



## KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

CIN:U40100KL2011SGC027424

Reg. Office: Vidyuthi Bhavanam, Pattom, Thiruvananthapuram – 695004, Kerala

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### Abstract

Upper Sengulam Small Hydro Electric Project (24 MW) - Land acquisition – Purchase of land under private possession – Payment of compensation – Sanctioned -Orders issued.

### **Corporate Office(SBU-G/C)**

BO(FTD) No.357/2020 (DGC/AEE V/Up-Seng/Land/2015) Thiruvananthapuram

Dated: 26.05.2020

- Read:
1. BO(FB)No.1497/2013(GPC4 (C)/SEN-EXTN/17/2008 dated 9.07.2013.
  2. G.O. (Rt) No. 292/2013/PD Tvpm dated 01.11.2013.
  3. BO (FTD) No.1679/2015(DGC/AEE V/UP-Seng/Land/2015) dated 9.07.2015.
  4. Minutes of District Level Purchase Committee meeting held on 6.11.2019 by the District Collector, Idukki.
  5. Minutes of meeting held on 04.03.2020 at the chamber of the District Collector, Idukki.
  6. Note No. CECCS/ USHEP-Land/2013-14 dated: 6.05.2020 of the Chief Engineer (Civil Construction- South).
  7. Note No. DGC/AEE V/Up-Seng/Land/2015 dated 20 .05 2020 of the Director (Generation Civil) to the Full Time Directors.(Agenda 51/5/20)

### ORDER

KSEBL as per B.O read as 1<sup>st</sup> above has accorded Administrative Sanction for the implementation of Upper Sengulam SHEP (24 MW/53.22 Mu) at an estimated cost of Rs 213.52 Crore excluding IDC at 2012 price level. Further it was decided that work shall be tendered only after land is under possession of KSEBL. Necessary Government sanction for the implementation of the project has also been obtained as per Government order read as 2<sup>nd</sup> above.

The total extent of land required for the Project is 6.2339 Ha. Out of this, 0.95 Ha. forest land is under the possession of M/s HNL on lease as captive plantation and 1 Ha. of land is under the possession of KSEBL. Stage I clearance from Forest Department has been

obtained for the diversion of 0.95 Ha. of forest land. Further steps in this regard are under process.

KSEBL as per B.O read as 3<sup>rd</sup> above has accorded sanction for acquisition of balance 4.2839 Ha. of land which includes 2.0259 Ha. of patta land, 0.8006 Ha. of non patta land, 0.8490 Ha. of puramboke (0.7527 Ha of river puramboke and 0.0963 Ha of tharissu puramboke), which is under the possession of 12 land owners/holders through negotiated purchase/normal acquisition procedure and 0.6084 Ha. of revenue puramboke for the implementation of Upper Sengulam SHEP. The process of assignment of 0.6084 Ha. of revenue puramboke land to KSEBL is under progress.

The Chief Engineer(Civil Construction-South) as per note read as 6<sup>th</sup> above has reported that in the first DLPC meeting conducted on 16.06.2016, the land value offered was Rs 50,000/- per cent irrespective of categories of land. But the land owners/ holders demanded exorbitant land value and none of them accepted the land value offered by the committee.

The 2<sup>nd</sup> DLPC meeting was held on 06.11.2019 by the District Collector, Idukki and 12 land owners /holders participated in the meeting. After detailed discussion with land owners, the purchase committee offered Rs 60,000/cent for the patta land and Rs 50,000/ cent as ex-gratia for non patta land. The committee also decided to offer additional Rs 10,000/cent to 2 land owners ie. Sri. Rajesh.C.S, Chennattu and Sri. Shajan Thomas, Thekkedath having 4.99 cents and 9.91 cents of patta land respectively.

Out of 12 land owners /holders, 10 land owners / holders have accepted the offered land value/ Ex-gratia and submitted their consent.

The remaining two land owners/holders Sri. M.U Baby, Mulackal (H) and Sri. Paulose Thomas, Kottackal (H) had accepted the offered land value, but has not given the consent to hand over the land .

The Chief Engineer(Civil Construction-South) also reported that an extent of 13.84 cents of puramboke land under the possession of Sri. M.U Baby can be exempted from acquisition, as it will not affect the implementation of the project. The land holder has demanded purchase of his entire land of 4 acres instead of the required 13.84 cents and

the replacement road planned through this land can be suitably realigned through the nearby land which is to be acquired from Sri Paulose Thomas.

It is also reported that 143.46 cents of patta land and 36.94 cents of non patta land owned by Late Sri. Paulose Thomas is of great importance regarding the implementation of this Project. Hence acquisition of this land is very vital at this stage. One of the legal heirs of late Sri. Paulose Thomas, had attended the DLPC meeting and accepted the land value offered in the DLPC meeting, but demanded to take over the nearby extra land of 1.2 acres including patta & non patta land under his ownership/possession. Considering the non requirement of this extra land (about 120 cents) and additional financial commitment involved in acquiring this land, KSEBL has not accepted his demand and hence he has not given the consent to hand over the land.

