9

The Finance (PW-I/ BG-I/BG-II/W&M-I) Department, Chennai-9

C.No.4236/HW1/2020

SF/SC

//FORWARDED BY ORDER//

V. Annamalai 15/02/2021
SECTION OFFICER

15/02/2021