

**പതിനാലാം കേരള നിയമസഭ**

**പത്താം സമ്മേളനം**

നക്ഷത്ര ചിഹ്നമിടാത്ത ചോദ്യം നമ്പർ 6147

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**കൂടുംകളും പദ്ധതിയും ആശങ്കകളും**

	ചോദ്യം		ഉത്തരം ശ്രീ. എം.എം. മണി (വൈദ്യുതി വകുപ്പുമന്ത്രി)
(എ)	<p>ഡോ. എൻ. ജയരാജ് ശ്രീ. റോഷി അഗസ്റ്റിൻ ,, മോൻസ് ജോസഫ് :</p> <p>കൂടുംകളും പദ്ധതിയുടെ പവർ ഹൈവേ കടന്നുപോകുന്ന പ്രദേശങ്ങളിൽ സ്ഥലമേറ്റെടുക്കേണ്ടി വരുന്നതായാണ് വിശദമാക്കാമോ; ടവർ സ്ഥാപിക്കുന്ന സ്ഥലങ്ങൾ മാത്രമാണോ ഏറ്റെടുക്കുന്നത്; അങ്ങനെയെങ്കിൽ ഒരു ടവർ സ്ഥാപിക്കുന്നതിന് എത്ര വീതം സ്ഥലം ആവശ്യമുണ്ട്;</p>	(എ)	<p>പ്രസ്തുത പദ്ധതിയ്ക്കായി സ്ഥലം ഏറ്റെടുക്കുന്നില്ല. ടവർ സ്ഥാപിക്കുന്നതുമായി ബന്ധപ്പെട്ട് നഷ്ടപരിഹാര തുക മാത്രമാണ് നൽകുന്നത്. ടവറിന്റെ വലിപ്പം അനുസരിച്ച് 4.44 സെന്റ് മുതൽ 24.25 സെന്റ് വരെയാണ് സ്ഥലം ആവശ്യമായി വരുന്നത്.</p>
(ബി)	<p>ഏതു നിയമപ്രകാരമാണ് സ്ഥലം ഏറ്റെടുക്കുന്നത്; ഏതു തരത്തിലുള്ള നഷ്ടപരിഹാരമാണ് നൽകുന്നത് വ്യക്തമാക്കാമോ</p>	(ബി) & (സി)	<p>സ്ഥലം ഏറ്റെടുക്കുന്നില്ല. ഈ പദ്ധതിക്ക് G.O.(Ms.) No.29/2015/PD തീയതി 30.07.2015, G.O.(Ms.) No.19/2016/POWER തീയതി 31.08.2016, G.O.(Ms.) No.25/2016/POWER തീയതി 05.12.2016 &amp; GO (MS) 6/2018 തീയതി 17.03.2018 എന്നീ ഗവൺമെന്റ് ഉത്തരവുകൾ പ്രകാരമാണ് നഷ്ടപരിഹാരം നൽകുന്നത്. ഉത്തരവുകളുടെ പകർപ്പ് അനുബന്ധമായി ചേർത്തിരിക്കുന്നു. ലൈൻ കടന്നുപോകുന്ന നാലു ജില്ലകളിലും സ്പെഷ്യൽ തഹസീൽദാർ (LA) യുടെ നേതൃത്വത്തിൽ ഉള്ള പ്രത്യേകകാര്യാലയം വഴിയാണ് നഷ്ടപരിഹാരം നൽകിക്കൊണ്ടിരിക്കുന്നത്.</p>
(സി)	<p>പ്രസ്തുത പദ്ധതിക്ക് നഷ്ടപരിഹാരം നൽകുന്നതിന് പാക്കേജ് തയ്യാറാക്കിയിട്ടുണ്ടോ; ആയതിന്റെ പകർപ്പ് ലഭ്യമാക്കാമോ; നഷ്ടപരിഹാരം നൽകുന്നതിനുള്ള വിലനിർണയം നടത്താൻ ചുമതലപ്പെട്ട ഉദ്യോഗസ്ഥർ ആരൊക്കെയാണ് വ്യക്തമാക്കാമോ;</p>	(സി)	<p>ഉത്തരവുകളുടെ പകർപ്പ് അനുബന്ധമായി ചേർത്തിരിക്കുന്നു.</p>
(ഡി)	<p>ഭൂമി ഏറ്റെടുക്കുന്നതിന് മുൻപ് നഷ്ടപരിഹാര തുക നൽകുന്നതിന് വ്യവസ്ഥ ചെയ്തിട്ടുണ്ടോ; ഇല്ലെങ്കിൽ വ്യവസ്ഥ ചെയ്യാൻ നടപടി സ്വീകരിക്കുമോ;</p>	(ഡി)	<p>ടവർ നിർമ്മാണത്തിന് ശേഷം സ്ഥലം അളന്നു തിട്ടപ്പെടുത്തിയ ശേഷമാണ് ബന്ധപ്പെട്ട കക്ഷികൾക്ക് നഷ്ടപരിഹാരം നൽകുന്നത്.</p>
(ഇ)	<p>ഇതുവരെ ഏതൊക്കെ പ്രദേശങ്ങളിൽ ഭൂമി ഏറ്റെടുത്തുവെന്ന് വ്യക്തമാക്കാമോ; ഏതെങ്കിലും ഭൂവുടമസ്ഥർക്ക് നഷ്ട പരിഹാരം ഇതുവരെ നൽകിയിട്ടുണ്ടോ?</p>	(ഇ)	<p>ഭൂമി ഏറ്റെടുക്കുന്നില്ല. ലൈൻ കടന്നു പോകുന്ന നാലു ജില്ലകളായ കൊല്ലം, പത്തനംതിട്ട, കോട്ടയം, എറണാകുളം ജില്ലകളിലേക്ക് നഷ്ടപരിഹാരം നൽകി തുടങ്ങിയിട്ടുണ്ട്. ഇതുവരെ 260 സ്ഥലം ഉടമകൾക്ക് 1511 ലക്ഷം രൂപ ഭൂമിയുടെ നഷ്ടപരിഹാര തുകയായി നൽകിയിട്ടുണ്ട്.</p>

