



## KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)

Registered Office: Vidyuthi Bhavanam, Pattom, Thiruvananthapuram – 695 004

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### ABSTRACT

Mankulam HEP (2x20MW) - Land Acquisition - Ex gratia payment for non patta land through negotiated purchase - Sanctioned - Orders issued.

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

B.O. (FTD) No.68/2024 (DGC/AEEIII/MKLM/2014)  
Thiruvananthapuram.

Dated:12-02-2024

- Read :
1. B.O. (FM) 1329/2008 (GPC-5/MANKULAM/LA/1/2008) dated 27.05.2008.
  2. G.O. (MS) No.10/12/PD dated 01.06.2012.
  3. B.O. (FTD) 52/2019 (DGC/AEE-III/MKLM/2014) dated 22.01.2019.
  4. G.O.(MS) No. 3/2020/PD dated 19.05.2020.
  5. Note No. CECICC/MHEP/Genl/2018/80 dated 27.01.2023 of Chief Engineer (Civil- Investigation & Construction Central).
  6. Note No. DGC/AEEIII/MKLM/2014 (11) dated 28.10.2023.
  7. Remarks no. FA-AT-ST 1/2023/87 dated 18.11.2023.
  8. Note No. LMU/Mankulam HEP/2023/115/125 dated 02.12.2023 of the Chief Coordinator, Land Management Unit, KSEBL.
  9. Note No. DB-20/CCM/MHEP/General/2023-24/936 dated 15.12.2023 of the Deputy Chief Engineer, PES with full powers of Chief Engineer, Meencut.
  10. Note No. LA&DEO/R/126/2023 dated 03.01.2024 of LA&DEO.
  11. Note No. DGC/AEEIII/MKLM/2014 dated 12.01.2024 of the Director (Generation - Civil) to the Full Time Directors (Agenda No.11-02/2024).

### ORDER

The work for the implementation of the Mankulam HEP was awarded to M/s. PES Engineers Private Limited - M/s. KSR Infracon Private Limited (PES-KSR Joint Venture), for an amount of Rs.250.21 Crores. The work commenced on 08.07.2022 and is progressing.

The total land required for the project is 80.013 ha. which includes 11.913 ha. of forest land, 15.16 ha. of revenue land (river bed) and 52.94 ha. of private land. About 93% of the total land required have already been acquired by the KSEBL. The Tahsildar (LA), Thodupuza had initiated steps for the acquisition of patta land, as per the provisions under the LARR Act 2013.

The Chief Engineer (Civil - Investigation & Construction Central) as per the note read as 5<sup>th</sup> above has reported that the non-patta land to be acquired for the project is 1.78 ha., comprising of 0.64 ha. revenue puramboke, 0.81 ha. under interim notification and 0.33 ha as river puramboke, which cannot be acquired through LARR Act. The transfer of non-patta land to KSEBL is through the process of "transfer of land". Even though steps had been taken

to this effect, it would not be possible by evicting the farmers from this land without providing proper compensation, who have been occupying the land since a long period, for their home and livelihood and having no other means for living. It is also reported that during the inaugural ceremony of the project, the Hon'ble Chief Minister had declared that those who inhabit in the project area will not be evicted without providing due compensation.

The Government as per G.O. read as 4<sup>th</sup> above had accorded sanction to KSEBL for effecting an ex gratia payment of Rs.7.00 Crores as compensation for around 70 families for acquiring the land under Intention Notification & river puramboke, for Mankulam Hydro Electric project as per the decision of the DLPC.

The Chief Engineer (Civil-Investigation & Construction Central) has requested sanction for acquiring 93.2738 cents of non patta land by effecting ex gratia payment for an amount of Rs.70,80,178/-, from the following 5 land holders, who had consented to the prices fixed in the various DLPC meetings and to modify the Board Order dated 22.01.2019 by effecting the change in category of land of one land holder from patta land to non patta land, as detailed below:

