



### **ABSTRACT**

Highways Department – Approval of land value for Rs.3,31,28,792/- as recommended by State Level Private Negotiation Committee for the lands acquired for an extent of 1450 Sq.mts or 15607.5 Sq.ft. of lands acquired for the work of widening of Sitra – Kurumbapalayam road under Tamil Nadu Highways Act, 2001 – Administrative and Financial sanction under CRIDP scheme under State Funds – Orders – Issued.

### **Highways and Minor Ports (HS2) Department**

**G.O. (Ms).No:47**

**Dated: 25.02.2020**

**விகாரி, மாசி 13, திருவள்ளூர் ஆண்டு 2051**

**Read:**

- 1) G.O(Ms)No.122, Highways and Minor Ports (HQ1) Department, dated.02.08.2010
- 2) G.O(Ms)No.46, Highways and Minor Ports (HQ2) Department, dated.11.04.2014
- 3) The Chairman, State Level Private Negotiation Committee and Additional Chief Secretary / Commissioner, Land Administration Letter No. S1/920/2019, dated.26.06.2019
- 4) The Chief Engineer (Construction and Maintenance) Letter No.10790/Contracts-2/2017, dated.11.02.2020

### **ORDER:**

In Government Order 1<sup>st</sup> read above among others, administrative sanction was accorded under CRIDP 2010-2011 for the purpose of widening of Sitra – Kurumbapalayam road and in Government order 2<sup>nd</sup> read above, fund allotment was accorded towards this project.

2) The Additional Chief Secretary / Commissioner of Land Administration in his letter 3<sup>rd</sup> read above has stated that the patta lands measuring to an extent of 1345.57 Sq.mts in S.No.766/2 at Kalapatti village, Coimbatore North Taluk, Coimbatore District was proposed for acquisition. The District Revenue Officer, Coimbatore has reported that pursuant to the action taken for purchasing the above lands in S.No.772/1A and 766/1 at Kalapatti village through private negotiation, the land owner, Tmt.Pancharathinam filed a W.P.No.18492/2017 before the Hon'ble High Court of Madras and the Hon'ble High Court of Madras in its order dated 06.03.2018 passed the following order:-

*“....As far as the 33.25 cents in S.F.No.766/2 is concerned, the respondents 3 and 7 are directed either to negotiate with the petitioner on the current value of the property or to initiate appropriate acquisition proceedings and determine the*

compensation as per law now applicable to the situation. The entire exercise shall conclude within a period of six months from today.”

3) The Additional Chief Secretary / Commissioner of Land Administration has further stated that based on the above directions of the Hon'ble High Court, the Highways Department gave requisition to acquire the lands measuring to an extent of 33.25 cents in S.No.766/2. Accordingly, the notice u/s 15(2) of the Tamil Nadu Highways Act 2001 for an extent of 1345.57sq.mts in S.No.766/2 at Kalapatti village was published in daily newspapers dated 01.09.2018. The District Revenue Officer has reported that pursuant to this, the land owner gave requisition to acquire the remaining lands measuring 2.50 cent in favour of Highways Department since 4 feet breadth only was available and requested to pay necessary compensation for the above extent also. Accordingly, an amendment to the notice u/s 15(2) of the Tamil Nadu Highways Act 2001 was published in Daily Newspapers on 16.11.2018 to acquire the entire lands in S.No.766/2 measuring to an extent of 1450 sq.mts.

4) The Additional Chief Secretary / Commissioner of Land Administration has also stated that, the District Revenue Officer, Coimbatore straightaway proceeded with the determination of land value u/s 19(2) of the act for the lands under acquisition without following the publication of notice u/s 15(1) of the Act.

5) In G.O.(D) No. 291, Highways & Minor Ports (HN2) Department, dated 04.12.2018 among other things have interlia ordered that (i) Procedures to be followed and notifications to be issued and in this connection, Additional Chief Secretary / Commissioner of Land Administration has suggested that executive instructions may be issued for publishing of 15(2) notification alone as mandatory for private negotiation and the question of publishing 15(1) notification may not be mandated to allay the delay caused due to its publication and it is informed that the action of the District Revenue Officer, Coimbatore for determination of land value proceeded u/s 19(2) of the Act is in consonance with the above Government order.

6) The Additional Chief Secretary / Commissioner of Land Administration has stated that the District Collector, Coimbatore convened the District Level Private Negotiation Committee Meeting on 27.05.2019 and in this connection, the District Revenue Officer has reported that after considering the demands of land owner, the land value was arrived at and fixed based on the executive instructions issued in G.O.Ms.No.281, Revenue and Disaster Management, LAI (1) Section dated 07.09.2017 as follows:-

Sl. No	Extent in Sq.ft (or) sq.mt.	GLV as on Rate per sq.ft in Rs.	Increase on land value in percentage	After giving increase on the Data sale value, the Rate per sq.mt. in Rs.
	1450 sq.mt (or) 15607.5 sq.ft.	Rs. 943.39 sq.ft	225%	Rs. 2122.62

7) The District Revenue Officer, Coimbatore has stated that the land under acquisition is situated within the limit of Coimbatore Corporation and according to the Tamil Nadu.RFCTLARR Rules, 2017 published in G.O.Ms.No.298, Revenue and

Disaster Management Department, dated 20.09.2017, the said Corporation shall be treated as "Urban Area".

