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# KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

Reg. Office: Vidyuthi Bhavanam, Pattom, Thiruvananthapuram - 695 004

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## ABSTRACT

TransGrid 2.0 Project – NSIP Phase 1A – Up gradation of existing 110kV DC line from Konnakuzhy to Chalakudy to 220/110kV MCMV, along Poringal - Chalakudy 110kVDC line- Special compensation package proposed for crossing KSEBL line under PGCIL Kochi – Thrissur 400kV DC line at Pariyaram, Chalakudy -Sanction accorded – Orders issued.

## Corporate Office (SBU-T)

B.O.(FTD)No.62/2021/D(T&SO)/T6/TransGrid/NSIP-Special Compensation/20-21dated,Thiruvananthapuram, 23 .1.2021

- Read: (1) BO (FTD) No.2966/2017/(D(T&SO)/PSE/TransGrid(N)/NSIP /2017-18 dated 25.11.2017.
- (2) Letter No. CE/TG/NSIP/2020-21/863 dated 30.10.2020 of the Chief Engineer, TransGrid.
- (3) Letter No: LA&DEO/R/162/2020 dated : 29.12.2020 of the Senior Law Officer.
- (4) Note No: D(T&SO)/T6/TransGrid/ NSIP-Special compensation/2020-21/ 243 dated: 19.01.2021of the Director (Transmission & System Operation) (Agenda No.46/1/21).

## ORDER

The administrative sanction was accorded by KSEBL for the North South Interlinking Package [NSIP-1] as per B.O read as 1<sup>st</sup> above. The work involves up gradation of existing Konnakuzhy to Chalakudy 110kVDC line to 220/110kV MCMV using the existing and new right of way at two locations. The work was awarded to M/s. L&T and completed in November 2020. The line was energized on 05.12.2020.

The proposed upgradation line has to cross the existing PGCIL 400kV Kochi-Thrissur DC line at Pariyaram Village in Thrissur District in between PGCIL tower locations T131 and T132. The crossing location is about 6 km away from Chalakudy Township, located beside the State Highway 21, within thickly populated residential colony of 22 households of which majority belongs to BPL/SC/ST families.

The existing Poringal-Chalakudy 110kV DC lines (POCH-1&2), with 22m Right of Way, were passing under PGCIL 400kV DC line with very minimum inter-circuit clearance. The total route length of this up gradation project is 11.17 km and the span in the crossing location is 475m, between old tower locations T111-T112-T113.

The initial proposal was to lay 475m, 110kV UG cable at PGCIL crossing location and the provision for the same had included in the original sanctioned estimate. Later on, it was decided to construct the special two tier Gantry structure for stringing both 220kV and 110kV DC lines using new RoW at PGCIL crossing location by considering maintenance flexibility and OPGW stringing etc.

Total 16 land owners are directly affected with the Two Tier Gantry structure and construction of 220/110kV MCMV line using new Right of Way at PGCIL crossing location. Out of 16 no's of land owners, three households have been severely affected by the new RoW, they need rehabilitation as part of the compensation package and provision for the same is already included in the original sanctioned estimate, which amounts to Rs.1.25 crores. The clearances from the three house buildings are very marginal and hence the buildings have to be demolished for safety reasons. Apart from this, the structure compensation to one land owner at tower location 111C towards the shifting the main water channel for placing the new tower has also been assessed and included in the package.

The land owners are putting constant pressure on KSEBL officials to get a fair compensation equivalent to present market rate. In view of the above, the Chief Engineer (TransGrid) as per letter read as 2<sup>nd</sup> above, proposes a special compensation packages for different land owners which are given below.

1. Right of Way (RoW) and Tower footage compensations (TFC) are calculated as, 15% and 85% of assessed fair value (fair value approved by the revenue authorities) respectively. Accordingly Right of Way compensation for five land owners has been assessed to Rs.9,71,569/- and Tower Footage Compensation for six land owners amounts to Rs. 28,98,678/-
2. A special package is proposed for Compensation for the land at Single Gantry location which is as follows:

The land in between tower locations T111A-T111B-T111C and in either side of Single Gantry, having minimum ground clearance and protected by chain link fencing for prohibiting the unauthorized access of public, has been assessed at 85% of the assessed fair value (fair value approved by the revenue authorities) on the ground that the space has no effective utilization and hence the land owners deserve the compensation equivalent to tower footage instead of RoW compensation. 12 no's of land owners (including Sri. Aby Rappai, as mentioned below) are eligible for the compensation and the amount assessed to Rs.65,62,623/-.