**(i) Smt. Elikkutty Devassia, W/o Devassia, Ettaniyil Veetil, Mankulam**

13.63 cents of land in Survey No 446/13 under possession by Smt. Elikkutty had initially been included in Group IV - category D1 (Rs.52,800/- per cent) by the DLPC in 2018 (Sl. No. 1). Following complaints regarding category, the DLPC in its meeting held on 24.10.2018 had changed the category of this land as category C1. (Rs.60,500/- per cent). Further, Sri. Jose Devassia, S/o Smt. Elikkutty submitted a petition on 14.11.2022 to re-assess the value of the building and other structures in the land. Accordingly, the Project Manager, Mankulam has re-assessed the value based on DSR 2018 and re-fixed the value of building and other structures as Rs.9,97,009/- (from Rs.5,76,738/-), which incur an additional financial commitment of Rs.4,20,271/-. The total ex gratia amount payable is Rs.18,21,624/-. Sri. Jose Devassia, S/o Smt. Elikkutty has submitted the consent for transfer of land as above.

**(ii) Sri. Baby, S/o Varkey, Niravath, Mankulam**

13.09 cents of revenue puramboke land (12.35 cents under Survey No. 446/9 and 0.74 cents under Survey No. 441/127) currently under possession by Sri. Baby, Niravath had been included for acquisition under Group VI (Sl. No.2) @ Rs.73,700/- per cent, amounting to Rs.9,64,733/-. The Chief Engineer has reported that, following the request dated 09.11.2022 by the land holder, the value of the house and other building in the land has been reassessed as Rs.12,31,496/- (from Rs.7,63,877/-), incurring an additional financial commitment of Rs.4,67,619/- The total ex gratia payment for which consent obtained and sanction sought for is Rs.21,96,229/-.

**(iii) Sri. Sali Kunjappan, Malayil, Mankulam**

3.8038 cents of land in Survey No. 441/39-13 under the possession of Sri. Sali Kunjappan, Malayil, Mankulam was marked as patta land in the minutes of the DLPC decision in 22.05.2014 (Sl. No. 14 in Group VII). The Chief Engineer has reported that the Village Officer has certified on 14.07.2021 that this non patta land (revenue puramboke) is only an extension of 10.5 cents of patta land (under Re-survey No. 441/231) and hence sanction is requested for acquiring this land as non patta land. Sri. Sali Kunjappan had given consent for acquisition of 3.8038 cents of land in Survey No. 441/39-13 for a total amount of

Rs.2,30,130/- @ Rs.60,500/- per cent.

**(iv) Sri. Thomas Varkey, Kochuparambil, Mankulam**

199.92 cents of non patta land under the possession of Sri. Thomas Varkey, Kochuparambil, Mankulam under Survey No. 441/39-78 was acquired as per Board Order dated 14.06.2016 at the rate decided in the DLPC held on 28.01.2016 (Sl. No. 6 in Group IV) @ Rs.45,000/- per cent. However, Sri. Thomas Varkey had been repeatedly arguing (Latest petition dated 05.05.2022) that there is an additional area of 58.86 cents of non-patta land included under the same Survey No. 441/39-78 and as this land is within the reservoir area of the project, it has also to be acquired at the same rate as per the original consent. The Chief Engineer has reported that the Village Officer has certified the same on 13.09.2022 and the Project Manager has ascertained the genuineness of the claim. The Chief Engineer has requested sanction for acquiring 58.86 cents of non-patta land @ Rs.45,000/- per cent. The total ex gratia payment is Rs.26,48,700/-.

**(v) Sri. K.V.Mathew, Kochuparambil, Mankulam**

99.96 cents of non patta land under the possession of Sri. K.V. Mathew Kochuparambil, Mankulam under Survey No. 441/39-79 was acquired as per Board Order dated 14.06.2016 at the rate decided in the DLPC held on 28.01.2016 (Sl. No.1 in Group IV -D2) @ Rs.45,500/- per cent. However, Sri. K.V.Mathew vide his petition dated 05.05.2022 claimed that there is an additional area of 3.89 cents of non patta land included in the same Survey No. 441/39-79 and requested that this land may also be acquired at the same rate as per the original consent. The Chief Engineer has reported that the genuineness of the claim has been certified by the Village Officer on 13.09.2022. The Chief Engineer has requested sanction for acquiring this additional 3.89 cents of non patta land in the same Survey No. 441/39-79 by effecting ex gratia payment for an amount of Rs.1,76,995/- @ Rs.45,500/- per cent.