*Kemalillo*

സെക്ഷൻ ഓഫീസർ



GOVERNMENT OF KERALA

Abstract

Power Department- Drawal of 400 KV Transmission lines in Edamon- Cochin Sector- Revised Special Compensation Package and clearance for restoration of construction works- Orders superseding G.O. s dated 19-08-2014 and 20-01-2015- Issued.

POWER(C) DEPARTMENT

G.O (Ms.) No. 29 / 2015 / PD Dated. Thiruvananthapuram 30 / 07 / 2015.

- Read:-
1. G.O. (Rt.) No. 960/2009 RD dated 09.03.2009.
  2. G.O. (Rt.) No. 581 / 2010 RD dated 04.02.2010.
  3. G.O. (Rt.) No. 2674 / 2010 RD dated 04.06.2010.
  4. G.O. (Rt.) No. 270 / 2011 RD dated 14.01.2011.
  5. G.O. (Rt.) No. 4185/2007/RD dated 16.10.2007.
  6. G.O. (Ms.) No. 219/2009/RD dated 12.08.2009.
  7. G.O. (Rt.) No. 2675/2010/RD dated 04.06.2010.
  8. G.O. (Ms) No. 27/2011/PD dated 23.7.2011
  9. Judgment dated 28-05-2014 of the Hon'ble High Court in W/P (C) No. 22382 of 2013 (W) filed by M.s. Power Grid Corporation of India Limited.
  10. G.O (Ms.) No. 27 / 2014 / PD dated 19 / 08 / 2014.
  11. G.O (Ms.) No. 2 / 2015 / PD dated 20 / 01 / 2015.

ORDER

The Kudankulam Nuclear Power Station in Tamil Nadu having an installed capacity of 2000 MW when fully commissioned, is being implemented in 2 phases of 1000 MW each. The State of Kerala is entitled to get 133 MW from each phase. The evacuation system associated with Kudankulam Nuclear Power Station is an elaborate scheme as shown below.

Transmission Line

- Kudankulam (NPC) –Tirunelveli 400 kV Quad D/C line – I
- Kudankulam (NPC) –Tirunelveli 400 kV Quad D/C line – II
- Tirunelveli - Udumalpet 400 kV D/C line
- Tirunelveli – Edamon 400 kV Multi Ckt line

Edamon - Kochi 400 kV Quad D.C line

Kochi - Trichur 400 kV D.C line

LLO of both Circuits of Madurai - Trivandrum 400 kV D.C line at Tirunelveli

Substations

- i) 400/220 kV Tirunelveli Substation (New)
- ii) 400/220 kV Kochi Substation (New)
- iii) Bay Extension works at 400/220 kV Trichur Substation
- iv) Bay Extension works at 400/220 kV Udumalpet Substation
- v) Bay Extension works at 400/220 kV Trivandrum Substation

2. The above power evacuation schemes were approved by Central Electricity Authority and SREB at an estimated cost of Rs. 1779.25 Crs. on 29.08.2005 and the same was entrusted with M/s. PGCIL for execution. All the above elements have already been completed and commissioned except the 400 kV Edamon - Kochi DC line.

3. The construction of the line from Kudankulam to Thirunelveli was completed very much earlier. The Thirunelveli - Edamon portion was completed and commissioned on 25.6.2010. The 400 kV substation of PGCIL at Kochi (Pallikkara) along with the 400 kV line from Madakkathara to Kochi (Pallikkara) were also commissioned on 1.12.2011. The construction work of 400 kV line between Edamon and Kochi (Pallikkara) is remaining to be completed due to protest from the local public including land owners.

4. The implementation of above high capacity transmission line is absolutely essential not only for the effective functioning of the transmission system of the State but also for enhancing the transmission capacity for availing power from various sources outside the State. At present, the import capacity of Kerala is fixed at 1800 MW by the SRLDC/POSOCO and because of this the power allocation to Kerala is also curtailed by SRLDC stating reason that even if allocated, Kerala cannot draw it. But if Edamon - Kochi line is interconnected, the import capacity will increase by another 500 MW, i.e. up to 2300 MW wherein Kerala can bring additional 400/500 MW cheaper power from outside States/Central share.

