



KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

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

CIN :U40100KL2011SGC027424, Website: www.kseb.in.

Phone: +91 471 2514576, 2446885, 9446008884, E-mail: dtkseb@kseb.in

ABSTRACT

Construction of 320kV HVDC Pugalur- Thrissur transmission line- Compensation to be given as per the Special compensation package- Allocating the share of KSEBL– Approved- Orders issued.

Corporate Office(SBU-T)

B.O.(FTD)No. 778 /2020/D(T&SO)/T4/Pugalur-Thrissur compensation/2020-21 dated Tvpm 24.12.2020

- Read :
1. GO (MS) No. 27/2014/PD dated 19.08.2014.
 2. GO(MS) No. 2/2015/PD dated 20.01.2015.
 3. GO(MS) No. 7/2019/ POWER dated 04.05.2019.
 4. GO (MS) No.15/2019/POWER dated 19.07.2019.
 5. Letter No. PM-STF/DB1/Pugalur-Thrissur/2020-21/11 dated 26.05.2020 of the Project Manager, Special Task Force, Thiruvalla.
 6. Letter No. TRAC/CG/Miscellaneous/Raigarh-Pugalur/2020-21/897 dated 28.07.2020 of the Chairman and Managing Director to the Secretary, Power Department, Govt. of Kerala.
 7. Letter No. SR-II/PKD/C-334/320kV/1232 dated 15.09.2020 of the Senior GM, PGCIL to the District Collector, Palakkad with a copy to the Chairman and Managing Director.
 8. Letter dtd 24.09.2020 of the District Collector, Palakkad to the Chairman and Managing Director.
 9. Note No. DB1/PM-STF/Progress of works/2020-21 dated 11.11.2020 of the Project Manager, Special Task Force, Thiruvalla.
 10. Note No. D (T&SO) / T4 / Pugalur-Thrissur compensation/ 2020-21 /229 dated 02.12.2020 of the Director(T&SO) to the Full Time Directors (Agenda : 24/12/20).

ORDER

Power Grid Corporation of India Limited (PGCIL) is entrusted with the construction of Raigarh-Pugalur- Thrissur HVDC link to transfer power of 6000MW from Independent Power Producers (IPPs) in Chattisgarh to the Southern region. The Pugalur-Thrissur link will facilitate drawal of 2000 MW by Kerala at Thrissur . The OH line of 320 kV HVDC link between Pugalur in Tamil Nadu and Thrissur in Kerala is crossing Kerala state in Palakkad district over a length of 63.7 km and there are 183 tower locations from Palakkad (Ozhalapathy-Kerala border) to Vadakkanchery. From Vadakkanchery transition station, UG cable length up to Thrissur HVDC station is 27.3km.

The Special compensation package for the construction of Pugalur-Thrissur line and for the LILCO construction of Thrissur to Kochi was announced as per Government orders read as 3rd and 4th above and are as given below:-

- The compensation for the tower standing area will be 100% of 5 times the fair value of land. 85% of the aforesaid amount shall be paid by PGCIL and the rest by KSEBL/GoK.
- If there is only a nominal portion of land left after acquisition of land for tower compensation, the same compensation as that of tower foundation would be given for that nominal area of land being acquired. The compensation amount will be met by KSEBL/GoK.
- Ex Gratia payment is given for the 14m width of land covered by the electric line tip to tip. Ex gratia payment is fixed at 40% of the fair value of the land directly coming under the electric line tip to tip fixed by the District Collector. Displacement allowance in proportion to the degree of usability lost shall be given taking the area of land as 14m wide which comes directly under the electric line drawn tip to tip. The displacement allowance and ex gratia payment together shall not exceed 5 times the fair value of the land as fixed by the District Collector. The sum of the exgratia payment and displacement allowance will be given in the proportion 15:25 by PGCIL and KSEBL/GoK.
- The compensation of trees/crops in the 44m corridor which have to be cut will be paid by PGCIL.
- In the event of line passing vertically above any house a special compensation of ₹1 lakh will be given and in case of partial or full demolition of any houses the amount assessed by PWD would be given. The expenditure will be met by KSEBL/GoK.

The approximate estimate for the compensation to be paid in accordance with the Government orders read as 3rd and 4th above was forwarded by the Project Manager, Special Task Force (STF), Thiruvalla as per letter read as 5th above. The estimate is prepared by taking actual design area of tower footings and average fair value of land as on 4.05.2019 (date of the Government Order) considering 15 tower locations including dry and wet land in different villages of Chittur and Alathoor taluks and is attached as Annexure . The total approximate compensation comes to ₹ 45 crores. The split up of the details are as below:-

Table 1

Particulars	Total amount (cr)	PGCIL		KSEBL/GoK	
		Share	Amount (cr)	Share	Amount (cr)
Tower Standing Area	0.87	85%	0.74	15%	0.13
Line corridor (40%) including displacement allowance (approximate)	44.06	15/40	16.52	25/40	27.54
Nominal land	0.07	-	-	-	0.07
Compensation for existing houses under the line	0	-	-	-	-
Total	45.00		17.26		27.74

The amount is purely approximate, and will vary with the actual fair value and physical measurements after construction.

KSEBL has been asked to deposit the share as specified in the orders read as 3rd and 4th above to the account of the Special Tahsildar, as per letter read as 8th above of the District Collector, Palakkad. PGCIL, as per letter read as 7th above, reported that they have deposited ₹ 5 crore, being the first tranche of POWERGRID share towards compensation (both corridor & tower footing) in the account earmarked for compensation, in the name of the Special Tahsildar (LA)/POWERGRID for disbursing the compensation for tower footing and for corridor.