The Chief Engineer has reported that all the above five beneficiaries had submitted their consent on the compensation proposed as above. As per G.O read as 2<sup>nd</sup> above, the non-patta land having possession of minimum five years can be compensated with at the same rate as that of the nearby patta land of similar nature. Further, it is highly essential to procure the above land for the proper and timely implementation of the project. There is no change in the total extent of land required for the project (80.013Ha).

KSEBL as per B.O. read as 3<sup>rd</sup> above had accorded sanction for the acquisition of 15.59 cents and 3.46 cents of patta land owned by Sri. Joseph, S/o Francis, Varickayanickal, Mankulam in Survey Nos. 534/ 40-42 and 534/40-44 respectively (Sl. No. 31 of Annexure - I) @ Rs.52,800/- per cent. Of this, 15.59 cents of patta land in Survey No. 534/40-42 had been procured by KSEBL. The Chief Engineer has reported that as per the revenue records, the remaining 3.46 cents of land in Survey No. 534/40-44, mentioned as patta land in the Board Order is non patta land (Revenue Puramboke). Hence this land can be acquired only after effecting modification to the original Board Order by changing the category of land as non patta land. The Chief Engineer has further reported that Smt. Valsamma Joseph, w/o Sri. Joseph has consented for the acquisition of this 3.46 cents of non patta land for an amount of Rs 1,82,688/- @ Rs. 52,800/- per cent as per the DLPC decision in 2018. The Chief Engineer has requested to amend the category of patta land of Sri. Joseph, S/o Francis, Varickayanickal, Mankulam furnished under Sl.No.31 of Annexure I of the Board Order read

as 3<sup>rd</sup> above, as non patta land, for effecting payment, without incurring any additional financial commitment to KSEBL.

The Chief Engineer (Civil-Investigation & Construction Central) has requested to accord sanction for acquiring 93.2738 cents of non patta from 5 landholders by effecting compensation for land and buildings and other structures, with a financial commitment of Rs.70,73,678/- and also to modify the B.O. read as 3<sup>rd</sup> above, by changing the category of 3.46 cents of patta land of Sri. Joseph, S/o Francis, Varickayanickal, Mankulam furnished under Sl.No.31 of Annexure-I, as non patta land.

While placing the matter before the Full Time Directors for decision as per note read as 6<sup>th</sup> above, the Financial Adviser as per note read as 7<sup>th</sup> above has opined that remarks of the Land Management Unit and LA&DEO may be obtained in this regard. As such, the remarks of the Land Management Unit and LA&DEO were obtained.

The LA&DEO as per note read as 10<sup>th</sup> above has remarked as follows:

“It is evident that the Government of Kerala as per G.O.(MS) No. 3/2020/Power dated 19.05.2020 has accorded sanction to KSEBL for effecting disbursement of relief fund of about Rs.7 crores to the 70 eligible land holders of the Mankulam HEP area while acquiring respective land from them. The fact being so, no illegality is noted in proceeding with the proposal. However, by way of abundant caution, the identity of the land and its possession by the reported beneficiary has to be confirmed from the Revenue Authorities concerned before releasing payment so as to avoid any litigation in future. Also, steps in tune with clause 4(4) of the G.O. (MS) No.10/12/PD dated 01.06.2012 of Power (B) Department need be taken.”

The clause 4(4) of the G.O. (MS) No.10/12/PD dated 01.06.2012 of Power (B) Department specifies that “As the right of non patta land is vested in the Revenue Department, necessary action to transfer this right to the Power Department may be taken up by the Revenue Department.”