5. Currently Kerala System is connected to the Inter-State Transmission System at two points at 400 kV level - one at Udumalpet in the Northern part and the other at Thirunelveli in the Southern part. There is no strong interconnection at 400 kV level between Southern and northern parts of Kerala. Most of the internal generating stations are located in the southern region of Kerala. All these facts contribute strongly to the requirement of establishment of a 400 kV North-South Transmission Line in the State. As such the Edamon - Kochi link which is

primarily meant for evacuation of Kudankulam power provides a vital and much needed interconnection between north and south Kerala with the following advantages.

- (i) Improvement in import capability of the State.
- (ii) Effective utilization of Central Share of Kerala.
- (iii) Provides alternative in case of contingencies in the existing Udumalpet – Palakkad – Trichur – Kochi corridor by providing a 400 kV Power Highway.
- (iv) Mitigate Inter-regional congestion between Kerala – Tamilnadu region.
- (v) Reduction in Transmission losses and improvement in system reliability

In the absence of the Edamon-Kochi line, the power from Kudankulam will have to be evacuated through Udumalpet – Kochi line via Madakkathara which in turn would result in huge additional transmission loss to the tune of about 20 MW (Approximately 102 MU per annum).

6. The length of the Edamon- Cochin 400kV D C (Quad) Line, which is to be completed is 149 Km and passes through the Districts of Kollam (22km), Pathanamthitta (51km), Kottayam (48km) and Ernakulam (28km). The work was awarded in March, 2008 with an estimated cost of Rs.256 crore, which was later revised as Rs. 340 crore, and the same was scheduled to be completed in March,2010. Though some work could be started in a controlled manner in all Districts, about 18 km survey work is still pending in Kottayam District. So far the following works have been completed:-

Progress	Unit	Districts				Total	% of completion
		Kollam	Pathanamthitta	Kottayam	Ernakulam		
Foundations	nos.	52/63	0/153	15/137	81/85	159/438	36
Tower erection	nos.	21/63	0/152	3/137	64/85	88/438	20
Stringing	km	0/22	0/51	0/47	9.7/28	9.7/148	7

7. In the wake of the fact that the work on Edamon- Cochin segment had been held up due to Right-of-Way( RoW) issues and protest from land owners and farmers and considering the urgency and advantage of completing the above line the State Government have been taking various measures to sort out the issues raised by the public, right from the beginning. Government had declared special compensation packages for making available the land for tower footings and obtaining Right of Way.

8. Government as per the G.O., read as 1<sup>st</sup> paper above, issued a compensation package for the land owners including compensation towards damages caused at each tower location, for the smooth implementation of the scheme of drawal of lines in the Edamon- Cochin segment.

wherein the works had been obstructed due to the protest of the local public. Considering the request for additional compensation for standing crops and trees during the drawal of the transmission lines, the above Government Order was partially modified, vide G.O., read as 2<sup>nd</sup> paper above, wherein the following compensation package was issued:

- (i) The compensation for damages caused for each tower location shall be @ 40% & 70% for paddy field & garden land (including rubber plantation) respectively of the land price fixed by the District Collector.
- (ii) An ex-gratia payment @ 20% of the land value for the land area covered under the conductors along the line in private lands, except in the existing corridor of the Kerala State Electricity Board used by PGCIL.

9. In order to complete the transmission scheme and to expedite the assessment disbursement of compensation to the affected land owners in a time bound manner, Government issued orders, read as 3<sup>rd</sup> paper above, stipulating, inter alia, that the compensation for the tower standing area as well as the ex-gratia for the land area below the line conductor would be based on the fair value notified by the Govt. As per G.O., read as 4<sup>th</sup> paper above, Government accorded special sanction for the payment of 20% ex-gratia for the corridor (from conductor tip to tip) where the KSEB lines existed and would then be used for drawing lines of PGCIL also.

10. As per G.O., read as 5<sup>th</sup> paper above, sanction was accorded for establishing a skeletal L.A. Unit with creation of the following 7 posts for a period of 1 year, based at Pathanamthitta for finalizing the compensation for the damages being caused during the execution of the line, on the condition that the establishment charges will be met by the Power Grid Corporation of India.

(i) Special Tahsildar	- 1
(ii) Valuation Assistant	- 1
(iii) Revenue Inspector	- 1
(iv) Special Village Officer/U.D Clerk	- 2
(v) L.D. Clerk / Village Assistant	- 1
(vi) Last Grade Servant	- 1

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7 posts

11. Though an L.A. Unit based at Ernakulam had been created, as per G.O., read as 6<sup>th</sup> paper above, for the assessment works of tree/ crop damage in connection with the construction of Edamon- Kochi-Thrissur line for a period of 6 months, the same could not become functional due to shortage of manpower. Therefore, creation of an LA Unit for a period of 6 months with

the same staff strength as mentioned above was ordered to serve the purpose, as per G.O., read as 7<sup>th</sup> paper above. The two LA units mentioned above are still continuing to function. The LA Unit, Pathanamthitta is entrusted with the first segment of Edamon- Kochi line, covering the villages in Kollam and Pathanamthitta Districts and second segment in the Districts of Kottayam and Ernakulam is assigned to the LA unit, Ernakulam.