The Chief Engineer(Civil Construction-South) further reported that several discussions at various levels were conducted with the legal heirs of Late Sri. Paulose Thomas; but they were adamant on their demand on the acquisition of the entire land.

A meeting was convened on 04.03.2020 in the chamber of District Collector with Project Manager and legal heirs of Late Sri. Paulose Thomas. Legal heirs had presented their demands.

Sri. Joby K Thomas, S/o Late Sri. Paulose Thomas told that as per the partition will of Late Paulose Thomas, land under their possession /ownership had been divided to 4 legal heirs. Out of the 4 legal heirs, the entire land owned by one of the legal heir is earmarked for the project, except a small bit of 20 cents (patta land) possessed by him. This 20 cents of land is so steep and unfit for any agricultural purpose. Moreover, this party is residing far away from this place. As this is a small bit of land and has no use in future, they demanded to take over this additional 20 cents of patta land at the same rate offered for patta land in the Purchase Committee meeting. Then they urged for constructing a pathway convenient for transportation to the rest of their land lying above the land proposed to be taken, with vehicle transportation facility at the cost of KSEBL.

Regarding construction of pathway, the Project manager replied that KSEBL cannot give any land for pathway to the balance land of the land owners and cannot construct any pathway for the land owner. It is opined that the land owner is having the freedom to transfer the land earmarked for the project leaving enough area for the pathway if they are in need of the same for the utilization of the balance land.

After detailed discussion, the Collector concluded the meeting with the direction that KSEBL can take decision regarding the taking over of the additional land of 20 cents as per the land owners demand and can take over the land earmarked for the project exempting area of land required for the pathway to the land owners balance land. If the above solution is not acceptable, normal land acquisition procedure shall be followed to acquire the earmarked land for the implementation of the project.

Later, the legal heirs of Late Sri. Paulose Thomas had agreed to offer their willingness if KSEBL would take over additional 20 cents of land adjacent to the proposed land with a provision to make a pathway along the boundary of the land to their remaining land at their own cost. The land owners accepted the conditions and have given consent accordingly.

The valuation of the residential building and other structures existing in the above proposed land (Sy No. 397/10), owned by Late Sri. Paulose Thomas has been sanctioned for an amount of Rs 11,79,205/-.

The Chief Engineer(Civil Construction-South) requested sanction for purchasing 425.22 cents patta land and for taking over the possession of 483.16 cents of non-patta land by paying ex-gratia amount and cost of buildings from 11 land owners/holders for the implementation of Upper Sengulam Hydro Electric Project, as per the decision of the DLPC meeting held on 6.11.2019 and the meeting held on 04.03.2020 in the chamber of District collector, Idukki. The total financial commitment is approximately Rs 6,54,75,188/- including documentation charges. The total amount of compensation to be paid to 11 land owners/holders comes to Rs 6,17,74,638/- (Rupees Six Crore Seventeen lakh Seventy Four thousand Six hundred and Thirty Eight only).

The matter was placed before the Full Time Directors in the meeting held on 22/5/2020 as per note read as 7<sup>th</sup> paper above.

Having considered the matter in detail, the Full Time Directors resolved to accord sanction for purchasing 425.22 cents patta land and for taking over the possession of 483.16 cents of non-patta land by paying ex-gratia amount and cost of buildings from 11 land owners/holders for the implementation of Upper Sengulam Hydro Electric Project with a financial commitment of Rs 6,17,74,638/- (Rupees Six Crore Seventeen lakh Seventy Four Thousand Six Hundred and Thirty Eight only) appended as Annexure – IA & IB based on the



decision of the DLPC meeting held on 06.11.2019 and the meeting held on 04.03.2020 in the chamber of District collector, Idukki.

Further resolved to move the Forest Department for obtaining clearance on top priority.

Orders are issued accordingly.

By Order of the Full Time Directors,

Sd/-

**LEKHA G.**

**COMPANY SECRETARY IN CHARGE**

Annexure: IA & IB

To

The Chief Engineer (Civil Construction- South), Vidyuthi Bhavanam ,  
Thiruvananthapuram.