3. The above mentioned amount of Rs.65.63 lakhs, includes the compensation package to Sri.Aby Rappai, which is considered as a special case, as detailed below:

The gantry is located in the premises of Sri. Aby Rappai, Kizhakoodan House, Pariyaram, Thrissur district, he is the most affected land owner due to the transmission line. Since the party did not produce a valid assessed fair value certificate for the land, average of the fair values (Rs.341324.13/are) of the adjacent properties assessed by the Revenue Authorities is taken for deciding the tower footage compensation payable to him. As the property has no direct entry from the State Highway, the proposed tower footage compensation is limited to 85% of the average assessed fair value of the adjacent properties. The total amount assessed as compensation to the land owner comes to Rs. 30,44,722/- including 85% compensation for the additionally affected area in the right of way.

4. A special structure compensation package is proposed for 3 BPL families, as their houses will have to be demolished for safety reasons, before charging the line. The rehabilitation package includes the cost of purchase of 5 cent land and registration charges, construction of new house building having same plinth area and facilities, demolishing charges of old building, provision for rehabilitation till completion of new house etc. Apart from this, the structure compensation to one land owner at tower location 111C towards the shifting of the main water channel (26m) for placing the new tower has also been assessed and included in the package.

Sl. No	Name	Amount (Rs.)
1	Smt.Daisy , W/o.Sri.Joseph (Late) Kaiparamban House , Pariyaram. (Household)	30,97,340/-
2	Smt.Lilly George, W/o.George, Thamippilly House, Pariyaram. (Household)	31,43,743/-
3	Sri.Surendran, S/o.Subran Erumeli House Pariyaram. (Household)	27,23,259/-
4	Sri. Davis M.A, S/o. Antony, Meppully House, Pariyaram PO, Velukkara. (shifting of the main water channel - 26m)	94,514/-
	Total	90,58,856/-

Apart from the above special packages, the crops and tree cutting compensations are included for 15 land owners as per prevailing rules in KSEBL. The assessment towards crops and tree cutting compensations amounts to **Rs. 44, 24,673.00/-**

The remarks of Senior Law Officer read as (3) above has been obtained, in which it is suggested that an agreement is to be executed in between land owners (considered for special structure compensation) and KSEBL, mentioning the following points along with other usual terms and conditions.

- The amount agreed up on between the land owners towards compensation may be styled as a 'consideration mutually agreed' between the parties.
- The agreement must have a proper description of the property such as total plot area with a sketch demarcating its four boundaries, details of improvements including constructions if any, the exact location etc.

In view of the above, the Director (T&SO), as per note read as 4<sup>th</sup> above, elaborated on the special compensation package for giving justifiable compensation to the affected land owners and placed the proposal before the Full Time Directors meeting.

Having considered the matter in detail, the Full Time Directors in the meeting held on 20.01.2021, Resolved to accord Sanction to adopt following compensation in connection with the upgradation of Konnakuzhy – Chalakkudy portion of existing Poringal – Chalakkudy 110kV DC line to 220/110 kV MCMV line at crossing point of KSEBL line under PGCIL Kochi – Thrissur 400kV DC line at Pariyaram,Chalakkudy, as a special case,

1. Allow the Right of Way (RoW) compensation as 15% of assessed fair value (fair value approved by the revenue authorities) and Tower footage compensations (TFC) as 85% of assessed fair value (fair value approved by the revenue authorities).The details of land owners eligible for the compensation is attached as Annexure –I  
(Total Amount : Rs.9,71,569/- )
2. Allow compensation at 85% of the assessed fair value (fair value approved by the revenue authorities) to 12 land owners for the affected area (Right of way) on either side of the Single Gantry, Loc 111A-111B-111C and also the small area very close to new tower footage that cannot be utilized anymore by the land owners considering that the ground clearance is very low and also that the land cannot be effectively utilized for any cultivation and also the diminished value of the land. The details of land owners eligible for the compensation is attached as Annexure -II.  
(Total Amount: Rs.28,98,678.00 + Rs.65,62,623.00 = Rs.94,61,301/- )
3. Allow tower footage compensation at 85% of assessed average fair value of the adjacent properties assessed by the Revenue Authorities to landowner Sri. Aby Rappai, Kizhakoodan House, Pariyaram P.O, Velukkara, Thrissur at the gantry location (Tower Loc 111B) as a special deserving case by considering that the land cannot be effectively utilized for any cultivation purpose as the gantry is located completely within his premises.
- 4.i) Allow structure compensation to three households for purchasing five cent land each in the same locality having similar kind of road access and constructing new houses of equivalent plinth area and facilities, as their houses will have to be demolished for safety reasons.
  - a) Smt. Daisy Joseph, W/o. Joseph (Late), Kaiparamban House, Velukkara (Household).
  - b) Smt. Lilly George, W/o. George, Thamippilly House, Pariyaram PO, Velukkara, (Household).
  - c) Sri. Surendran, S/o. Subran, Erumeli House, Pariyaram PO, Velukkara (Household).
- ii) Issue structure compensation to Sri. Davis M A, S/o. Antony, Meppully House, PariyaramP.O, Velukkara, the land owner at tower location 111C towards shifting the main water channel(26m length) for placing the new tower.  
(Total Amount for 4.i + 4.ii = Rs.90,58,856/-).

