



# KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)  
Registered Office: Vidyuthi Bhavanam, Pattom,  
Thiruvananthapuram – 695 004  
CIN: U40100KL2011SGC027424  
Website www.kseb.in  
Phone: +91 471 2514576, 2446885, 9446008884  
Email: dtksebl@ksebl.in

## ABSTRACT

Adoption of MoP Guidelines for payment of compensation to Right of Way corridor and tower foot area for construction of transmission lines in KSEBL - Seeking approval of Government of Kerala – Sanction accorded – Orders issued

### **CORPORATE OFFICE- (SBU-T)**

BO (FTD) No. 729/2022/D(T&SO)-AE5/2022/1991)

Thiruvananthapuram, Dated: 26.08.2022

- Read
1. Letter No. 3/7/2015-Trans dated 15.10.15 of Ministry of Power, Government of India
  2. B.O. (FTD) No. 624/2019/D(T&SO)/T6/GI/2019-20 dated 14.08.2019
  3. Letter No. 3/4/2016-Trans dated 18.07.2020 of Ministry of Power, Government of India
  4. B.O. (FTD) No. 927/2021/D(T&SO)/T3/Compensation/2021-22 dated 15.12.2021
  5. Note No. DIRT SO-AE5/2022/1991/150 dated 05.08.2022 of the Director (Transmission, System Operation, Planning & Safety) ( Agenda item No. 50/8/22)

## ORDER

KSEBL had been disbursing compensation to land owners in connection with construction of transmission lines as per the 'Manual of Instructions for Land Acquisition and Tree Cutting Compensation' and other Orders issued in this regard based on the Guidelines/ Orders of Government of India (GoI)/ Government of Kerala (GoK). In order to facilitate early resolution of Right of Way (RoW) issues for laying of transmission lines, Ministry of Power, GoI had issued certain guidelines for payment of compensation towards damages with regard to RoW for transmission lines as per letter read as 1<sup>st</sup> above. These Guidelines recommended compensation @ 85% of the land value for tower footing area and up to 15% of the land value (being determined based on Circle rate/ Guideline value/ Stamp Act rates) for the RoW corridor of lines for transmission system of 66 kV and above voltage level, in addition to the compensation towards normal crop and tree damages.

In line with the above, a Committee was constituted by the Board to revise the 'Manual of Instructions for Land Acquisition and Tree Cutting Compensation' and to decide the optimum amount that can be disbursed to the affected persons in line with the MoP Guidelines. Based on the recommendation of the Committee, KSEBL accorded sanction as per B.O read as 2<sup>nd</sup> above to adopt the MoP Guidelines for providing compensation to land owners for damages in connection with construction of transmission lines of 66 kV and above voltage level i.e., an amount equivalent to 85% of the fair value of land as tower foot compensation and an amount equivalent to 15% of the fair value of land as RoW compensation.

Later, MoP as per letter read as 3<sup>rd</sup> above, communicated the Guidelines for providing compensation for transmission lines in urban areas. As per this Guidelines, in addition to 85% land value for tower footing and a maximum of 15% of land value towards diminution of land value in the width of the RoW corridor, an additional compensation in the form of "non-usability allowance" up to 15% of the land value for the width of RoW would be applicable in the notified urban areas, which will be in addition to the compensation towards normal crop and tree cutting

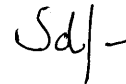
damages. Further, all the States/UTs were requested to take suitable decision regarding adoption of these Guidelines. KSEBL adopted these Guidelines also, as per B.O. read as 4<sup>th</sup> above.

Even after adopting these Guidelines and assessing compensations accordingly, large number of litigations are coming up in various courts seeking higher amounts of compensation and the public objections are adversely affecting the execution of transmission line projects. While deciding on the petitions, the Courts do not take the compensations specified as per the MoP Guidelines on face value, since it is only of guiding nature and is not issued through any executive orders. Hence, it is suggested to request GoK for issuing a Government Order adopting the two Guidelines issued by the Ministry of Power on 15.10.2015 and 18.07.2020, and the matter was placed before the Full Time Directors as per the note read as 5<sup>th</sup> above.

Having considered the matter in detail, the Full Time Directors in the meeting held on 16.08.2022, resolved to request the Government of Kerala to issue a Government Order adopting the Guidelines issued by the Ministry of Power, Government of India on 15.10.2015 and 18.07.2020 specifying the compensation to land owners towards diminution of land value in the Right of Way (RoW) corridor and tower foot compensation in connection with the construction of transmission lines.

Orders are issued accordingly.

**By Order of the  
Full Time Directors**



**LEKHA G  
Company Secretary**

To:

Chief Engineer, Transmission North / South  
Chief Engineer, TransGrid  
The Legal Adviser & Disciplinary Enquiry Officer

Copy to: The Financial Adviser/ Chief Internal Auditor/Company Secretary  
The TAs to CMD/ D(T,SO,P&S)/ D(D,IT & SCM)/ D(G-C)/ D(G-E)/ D(REES,S,S&W)  
The PA to D(F&HRM)  
Stock file

Forwarded / By Order



Assistant Engineer