12. The Power Grid Corporation could not proceed with the line construction works, even after the finalisation of the aforesaid compensation packages due to public protests under an Action Council. Government had taken earnest efforts by conducting a series of meetings and discussions with the peoples representatives and officials concerned to sort out the issues.

13. In view of the judgment of the Hon'ble High Court in W/ P(C ) No. 22382/2013 filed by M's. Power Grid Corporation of India Limited, read as 9<sup>th</sup> paper above. Government reviewed the issues involved. As the work in this critical infrastructure project needed to be resumed and completed as early as possible, Government formulated a Special Compensation Package to address the concerns of the affected people as one time measure.

14. The Special Compensation package, issued as per G.O., read as 10<sup>th</sup> paper above, provided, inter alia, as follows:-

- 1) The compensation, already decided for locating tower in an area, in respect of garden land (including rubber plantation) will be increased from 70% to 100% of the land value.
- 2) The compensation, already decided for tower standing area of paddy fields, will be increased from 40% to 100% of the land value.
- 3) The ex-gratia payment for line corridor will be increased from 20% to 40% of the land value.
- 4) The market value of the land will be paid @ 2 ½ times of fair value. In the areas where there is any anomaly in the fair value fixation, the same will be reviewed and market value will be determined.

15. As the construction activities could not be resumed even after the issuance of the special compensation package, due to the non-co-operation of the land owners. Government held discussions with a the stakeholders and in partial modification of the G.O., read as 10<sup>th</sup> paper above, the special compensation package, was revised by fixing market value of the land @ 5 times the fair value, as per G.O., read as 11<sup>th</sup> above.

16. The Hon'ble Chief Minister held a meeting with the representatives of the land owners on 12-02-2015 and in the meeting all the proposals contained in the written statement submitted at the time of the meeting convened on 4-12-2004 were considered in detail.

17. The Government have reviewed the issues involved in the matter. The main grievance expressed by the affected land owners and farmers through out the various discussions and meetings held with them has been the unreasonably low land value. They have complained that though Govt proposed enhancement in the rate of compensation to be awarded for tower footing area and corridor, the resultant compensation would not be satisfactory as the fair value of most of the areas along the line route, fixed by the Revenue Department is abnormally in the lower side. The Action Council wanted to revise the fair value so as to be commensurate with the exorbitant hike occurred in land value, throughout the State, for all practical purposes. The review and consequent revision in fair value, if any, is a cumbersome procedure, considering the formalities involved, including verification of complaints and the basic documents, solicitation of views / objections, recording of depositions, comparison of values etc. As this would be obviously time consuming, the re-determination of fair value through the normal procedure cannot be resorted to, in view of the compelling urgency for resuming the construction activities without any further delay.

18. In view of the fact that the power demand of the State is increasing by 300-400 MW every year, Government are convinced that the increased demand can be met only through enhancing the import capacity for which the completion of the Edamon-Cochin line is indispensable. As the 400 kV high capacity transmission corridor from Edamon to Kochi is of critical importance for making power available to Kerala from the Southern Grid as well as the NEW Grid, any further delay in completing the project would very seriously affect the power availability to Kerala and would result in large scale power outages. As such Government have come to the conclusion that work in this critical infrastructure project needs to be resumed and completed as early as possible and hence have decided to formulate a revised, Special Compensation Package to address the concerns of the affected people as "one time measure" and to facilitate the immediate resumption of construction activities, with the co-operation of the land owners.

19. Accordingly Government are pleased to order as follows:-

(I) The special compensation package mentioned below, meant exclusively for the construction of 400 KV transmission line in the Edamon-Kochi sector is approved, in recognition of the peculiar facts and circumstances involved in the issue, as a special case and subject to the condition that the same will not be applicable in any other case on any ground or quoted as a precedent.

" (i) The Line shall be drawn in such a way that advantage of tall towers should be utilized, wherever possible, by giving prescribed electrical clearances i.e keeping 6 Mtr

clearances above the rubber trees, so as to avoid cutting of rubber trees.

(ii) The compensation will be modified as below:-

(a) The compensation, already decided for locating tower in an area, in respect of garden land (including rubber plantation) will be increased from 70% to 100% of the land value.

(b) The compensation, already decided for tower standing area of paddy fields, will be increased from 40% to 100% of the land value.

(c) The ex-gratia payment for line corridor will be increased from 20% to 40% of the land value. This will be applicable for 16m width line corridor only, i.e. Tip to tip of conductor.