Meanwhile, the Deputy Chief Engineer, PES with full powers of Chief Engineer, Meencut as per note read as 9<sup>th</sup> above, has informed that two land holders had given consent for transfer of non patta land (land in intention notification) and requested to modify the value of buildings and other structures as per the prevailing CPWD rates without depreciation of Sri. Baiju Varkey, Pottackal (Column No. 5 of Sl. No. 20 of Annexure-III) of the B.O. read as 3<sup>rd</sup> above, with an additional financial commitment of Rs.3,63,070/- and sanction for acquisition of 35.72 cents of non patta land under the possession of Sri. C.K. Kuttappan, with an exgratia amount of Rs.11,43,040/-, as detailed below:

**(i) Sri. Baiju Varkey, Pottackal.**

KSEBL as per B.O. read as 3<sup>rd</sup> above, has accorded sanction to acquire 8 cents of non patta land in Survey No. 462 (land in intention notification) @ Rs.58,080/- per cent under the possession of Sri. Baiju Varkey, Pottackal (Sl No. 37 of Annexure – II). The cost of buildings and other structures in this land was sanctioned for Rs.3,74,030/- (Sl. No. 20 of Annexure - III). As per the representation of Sri. Baiju Varkey dated 11.10.2023, the value of the house and other structures in the land has been reassessed as Rs.7,37,100/- (from Rs.3,74,030/-), incurring an additional financial commitment of Rs.3,63,070/-. The total ex gratia payment

for which consent obtained is Rs.12,01,740/-. The Deputy Chief Engineer has reported that acquisition of this land is essential for the smooth implementation of the project, as it is adjacent to the dam site of the project.

The Deputy Chief Engineer has also requested to modify the value of buildings and other structures as per the prevailing CPWD rates without depreciation, of Sri. Baiju Varkey, Pottackal (Column No. 5 of Sl. No. 20 of Annexure III) of the B.O. read as 3<sup>rd</sup> above, as Rs.7,37,100/-, with an additional financial commitment of Rs.3,63,070/-.

**(ii) Sri. C.K. Kuttappan, Chathamattathil**

The Deputy Chief Engineer has reported that acquisition of 35.72 cents of non patta land in Survey No. 462/24 (land in intention notification) under the possession of Sri. C.K. Kuttappan, Chathamattathil is necessary for the implementation of the project. It is reported that this land is nearby and similar nature to the land in Group I-category D, as decided by the DLPC held on 2018 where the rate is fixed as Rs.32,000/- per cent. Sri. C.K. Kuttappan, Chathamattathil had given consent to transfer 35.72 cents of non patta land in Survey No. 462/24 @ Rs.32,000/- per cent, amounting to a total exgratia of Rs.11,43,040/-. The Deputy Chief Engineer has requested sanction for acquiring this land.

The Chief Engineer (Civil-Investigation & Construction Central) and the Deputy Chief Engineer, PES with full powers of Chief Engineer, Meencut had requested to accord sanction for acquiring a total of 128.9938 cents of non patta from 6 landholders with a total financial commitment of Rs.82,16,718/- and to modify the Board Order read as 3<sup>rd</sup> above, (i) by effecting the change in the category of 3.46 cents of land owned by Sri. Joseph S/o Sri. Francis Varickayanickal, as non patta land, without any additional financial commitment to KSEBL and (ii) to modify the value of buildings and other structures as per the prevailing CPWD rates without depreciation of Sri. Baiju Varkey, Pottackal (Column No. 5 of Sl. No. 20 of Annexure III) of the B.O. read as 3<sup>rd</sup> above, as Rs.7,37,100/-, with an additional financial commitment of Rs.3,63,070/-.

The matter was placed before the Full Time Directors as per note read as 11<sup>th</sup> above.

Having considered the matter in detail, the Full Time Directors has resolved to accord sanction for the following in connection with the acquisition of non patta land for the implementation of Mankulam Hydro Electric Project:

1. To acquire 128.9938 cents of non patta land from 6 land holders, by effecting compensation for land and buildings and other structures in it, with a total financial commitment of Rs.82,16,718/- (Rupees Eighty Two Lakhs Sixteen Thousand Seven Hundred and Eighteen only) excluding documentation charges, as appended in the Annexure.
2. To modify the category of 3.46 cents of land in Survey No.534/40-44 owned by Sri. Joseph S/o Sri. Francis Varickayanickal (Sl. No. 31 of Annexure-I) of the B.O. (FTD) No. 52/2019 (DGC/AEEIII MKLM/LA/2014) dated 22.01.2019, as non patta land instead of patta land, without any additional financial commitment to KSEBL.
3. To acquire 3.46 cents of non patta land in Survey No. 534/40-44 owned by Sri. Joseph S/o Sri. Francis Varickayanickal, for an amount of Rs.1,82,688/- @ Rs.52,800/- per

