



ABSTRACT

Land Acquisition- Coimbatore City Municipal Corporation- Acquisition of extent of 14.34 acres of Land in S.No.758/1, Coimbatore South Taluk, Singanallur Village, Coimbatore District through private negotiation for the construction of Sewage Treatment Plant - Revised Administrative Sanction – Accorded

Municipal Administration and Water Supply (MC.II) Department
G.O.(Ms.) No.117

Dated: 26.08.2011
Thiruvalluvar Aandu,
Aavani 13

Read :

1. G.O.(Ms.)No.236, Municipal Administration and Water Supply (MC.2) Department, dated 01.12.2008

Read again:

2. From the Chairman, State Level Private Negotiation Committee and Principal Secretary and Commissioner of Land Administration, Chennai Letter No.H2/35319/10/95 dated 21.12.2010.
3. From the Commissioner of Municipal Administration, letter Roc.No.13806/07/Jnn1 dated 17.02.2011

In the Government order first read above, administrative sanction was accorded for acquisition of an extent of 14.40 acres of land in S.Nos 758/1 (Part), 758/2 (Part), 761/3A, 761/3B, 761/3C, 761/3D, 762/3A, 762/3B, 762/3C, 762/4 and 762/5 in Coimbatore South Taluk, Singanallur Village, Coimbatore District, invoking urgency clause under section 17 (2) of the the Land Acquisition Act, 1894, for construction of Sewage Treatment Plant with a capacity of 80 MLD at Ondipudhur, Singanallur Village at a cost of Rs.18,29,74,500/- crores subject to the condition that the Corporation Council should pass a Resolution to meet land cost from out of its general funds.

2. The Commissioner of Municipal Administration in his letter third read above, has stated that, as per the above orders the Coimbatore Corporation council has resolved to purchase the land from the general funds of the Corporation. The Commissioner of Municipal Administration has also stated that the proposal was placed before the District Level Private Negotiation Committee by the Coimbatore District Collector for negotiation with the land owners to fix the price of the land. The negotiated rate has been arrived at as Rs.88,00,000/- per acre in the District level private Negotiation Committee meeting held on 01.10.2010 and the rate was agreed to, by the land owners and the Commissioner Coimbatore City Municipal Corporation. The Commissioner of Municipal Administration has further stated that, as the total value of land under

Private Negotiation process works out to Rs.1,261.92/- lakh which is beyond the monetary limit of the District Level Committee, the proposal was referred to the State Level Private Negotiation Committee. The State Level Committee at its meeting held on 24.12.2010, after deliberation, has found that, the rate negotiated by the District Level Private Negotiation Committee is reasonable and accordingly recommended the rate as Rs.88,00,000/- (Rupees Eighty eight lakhs) per acre. The Commissioner of Municipal Administration has further stated that the Commissioner, Coimbatore City Municipal Corporation has reported as follows:

(i) If the land is acquired through urgency clause under section 17(2), the Coimbatore Corporation will have to incur an expenditure of Rs.18,29,74,500 (Rs.18.29 crore) as per the rate fixed by the District Revenue Officer and time taken will be more.

(ii) But in the case of private negotiation the land cost will be Rs.12,61,92,000/- (Rs.12.61 crore approx) at the rate of Rs.88 lakh per acre, apart from the registration charges.

(iii) The total land cost, including registration charges have been arrived at, as follows:

(Amount in Rs.)

Land Value as per Negotiated rate of Rs.88 lakh per acre	12,61,92,000
Registration charges at 9% of land value	1,13,57,280
Unforeseen items for Contingencies & Administrative Charges	1,24,50,720
Total	15,00,00,000
(Rs. Fifteen Crores only)	

Further, the Commissioner of Municipal Administration has stated that, the State Level Private Negotiation Committee is empowered to approve the land value up to 150% of the guideline or market value, whichever is lower. The land value for the lands of 0.37 acre located in S.Nos.758/1 & 758/2 works out to 160%, of the guideline value which is beyond the monetary approval limit of the State Level Private Negotiation Committee and such rate can only be approved by the Government.

3. The Commissioner of Municipal Administration has, therefore, requested the Government to accord revised Administrative sanction for purchase of 14.35 acres of land at Ondipudur in Singanallur Village, Coimbatore District through Private Negotiation for the construction of Sewage Treatment Plant at the negotiated rate recommended by the State Level Private Negotiation Committee, which works out to Rs.15.00 crore including Registration charges, general funds of the Coimbatore City Municipal Corporation.

4. The proposal has been carefully examined by the Government and decided to accept the revised administrative sanction for purchase of 14.34 acres of land at Ondipudur in Singanallur Village, Coimbatore Corporation for construction of Sewage Treatment Plant for Under Ground Sewerage Scheme in Coimbatore Corporation at the negotiated rate of Rs.88 lakh per acre, as recommended by the State Level Private Negotiation Committee through private negotiation and also permit the Coimbatore City Municipal Corporation to bear the total cost of the land proposed to be acquired from out of its own general funds.

5. The Government after careful examination accepted the recommendation of the Commissioner of Municipal Administration and accord revised administrative sanction for purchase of 14.34 acres of land at Ondipudur in Singanallur Village, Coimbatore Corporation for construction of Sewage Treatment Plant for Under Ground Sewerage Scheme in Coimbatore Corporation at the negotiated rate of Rs.88 lakh per acre, as recommended by the State Level Private Negotiation Committee through private negotiation and also permit the Coimbatore City Municipal Corporation to bear the total cost of the land proposed to be acquired from out of its own general funds.

(By Order of the Governor)

S.KARUTHIAH PANDIAN
Secretary to Government

To

The Principal Secretary and Commissioner of Land Administration, Chennai – 5

The Commissioner of Municipal Administration, Chennai – 5

The Collector, Coimbatore District, Coimbatore.

The Commissioner, Coimbatore Corporation, Coimbatore

The District Revenue Officer, Coimbatore District, Coimbatore

The Director of Local Fund Audit, Chennai – 108

Copy to

The Finance Department, Chennai – 9

The Revenue Department, Chennai – 9

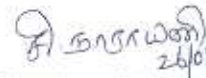
The Secretary to Government, Chief Minister Office, Chennai – 9

The Private Secretary to Minister for Municipal Administration and Rural Development, Chennai- 600 009

The Private Secretary to Secretary to Government, Municipal Administration and Water Supply Department, Chennai – 600 009

The Municipal Administration and Water Supply (Op.II) Department, Chennai – 9
Sf/Sc

/ forwarded by order/


26/08/2011
Section Officer


26/8/11