Copy to:

The Chief Internal Auditor/ Financial Adviser  
The Chief Engineer (IT)  
The RCAO/The RAO  
The TA to Chairman&MD/Director (GC)/ Director (D, IT & HRM),  
Director (T, SO,CP& S) /Director (GE & SCM )  
The PA to Director (Finance) / Company Secretary  
The Legal Liaison Officer, KSE Board Ltd., Kochi

Forwarded / By Order



Assistant Executive Engineer

**Annexure IA to BO (FTD) No. 357/2020 (DGC/AEE V/Up-Seng/Land/2015) Thiruvananthapuram dated 26.05.2020**  
**TOTAL FINANCIAL COMMITMENT FOR PURCHASING PATTA LAND**

Sl. No.	Name and Address of the Possessor	Village/ Sy.No./ House No./ Age	Total area in Cent	Land Value in the Purchase Committee (Rs./cent)	Rs.10000/ cent hike for land value (land extent below 10 cent)	Total amount of land (Rs)	Value of buildings and other structures (Rs.)	Total amount compensation (Rs.)
1	Santhosh Narayanan Kaduvarackal House, Elkunnu, Vellothooval P.O	Kunjithanni 434/8 X/159 11 years	64.37	60,000		38,62,200	8,83,455	47,45,655
2	C.M.Sasidharan Nair Chennai House (H), Vellothooval	Vellothooval 396/6 X/260 30 years	59.01	60,000		35,40,600	16,50,485	51,91,085
3	Rajesh C.S, S/o C.M.Sasidharan Nair Chennai House (H), Vellothooval	Vellothooval 396/6-1	4.99	60,000	10,000	3,49,300		3,49,300
4	Siji Augustine, Mundackal (H) Vellothooval.P.O	Vellothooval 397/3 X/234 5 years	74.38	60,000		44,62,800	34,99,755	79,62,555
5	Rajagopal, Nedumattathil (H) Vellothooval.P.O	Vellothooval 397/11 X/258, 26 years X/258(A), 6 years	55.10	60,000		33,06,000	16,11,956	49,17,956
6	Shajan Thomas, Theckedath (H) Vellothooval.P.O	Vellothooval 397/12 X/259 10 years	9.91	60,000	10,000	6,93,700	18,26,234	25,19,934
7	Late Sri. Paulose Thomas, Kottakkal House, Vellothooval P.O	Vellothooval 397/10, 397/13, 397/9 X/235 26 years	157.46	60,000		94,47,600	11,79,205	1,06,26,805
<b>Total (A)</b>			<b>425.22</b>			<b>2,56,62,200</b>	<b>1,06,51,090</b>	<b>3,63,13,290</b>

**Forwarded By order**  
*[Signature]*  
**Assistant Executive Engineer**

**Sd/-**  
**Company Secretary in charge**

**Chief Engineer (Civil Construction) South**

**Annexure IB to BO (FTD) No. 357/2020 (DGC/AEE V/Up-Seng/Land/2015) Thiruvananthapuram dated 26.05.2020**

**TOTAL FINANCIAL COMMITMENT FOR TAKING OVER NON PATTA LAND**

Sl. No.	Name and Address of the Possessor	Village/ Sy.No./ House No./ Age	Total area in Cent	Agreed ex-gratia (in Rs./cent)	Total amount of land (Rs)	Value of buildings and other structures (Rs.)	Total amount of compensation (Rs.)
			4	5	6	7	8
1	Santhosh Narayanan Kaduvaparackal House, Elkunnu, Vellothooval P.O	Kunjithanni 434/3 434/9, 434/14	91.68	50,000	45,84,000		45,84,000
2	Chacko Chacko Kizhakkeparambil (H), Elkunnu, Vellothooval.P.O.	Kunjithanni 434/1 X/160 11 years	27.75	50,000	13,87,500	7,43,014	21,30,514
3	Augusthy Thomas Varakil House, Elkunnu, Vellothooval.P.O.	Kunjithanni 433/1 433/10	65.88	50,000	32,94,000		32,94,000
4	C.M.Sasidharan Nair Chennat House (H), Vellothooval	Kunjithanni 475/3	34.03	50,000	17,01,500		17,01,500
5	Rajagopal, Nedumattathil (H), Vellothooval.P.O	Kunjithanni 475/4	57.57	50,000	28,78,500		28,78,500
6	P.V.Babu, Payyampallil (H), Vellothooval.P.O	Vellothooval 398/3 X/257 17 years Kunjithanni 475/6	99.95	50,000	49,97,500	5,60,334	55,57,834
7	Mathew Mariyamma, Palaseriyilaya Edathimalayil (H) Vellothooval.P.O	Vellothooval 392/15, 392/16, 392/17	69.36	50,000	34,68,000		34,68,000
8	Late Sri. Paulose Thomas, Kottakkal House, Vellothooval P.O	Kunjithanni 475/5	36.94	50,000	18,47,000		18,47,000
<b>Total (B)</b>					<b>2,41,58,000</b>	<b>13,03,348</b>	<b>2,54,61,348</b>
<b>Total (A)</b>					<b>2,56,62,200</b>	<b>1,06,51,090</b>	<b>3,63,13,290</b>
<b>Grand Total (A) + (B)</b>					<b>4,98,20,200</b>	<b>1,19,54,438</b>	<b>6,17,74,638</b>

**Forwarded / By order**

*Atuny*

**Assistant Executive Engineer**

**Sd/-**

**Company Secretary in charge**

*Johny*

**Chief Engineer (Civil Construction) South**

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