Further resolved to accord sanction for allowing compensation towards crops damage, tree cutting compensation, assessed as per the valuation provided by the Agricultural Officer & the Tree Cutting Manual as part of the special compensation package to settle the landowner's dispute.

(Total Amount: Rs.44,24,673/-)

**Summary of the total compensation package under various heads is given below:**

Right of Way Compensation	Rs. 971569.0
Tower Footage compensation	Rs. 9461301.00
Crops and Tree Cutting Compensation	Rs. 4424673.00
Structure Compensation	Rs. 9058856.00
<b>Total</b>	<b>Rs. 2,39,16,399.00</b>

Orders are issued accordingly.

By Order of the Full Time Directors,

**Sd/-**

Lekha G.

Company Secretary (In- Charge)

To :

The Chief Engineer (TransGrid)

Copy to:

The Deputy CE (TransGrid South/North)/ The Deputy CE (IT)

The Financial Adviser/ The Chief Internal Auditor.

The RCAO/ RAO.

The TA to Chairman & MD/ D(T&SO)/ D(D,IT &HRM)/ D(G-C)/ D(G-E&SCM)/D (P&S)

The PA to Director (Finance)/CA to Company Secretary

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Assistant Engineer

**Annexure I to B.O.(FTD) No. 62/2021/D(T&SO)/T6/TransGrid/NSIP-Special Compensation/20-21, dated, Thiruvananthapuram, 23 .01.2021**

**Land owners eligible for Right of Way (RoW) compensation @ 15% of assessed fair value (fair value approved by the revenue authorities)**

1	Smt.Minimol Francis,W/o.Francis,Mundanmani (House),Pariyaram P.O,Velukkara.
2	Sri. Anthony, S/o Vareed, Elenjikkal House, Pariyaram PO, Velukkara, Pin:680721, Thrissur
3	Sri. Davis M A, S/o. Antony, Meppully House, Pariyaram PO, Velukkara
4	Sri.Jose.M.A,S/o.Antony,Meppully House, Pariyaram P.O.,Velukkara.
5	Sri. Varghese V L, S/o. Lonappan, Vennattuparambil House, Velukkara

**Land owners eligible for Tower Footage Compensation (TFC) @ 85% of assessed fair value (fair value approved by the revenue authorities)**

1	Smt. Minimol Francis,W/o.Francis, Mundanmani (House),Pariyaram P.O,Velukkara.
2	Sri. Aby Rappai, S/o. Rappai, Kizhakoodan House, Pariyaram PO, Velukkara, (Gantry location)
3	Sri. Davis M A, S/o. Antony, Meppully House, Pariyaram PO, Velukkara
4	Sri. Varghese V L, S/o. Lonappan, Vennattuparambil House, Velukkara
5	Sri.Jose.M.A,S/o.Antony,Meppully House,Pariyaram P.O.,Velukkara
6	Sri. Thomas P.V, S/o Kochuvarkey, Puthussery House, Pariyaram PO, Velukkara, Pin:680721, Thrissur

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Assistant Engineer

**Annexure II to B.O.(FTD) No. 62 /2021/D(T&SO)/T6/TransGrid/NSIP-Special Compensation/20-21 dated, Thiruvananthapuram, 23.01.2021**

**Land owners at locations (111A-111B-111C) proposed for 85% of assessed fair value (fair value approved by the revenue authorities) as compensation.**

1	Smt. Daisy Joseph, W/o. Joseph (Late), Kaiparamban House, Velukkara
2	Smt. Lilly George, W/o. George, Thamippilly House, Pariyaram PO, Velukkara,
3	Sri. Surendran, S/o. Subran, Erumeli House, Pariyaram PO, Velukkara
4	Sri. Aby, S/o. Rappai, Kizhakoodan House, Pariyaram PO, Velukkara, (Gantry location)
5	Smt. Subaida, W/o. Haneefa, Kunathuparambil House, Pariyaram PO, Velukkara
6	Sri. Davis M A, S/o. Antony, Meppully House, Pariyaram PO, Velukkara
7	Sri. Narayanan E S, S/o Subran (Late), Erimmel House, Pariyaram PO, Velukkara,
8	Smt. Sarada Ganesan, W/o Ganesan, Thottungal House, Pariyaram PO, Velukkara,
9	Smt. Girija Kumaran, W/o Kumaran, Erimmel House, Pariyaram PO, Velukkara
10	Smt. Thressiamma Thomas, W/o Thomas, Kuttikadan House, Velukkara,
11	Sri. Varghese V L, S/o. Lonappan, Vennattuparambil House, Velukkara (Additional affected area due to new tower footage)
12	Sri. Thomas P.V, S/o. Kochuvarkey, Puthussery House, Velukkara (Additional affected area due to new tower footage)

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Assistant Engineer