8) The Additional Chief Secretary / Commissioner of Land Administration has stated that, during the State Level Private Negotiation Committee Meeting held on 24.06.2019, the Committee examined the report of the District Revenue Officer, Coimbatore and the resolution of the District Level Private Negotiation Committee Meeting dated 27.05.2019 and resolved to agree the land value fixed in the DLPC meeting held on 27.05.2019 but remarked that though the land value fixed by the DLPC Meeting held on 27.05.2019 appears to be reasonable, the Highways Authority has informed that the work of widening the Sitra - Kurumbapalayam Road in S.No. 766/2 at Kalapatti was already completed prior to 10 years back, since, the physical state on ground of the land in question found as "Nilavilyal Pathai" and hence, without paying the compensation for the lands under acquisition was taken over by the Highways Department considering that the land is not a private land and has therefore suggested to pass necessary orders in this regard at the Government level as the Highway Authority stated that, the land is "Nilaviyal Pathai" and now only it brought to notice, that it is a private patta land and has requested to instruct the LAO/District Revenue Officer, Coimbatore that before disbursing the compensation amount to the land owner, he should thoroughly verify the village records about the title over property of the lands in question as it stands as "Nilaviyal Pathai" in the remarks column of the A Register copy and also to verify whether this land coming under category of approved layout lands (or) otherwise, 30% deduction shall be applied for the unapproved layout. The District Revenue Officer should also ascertain whether the land has been gifted to Government as OSR land (or) for any Government purpose on her own interest.

9) Hence, the Chief Engineer (Construction and Maintenance), Highways Department in her letter 4<sup>th</sup> read above has requested the orders of the Government to approve the proposal of Additional Chief Secretary / Commissioner of Land Administration and Chairman / State Level Private Negotiation Committee for fixing the land value for an amount of Rs.3,31,28,792/- as recommended by State Level Private Negotiation Committee in its meeting held on 24.06.2019 and also to accord administrative sanction and financial sanction for an amount of Rs.3,31,28,792/- so as to deposit the compensation before the Revenue authorities for payment of compensation for the lands acquired for the work of Sitra - Kurumbapalayam road.

10) The Government after careful examination, accept the proposal of the Additional Chief Secretary / Commissioner of Land Administration and Chief Engineer (Construction and Maintenance) and accord approval for land value for Rs.3,31,28,792/- (Three crore, Thirty One lakhs, Twenty Eight Thousand, Seven Hundred and Ninety Two only) as recommended by State Level Private Negotiation Committee in its meeting held on 24.06.2019 for the lands acquired for an extent of 1450 Sq.mts or 15607.5 Sq.ft. of lands for the work of widening of Sitra - Kurumbapalayam road under Tamil Nadu Highways Act 2001 and also accord administrative sanction and financial sanction under CRIDP under state funds with the conditions stipulated by Additional Chief Secretary / Commissioner of Land Administration at para 8 of the Government Order.

11) The expenditure sanctioned in para 10 above shall be met from the existing budget provision of Revised Estimate 2019-2020 under following head of account

**CRIDPSH:-**

“5054 Capital Outlay on Roads and Bridges – 03. State Highways – 337. Road Works – State Expenditure – JI.Comprehensive Road Infrastructure Development Programme (CRIDP) – State Highways – 416. Major works – 01.Major works”.

DPC Code: (5054-03-337-JI-1602)

(IFHRMS DPC: 5054-03-337-JI-41601)

12) This Order issues with the concurrence of Finance Department vide its U.O. No. 53-DS(MA)/PW-I/2020, dated.24.02.2020.

**(By Order of the Governor)**

**A. Karthik,  
Principal Secretary to Government.**

**To**

The Additional Chief Secretary/Commissioner of Land Administration,  
Chepauk, Chennai-5.

The Chief Engineer (Construction and Maintenance) Highways  
Department, Chennai-25.

The District Collector, Coimbatore-18.

The District Treasury Officer, Coimbatore.

The District Revenue Officer, Coimbatore.

The Superintending Engineer (C&M), Coimbatore.

The Divisional Engineer (C&M), Coimbatore.

**Copy to:-**

The O/o the Hon'ble Chief Minister, Secretariat, Chennai-9.

The Additional Special Personal Assistant to Hon'ble Chief  
Minister, Secretariat, Chennai-9.

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

The Personal Assistant to Deputy Secretary to Government,  
Highways and Minor Ports Department, Secretariat, Chennai-9.

The Finance (PW-I/BG-I/BG-II) Department, Secretariat, Chennai-9.

The Revenue and Disaster Management Department, Secretariat, Chennai-9.

The Director, Information and Public Relations. Chennai-9.

National Informatic Centre, Secretariat, Chennai-9.

The Resident Audit Officer, (O/o. Principal Accountant General  
(General and Social Sector Audit), Tamil Nadu, Chennai-9.

C.No.7753/HS2/2019

SF/SC

**//Forwarded by Order//**

**K. Srilakshmi**  
Section Officer