(iii) The land value to be reckoned for items (ii) (a), (b) and (c) above will be determined by the District Collector concerned and compensation shall be paid by PGCIL / KSEBL / State Government as per the proviso in (x) below. In view of the position mentioned at Para 17 herein above, the District Collectors shall fix the land value as per the established procedures in force for the same. To compensate additionally for the fact that there is a displacement of activities and the curtailment of private and personal rights on the property adjacent to the land along which the electrical line is being drawn, a 'displacement allowance' shall be fixed by the District Collector in addition to the land value such that the land value and displacement allowance together does not exceed 5 times the fair value fixed in that specific area.

(iv) After erection of towers, in the event of only nominal lands being left out for enjoyment by the farmers, compensation will be paid for the remaining portion of their land, on par with the compensation being paid for tower standing areas, that is 100% of the land value, subject to the approval of the Committee, proposed to be constituted as per item no. (IV) of this package.

(v) Re-positioning of the towers, if necessary, will be done, wherever technically feasible, without making major changes in the proposed line route.

(vi) Maximum compensation will be paid to the inevitable damages caused to all the standing trees and crops along the line route. In order to assess crop / tree loss in a realistic and reasonable manner, the tree cutting compensation fixed by the Commodity Boards such as Rubber Board, Coconut Development Board etc. will be awarded in applicable cases. The rates fixed by the Department of Planning and Economic Affairs will form the basis of the determination of compensation in all other cases. Two weeks time will be granted to the farmers for cutting the trees.



(vii) The Committee constituted by the Government, as per G.O. ... read as 8" paper above found that there are about 580 houses existing under the line. In the event of inevitable situation of electric line being drawn over these houses, then a special package of Rs. 1.00 Lakh will be paid to the owners of those houses, as "one time settlement". In addition, compensation will be provided for the houses which are damaged partially in full, as per PWD valuation.

(viii) Upon completion of survey works, the compensation will be paid to the farmers on production of required documents, as per the directions given below:-

(a) For trees and crops, within 45 days from the date of issue of notice, in the order of completion of assessment and approval by the District Collector.

(b) For tower standing areas, within one month, subject to taking the land measurement, after construction of foundation and approval by the District Collector.

(c) For corridor, after taking the land measurement and on receipt of undertaking from the land owner, in the format to be prescribed.

(ix) The construction works of the transmission lines will be started only after the payment of the full compensation or a portion thereof, on receipt of which the land owner shall give an undertaking to Government, in the format to be prescribed, to the effect that he/she is willing and has no objection to erect towers in or and draw lines over the land and that no objection will be raised against obstruction caused to the construction of lines.

(x) The compensation will be disbursed to the land owners by KSEB Ltd. PGCIL as per the schedule given below:-

Sl.no.	Particulars of compensation	Relevant clause of G.O.	Payment to be made by:-
1	The compensation for locating tower in garden land (including rubber plantation), on the basis of the land value fixed by the District Collector.	19 (I) (ii)(a)	85% by PGCIL, balance by GoK/KSEB.
2	The compensation, for tower standing area of paddy fields on the basis of the land value fixed by the District Collector.	19 (I) (ii)(b)	85% by PGCIL, balance by GoK/KSEB.
3	The ex-gratia payment for line corridor fixed by the District Collector.	19 (I) (ii)(c)	15% by PGCIL, balance by GoK/KSEB.
4	Compensation for remaining nominal portion of land being left out for enjoyment by land owners.	19 (I) (iv)	GoK, KSEB

- 5 Compensation for damages caused to all the standing 19 (ix) PGCIL  
trees and crops along the line route.
- 6 Special package of Rs. 1.00 Lakh to be paid to the 19 (xvii) GoK KSEB  
owners of the houses existing under the line plus  
additional compensation for damaged houses

(xi) The total compensation amount required from PGCIL shall be worked out and intimated to PGCIL, whereupon PGCIL shall remit 25% of this amount shall be remitted to KSEB Limited. Payment to be made from GoK/KSEB shall be worked out and KSEB shall ensure 25% of this amount is made available to the project team, while starting the work. The project team will issue the cheques in respect of the tower footing area compensation and ex-gratia payment for line corridor directly to the land owners on production of required documents and completion of formalities by the Land Acquisition Units. PGCIL shall replenish the amount payable at periodic intervals depending on the progress of work. The share of compensation to be borne by Government shall also be replenished by KSEBL on completion of each stage, on the basis of the assessment of requisite amount made by KSEBL.

(xii) Compensation will be paid by the contractors concerned as per the agreement executed with PGCIL, for constructions such as brick / earthen walls etc. if destroyed for the construction of lines.

(II) Permits will be issued for constructing houses/buildings along the line routes, without causing any obstruction to the drawal of lines, subject to clearance by the Electrical Inspector concerned.

(III) Sanction is hereby accorded to M s. Power Grid Corporation of India Limited to resume the survey works and construction activities of Edamon- Kochi 400 kV line forthwith. The Revenue, PGCIL and KSEB authorities shall take a determined effort with close co-ordination for implementing this project on a war footing so that the entire works are completed on a time bound manner.