- cent.
4. To modify the value of buildings and other structures of Sri. Baiju Varkey, Pottackal (Column No. 5 of Sl. No. 20 of Annexure-III) of the B.O. (FTD) No. 52/2019 (DGC/AEE-III/MKLM/2014) dated 22.01.2019 as Rs.7,37,100/- instead of Rs.3,74,030/-, with an additional financial commitment of Rs.3,63,070/-.
  5. To acquire 8 cents of non patta land in Survey No. 462 @ Rs.58,080/- per cent under the possession of Sri. Baiju Varkey, Pottackal along with the house and other structures located in the land for a total exgratia amount of Rs.12,01,740/-.

The B.O. (FTD) No. 52/2019 (DGC/AEE-III/MKLM/2014) dated 22.01.2019 is modified to the above extent.

The Deputy Chief Engineer, PES with full powers of Chief Engineer, Meencut to ensure that the identity of the land and its possession by the reported beneficiary is confirmed from the Revenue Authorities concerned before effecting the payment for compensation and to take necessary follow up action for complying the clause 4(4) of G.O. (MS) No.10/12/PD dated 01.06.2012.

Orders are issued accordingly.

**By Order of the Full Time Directors**

Signed by

Lekha G

LEKHA G

COMPANY SECRETARY Date: 12.02.2024 14:10:30

Acc: Annexure

To:

The Deputy Chief Engineer, PES with full powers of Chief Engineer, Meencut.

Copy to:

The Company Secretary/ Chief Engineer (IT,CR&CAPS)/ Financial Advisor/  
LA&DEO/ Chief Internal Auditor/ Chief Vigilance Officer

The TA to the Chairman & Managing Director / Director (Generation-Civil) /

Director (Distribution, Safety, SCM & IT) / Director (Transmission, SO &

Planning)/ Director (Generation - Electrical, REES, SOURA, Sports & Welfare)

The PA to the Director (Finance & HRM)

The Sr.CA to the Secretary (Administration)

The RCAO/ RAO

Stock File.

**Forwarded / By Order**

*Siji John*  
Assistant Executive Engineer

Annexure to B.O. (FTD) No. 68/2024 (DGC/AEEIII/MKLM/2014), Thiruvananthapuram dated 12.02.2024.

Annexure

MANKULAM HYDRO ELECTRIC PROJECT									
Land acquisition of non patta land (Idukki District, Devikulam Taluk, Mankulam Village, Block-19) - Financial commitment									
Sl. No.	Name and address of the land holder	Survey No.	Total area in cents	Agreed exgratia per cent (Rs)	Total amount of land (Rs)	Value of buildings and other structures as per CPWD rates (Rs) (without depreciation)	Total exgratia amount (Rs)	Remarks	
1	Smt. Elikkuttu Devassia, W/o Devassia, Ettaniyil veettil, Mankulam	446/13	13.63	60,500	8,24,615	9,97,009	18,21,624	Revenue puramboke	
2	Sri. Baby, S/o Varkey, Niravath, Mankulam	446/9	12.35	73,700	9,10,195	12,31,496	21,96,229	Revenue puramboke	
		441/127	0.74	73,700	54,538				
3	Sri. Sali Kunjappan, Malayil, Mankulam	441/39-13	3.8038	60,500	2,30,130		2,30,130	Revenue puramboke	
4	Sri. Thomas Varkey, Kochuparambil, Mankulam	441/39-78	58.86	45,000	26,48,700		26,48,700	Revenue puramboke*	
5	Sri. K.V.Mathew, Kochuparambil, Mankulam	441/39-79	3.89	45,500	1,76,995		1,76,995	Revenue puramboke	
6	Sri. C.K. Kuttappan, Chathamattathil, Mankulam	462/24	35.72	32,000	11,43,040		11,43,040	Land in the intention notification	
	<b>Total</b>		<b>128.9938</b>				<b>82,16,718</b>		