In the orders read as 3rd and 4th above it is stated that compensation package adopted for Edamon-Kochi 400kV line shall be followed for Pugalur-Thrissur line. As per the special compensation package approved for Edamon-Kochi line (Government order read as 2nd above), the compensation amount after adjusting the amount payable by PGCIL is to be shared equally between GoK and KSEBL on the condition that the amount for implementing the package would be met by KSEBL by availing loan, in the first instance, and Government share would be granted subsequently. The exact share of KSEBL is not explicitly stated in the case of Pugalur-Thrissur line. If the compensation amount, after adjusting the amount payable by PGCIL, is to be shared equally between GoK and KSEBL, then the share of KSEBL as per the approximate estimate would be ₹ 13.87 crore.

The Director (T&SO) recommended to allocate an amount of ₹ 13.87 crore (approx.) as the share of the KSEBL for the "Compensation package for Pugalur-Thrissur" and keep it ready for transferring to the account earmarked for compensation in the name of the Special Tahsildar (LA), POWERGRID, Palakkad. The Director (T&SO) also suggested to request the GoK to issue a clarification on the share of KSEBL and GoK and further intimate that the share of GoK would be ₹ 13.87 crore (approx.), if the sharing is on a 50:50 basis. The Government Order read as 3rd above is also to be modified incorporating the clause that the compensation package for Pugalur-Thrissur shall not be applicable in any other case or is to be quoted as a precedent. The matter was placed before the Full Time Directors as per note read as 10th above.

Having considered the above, the Full Time Directors, in the meeting held on 16.12.2020, resolved to accord sanction for the following:-

1. To allocate an amount of ₹ 13.87 crore (approx.) as the share of KSEBL towards the "Compensation package for Pugalur-Thrissur" and to keep it ready for transferring it to the account earmarked for compensation in the name of the Special Tahsildar (LA), Power Grid, Palakkad.
2. To request the Government of Kerala to issue a clarification on the share of KSEBL & GoK and to further intimate the Government of Kerala that the share of GoK would be ₹ 13.87 crore (approx.) if the sharing is on a 50:50 basis.

3. To request the Government of Kerala to modify the GO dated 04.05.2019 incorporating the clause that the compensation package for Pugalur-Thrissur shall not be applicable in any other case, to avoid taking this as a precedent.

Orders are issued accordingly.

By Order of the Full Time Directors
Sd/-
Lekha G.
Company Secretary (In- Charge)


To :

The Chief Engineer (Transmission South)
The Chief Engineer (Transmission North)
The Financial Adviser

Copy to:

The Deputy Chief Engineer(IT)
The Chief Internal Auditor.
The RAO/ RAO.
The TA to Chairman & Managing Director / 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
Fair Copy Superintendent/Library/Stock File.

Forwarded / By Order


Assistant Executive Engineer

CONSTRUCTION OF ± 320 kV PUGALUR-THRISSUR HVDC LINE**ESTIMATE FOR LAND COMPENSATION****(A) Compensation for tower standing area**

1	Total area for tower footing (Actual area as per design)		100.596 Are
2	Total No. of towers		183 Nos.
3	Average area of one tower footing	$= 100.596 \times 100 / 183$	54.97049 m ²
4	Average width of tower standing area	$\sqrt{54.97}$	7.41 m
5	Average fair value as per G.O.dated 04.05.2019	(Average of fair value of 15 tower locations in different villages including dry and wet land)	17382 Rs./Are
6	Average land value (5 times of fair value)	17382×5	86908 Rs./Are
7	Compensation for tower standing area(100% of land value)	$100.596 \times 86908 \times 10^7$	₹ 0.87 Crores
(B) Compensation for Line Corridor area (14m wide)			
8	Total length of corridor including tower portion		63.652 km
9	Total Corridor area 14m wide including tower portion	$63.652 \times 1000 \times 14 / 100$	8911.28 Are
10	Net corridor area excluding tower standing area		8810.68 Are
11	Fair value of land admissible	(average)	17382 Rs./Are
12	40% of the fair value admissible for exgratia	$17382 \times 40 / 100$	6952.66 Rs./Are
13	Maximum Compensation allowable for corridor	5 times fair value	86908.25 Rs./Are
14	Assumed that 50% of the total length of line has a ground clearance b/w 9m to 15m and balance 50% has 16m to 27m, the Displace Allowance can be calculated vide calculation table given in the G.O. dated 04.05.2019 as below.		
15	Displacement allowance for 9-15m portion(for unit area)	$(86910 - 17382) \times 0.72727273 \times 50\%$	25282.43 Rs./Are
16	Displacement allowance for 16-27m portion(for unit area)	$(86910 - 17382) \times 0.51136364 \times 50\%$	17776.69 Rs./Are
17	Corridor Compensation for 1 Are	Exgratia + Displacement allowance	50011.78 Rs./Are
18	Total Corridor Compensation	$= 8810.68 \times 50012.79 / 10^7$	₹ 44.06 Crores
(C)	Compensation for existng houses under the line@ Rs.1 lakh/each	There are no houses beneath the proposed line	-
(D)	Compensation for Nominal land left	LS	₹ 0.07 Crores
	Total Amount of Compensation	Total of A(7)+B(18)+(C)+(D)	₹ 45.00 Crores

Sd/-

Company Secretary in charge