(IV) A Committee comprising the District Collector ( Chairperson & Convener) , the MLA concerned, a representative each of the Action Council from the respective District, PGCIL and KSEBL is hereby constituted and the same is entrusted with the responsibility of avoiding complaints while compensation is fixed and construction activities are carried out. If the land owners have any disputes with regard to fixation of compensation / construction of the line, the same shall be brought to the notice of the District Collectors concerned and decisions taken by

the aforesaid Committee to resolve the issues will be treated as final and all concerned shall abide by the same.

(V) In compliance with the directions of the Hon'ble High Court in the judgment, read as 9<sup>th</sup> paper above, the officials of the 'Special Land Acquisition Units' entrusted with the task of finalization of the compensation are directed to finalize the work on an early basis without any further delay and to facilitate M/s. PGCIL to proceed with execution of work for establishment of the transmission line.

(VI) The District Level Committees, headed by the District Collector concerned, mentioned at item no. (IV) above and comprising the District Police Superintendent (Chief) as Member, shall dispose of applications, if any pending filed by M/s. PGCIL seeking removal of obstructions and permission for continuance of drawal of the line and fresh applications, if any, received in this regard, on expeditious basis, as directed by the Hon'ble High Court and to oversee the arrangements to render necessary police protection, assistance and security to Power Grid to execute the project.

(VII) Land Acquisition units based at Kollam and Kottayam, will be constituted for assessment valuation disbursement of tree crops compensation and land value, during the course of construction of the lines. The LA units at Kollam, Pathanamthitta, Kottayam and Ernakulam will have jurisdictional control over the respective Districts only. Government Revenue Department will issue necessary orders in this regard, separately.

(VIII) The Land Acquisition Units will be directly under the personal supervision of the District Collectors concerned. The District Collectors will ensure timely action in facilitating field survey, preparing Detailed Valuation Statements and calculating compensation in a liberal manner within this framework G.O.

(IX) A High Level Committee with the following composition is constituted for monitoring the progress of the works being carried out by the LA units and ensuring time bound completion of the project.

- |                                                  |            |
|--------------------------------------------------|------------|
| (i) Chief Secretary                              | - Chairman |
| (ii) Additional Chief Secretary (Home)           | - Member   |
| (iii) Principal Secretary, Revenue Department    | - Member   |
| (iv) Secretary, Power Department                 | - Convener |
| (v) Land Revenue Commissioner                    | - Member   |
| (vi) Chairman & Managing Director, KSEB Ltd.     | - Member   |
| (vii) Director (Transmission & System Operation) | - Member   |
| (viii) A representative of PGCIL                 | - Member   |

(X) The additional financial liability due to the aforesaid special compensation package, roughly estimated to be around Rs. 1020 crore will be borne and shared equally by Government of Kerala and Kerala State Electricity Board Limited. In the first instance, the amount for implementing the special compensation package will be met by KSEB by availing loan. Government share will be granted subsequently.

(XI) The Special Task Force, constituted by KSEB Limited will facilitate monitoring and reviewing the progress of the activities.

20. This Order is issued in super-session of Government Orders, read as 10<sup>th</sup> and 11<sup>th</sup> papers above

By order of the Governor,

**Jiji Thomson,**

**Chief Secretary.**

To,

- The Commissioner of Land Revenue, Thiruvananthapuram.
- The District Collector, Pathanamthitta.
- The District Collector, Kollam.
- The District Collector, Kottayam.
- The District Collector, Ernakulam.
- The Executive Director,  
Power Grid Corporation of India Limited,  
Southern Region Transmission System II  
Pragathi Mahalekshmi, South Block,  
2<sup>nd</sup> & 3<sup>rd</sup> Floor, No.62, 3<sup>rd</sup> cross,  
MEI Road, Ind-suburb, Yeshwanthpur,  
Bangalore-560 022.
- The Chief Manager,  
M's. PGCIL: Construction Area Office,  
400/220 KV Substation  
Pallikkara, Kochi - 683 565.
- The Chairman & Managing Director, KSEB Limited, Thiruvananthapuram.
- The Secretary (Administration), KSEB Limited, Thiruvananthapuram.
- The Director (Transmission & System Operation), KSEB Ltd., Thiruvananthapuram.

The Accountant General (A&E), Kerala, Thiruvananthapuram  
The Principal Accountant General( Audit), Kerala, Thiruvananthapuram.  
The Project Manager  
Special Task Force, KSEB Ltd.,  
400 KV Line Construction, Thiruvalla.  
The Revenue (B) Department  
The Finance (PUA)Department  
The Finance (Exp A) Department (vide U.O. (N) no. 55882/ExpA1/15 Fin.

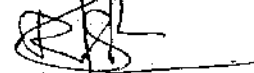
Dated 21-07-2015 )

The Finance (PUA) Department.  
The General Administration ( SC) Department ( vide item no.      dated      )  
The Information Officer, Web &New Media Section, I& PRD.  
SF-OC

Copy to:- PS to CM.

PS to M(P).

Forwarded / By Order,



Section Officer.



**GOVERNMENT OF KERALA**  
**Abstract**

Power Department-Drawal of 400KV Edamon- Kochi Transmission Line -  
Revised special compensation package – Orders issued.

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**POWER ( C) DEPART MENT**

**G.O.(Ms)No.19/2016/POWER Dated,Thiruvananthapuram,31/08/2016.**

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**Read: G.O(Ms)No.29/2015/PD dated 30/07/2015**

**ORDER**

1. Orders have been issued as per the Government order read above, to determine the compensation to be paid for land for laying the Edamon-Kochi 400 kV Transmission line.

2. The order read above specifies that the total compensation will include compensation for the land and Displacement Allowance. Displacement Allowance is a compensation towards loss in land value in the width of Right of Way (RoW) Corridor due to laying of transmission line and imposing certain restrictions on the use of the land.

3. The Order read above specifies that 40% of the land value shall be paid as ex gratia for the 16 metre wide corridor through which the line is to pass and 100% of the land value shall be paid as compensation for the tower standing areas, be it garden land or wet land.

4. In the light of the request for clarifications raised by District Collectors, about administering the Government order read above, the Government order is modified as follows:

**A. Displacement Value**

5. Para 19(I)(iii) specifies further that while land value is to be fixed as per established procedures in force, a 'Displacement Allowance' shall be fixed by the District Collector.

6. District Collectors will work out the ex gratia payment for the 16 metre wide corridor through which the line passes as the sum of 40% of the fair value and the Displacement Allowance.

7. The manner in which Displacement Allowance is fixed is explained further below:

8. Given the unique nature of the land acquisition for this Right of Way, the sum of the two shall be termed as the compensation towards "damages" as stipulated in section 67 and 68 of the Electricity Act, 2003 read with Section 10 and 16 of Indian Telegraph Act, 1885.

9. The vertical clearance from the line determines the degree of usability of land line beneath the line, with areas having high clearance having relatively high degree of use and with areas having low clearance having low degree of use. The intention of Government is to compensate land owners for the usability lost, as a result of drawing the line by giving Displacement Allowance. In other words, for a more equitable determination of displacement allowance shall be in proportion to the degree of usability lost by the land owner on account of the line passing along the corridor.

10. The factor for computing the Displacement Allowance shall be fixed as below, taking 44 metre as the maximum clearance and 9 metre as the lowest permissible clearance expected to be provided under the line.

Line clearance above ground in Mtrs	Ratio of existing clearance to maximum height
9-15	0.727272727
16-27	0.534090909
28-35	0.284090909
36-44	0.090909091

11. It is reiterated that the sum of the Displacement Value and the land value shall not exceed 5 times the fair value of the land.

12. The following table is given by way of illustration.

Fair value of land	40% of Fair value admissible for RoW	Max. compensation allowable (=5 times Fair value)	Line clearance above ground in Metres	Ratio of existing clearance to max. height	Displacement Allowance	Total Compensation
A	$V=0.4XA$ 3	$C=5XA$	D	E	$F=(C-A) \times E$	$G=B+F$
10000	4000	50000	9-15	0.727273	29091	33091
10000	4000	50000	16-27	0.534091	21364	25364
10000	4000	50000	28-35	0.284091	11364	15364
10000	4000	50000	36-44	0.090909	3636	7636

**B. Compensation for trees cut**

13. Tree cutting compensation shall be given over and above this amount for this 16 metre wide area as specified in Para 19(I)(vi) in the Government Order read above.

14. Trees are to be cut on an extent of 15 metres to either side of the 16 metre wide corridor; in this area only tree cutting compensation as per Para 19(I)(vi) in the Government order cited above, is to be given.

**C. Compensation for Houses and Structures removed.**

15. Houses and structures if any that are to be removed from the 16 metre wide corridor may be valued on replacement value basis and the value given.

16. For structures and houses that do not have to be removed, a One Time Settlement package of Rs. 1 lakh per house shall be given as per Para 19(I)(vii) in the Government Order cited.

**D. Compensation for area which Tower is erected.**

17. For the area on which the tower stands, compensation will be paid @100% of 5 times of the Fair Value. This is issued in partial modification of the Government order read above.

By order of the Governor,

**PAUL ANTONY,  
Additional Chief Secretary.**

**To**

The Commissioner, Land Revenue.

The District Collector, Ernakulam, Pathanamthitta, Kottayam & Kollam  
Chairman Managing Director, KSEBL

M/s. Power Grid Corporation of India Ltd, With C/L

The Accountant General (A&E), Kerala

The Principal Accountant General E&RSA/ GSSA, Kerala

The Revenue (B) Department (vide UO Note No 764260/B1/2016/RD  
dated 11/08/2016)

The Finance Department (vide UO Note No 708877/PUA2/16/Fin  
dated 28/07/2016).

**Forwarded/By order,**

*Kemalatha*

**Section Officer**





**GOVERNMENT OF KERALA**  
**Abstract**

Power Department -Drawal of 400KV Edamon- Kochi Transmission Line - Revised special compensation package-Clarification on fair value and Displacement Allowance- Orders issued.

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**POWER ( C ) DEPARTMENT**

**G.O.(Ms)No.25/2016/POWER Dated,Thiruvananthapuram, 05/12/2016**

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Read: 1. G.O(Ms)No.29/2015/PD dated 30/07/2015  
2. G.O(Ms)No.19/2016/PD dated 31/08/2016  
3. Letter No. C6/79277/16 dated 19/10/2016 from the District Collector, Ernakulam

**ORDER**

1. As per the Government Order read as 1<sup>st</sup> paper above, orders have been issued to determine the compensation to be paid for the drawal of Edamon-Kochi 400 kV Transmission line.

2. The order read as 1<sup>st</sup> paper above specifies that the total compensation will include compensation for the land and Displacement Allowance. Displacement Allowance is a compensation towards loss in land value in the width of Right of Way (RoW) Corridor due to the laying of transmission line and imposing certain restrictions on the use of the land. Consequent on the clarification sought for by the District Collectors about administering the Government Order 1<sup>st</sup> above, Government have modified the Government Order vide 2<sup>nd</sup> paper above.

3. While implementing the Government Order read 2<sup>nd</sup> above, District Collector,Ernakulam has raised a query on the fair value to be taken for determining the compensation to be given for the Edamon - Kochi Transmission line. Government had increased the fair value of land by 50% vide notification SRO No. 698/2014 dated 14.11.2014. The fair value as per the said notification came into effect on 17.11.2014. The District Collector has sought clarification on whether the Government Order read as 1<sup>st</sup> paper above as modified vide Government Order 2<sup>nd</sup> paper above is

to be applied on the pre-revised fair value of land or on the fair value as revised on 14.11.2014.

4. Government have examined the matter in detail and are pleased to order as follows:-

The land value prevailing at the time of issuance of the Government Order read as 1<sup>st</sup> paper above shall be taken as the fair value of the land for the purpose of determine the compensation. As the displacement allowance is a compensation towards diminution of the land value in the corridor due to laying of Transmission line, and it was decided to disburse the same only after the line is laid, the fair value of the land prevailing at the time of disbursement of the displacement allowance has to be taken in to account for calculation of the displacement allowance to be paid. Compensation if any paid to the affected parties earlier will be adjusted against the revised compensation rates.

5. This order is issued in partial modification of the Government Orders read above.

By order of the Governor,  
PAUL ANTONY  
Additional Chief Secretary

To

The Commissioner, Land Revenue.  
The District Collector, Ernakulam, Pathanamthitta, Kottayam & Kollam  
Chairman and Managing Director, KSEBL, Thiruvananthapuram  
M/s. Power Grid Corporation of India Ltd, With C/L  
The Accountant General (A&E), Kerala  
The Principal Accountant General E&RSA/ GSSA, Kerala  
The Revenue (B) Department (vide UO Note No 764260/B1/2016/RD dated 11/08/2016)  
The Finance Department (vide UO Note No 708877/PUA2/16/Fin dated 28/07/2016).  
The Law Department (Vide UO (f) 23387/OPN.F2/2016/Law dated 25.11.2016.  
The information Officer (Web & new media Section)I&PRD  
SF/OC

Forwarded/By order,



Section Officer



**GOVERNMENT OF KERALA**

**Abstract**

Power Department - Drawal of 400KV Edamon- Kochi Transmission Line - Revised Special Compensation Package - Modified - Orders Issued

**POWER(C)DEPARTMENT**

**G.O.(Ms)No. 6/2018/POWER** Dated, Thiruvananthapuram, 17/03/2018

- Read: 1 G.O (Ms) No. 29/2015/PD dated 30/07/2015.  
 2 G.O (Ms) No. 19/2016/PD dated 31/08/2016.  
 3 G.O (Ms) No. 25/2016/PD dated 05/12/2016.

**ORDER**

Revised amount mentioned in the Government Order read as 2<sup>nd</sup> paper above on para No.10 and 12 are modified and corrected as follows:-

Para 10

Line clearance above ground in meters	Ratio of existing clearance to maximum height
<b>16-27</b>	<b>0.511363636</b>

Para 12

Fair value of land	40% of Fair value admissible for RoW	Max. compensation allowable (=5 times fair value)	Line clearance above ground in Meters	Ratio of existing clearance to max. height	Displacement allowance	Total compensation
A	B=0.4 x A	C=5 x A	D	E	F=(C-A) x E	G=B+F
10000	4000	50000	16-27	0.513637	20454	24454

G.O. read as 2<sup>nd</sup> paper stands modified to the above extent.

By order of the Governor  
**PAUL ANTONY**  
**CHIEF SECRETARY**

To:- The Commissioner, Land Revenue  
 District Collector, Ernakulam/ Pathanamthitta/  
 Kottayam/Kollam  
 The C & MD, KSEBL, Thiruvananthapuram  
 M/s Power Grid Corporation of India Ltd, with C/L  
 The Accountant General (A&E) Kerala  
 The Principal Accountant General (E&RSA/GSSA) Kerala  
 Stock File/ Office Copy

Copy to:- G.O(Ms) No. 19/2016/PD dated 31/8/2016

Forwarded/By order

*Remalillo*  
*amabobobobob*

*Remalillo*  
 Section Officer.