

**Details of methodology of calculation for compensation of land , tree , bandhas , house, wells and borewells situated on the tenancy and government land acquired for Medhauli West (Dip north side) block in village Medhauli under section – 9(1) of CBA Act vide Ministry Notification S.O. no. 3065 dtd. 20.10.2011.**

Total land acquired for Jayant Expansion OCP (20 MTY) is 462 Ha. Including 286.345 Ha. Tenancy Land, located in the Medhauli village. The above stated land has been acquired vide gazette notification no. S.O. no. 3065 dtd 20.10.2011. The sanction order for compensation has been issued by MoC, Govt. of India vide letter no. 43020/10/2017-LA dtd. 12.06.2017. As such compensation for the land and house is being disbursed wef July 2017. TDS is being deducted as per the provisions of IT Act.

**The methodology adopted for calculation of compensation is as under-**

Since the acquisition of land i.e. publication of notification u/s 9(1) of CBA (A&D) Act 1957 for the subject land was issued on 20.11.2011 i.e. before 01.09.2015 Government of India, Ministry of Coal, compensation is being paid as per guideline issued vide no. 43020/26/89\_LSW dated: 12.05.1989 of Government of India, Ministry of Energy, Dept. of Coal. In addition to market value, following has also been incorporated in the amount of compensation.

- a) Solatium @ 30% on the market value.
- b) Interest @ 9% per annum for the 1<sup>st</sup> year and @15% per annum for subsequent years on amount of compensation including solatium (from the date of notification u/s 9(1) upto the 20<sup>th</sup> March'2017. Total interest payable 75.25%.
- c) Escalation @12% per annum of the fare market value of the land for the period commencing on the date of notification u/s 4(1) till the date of notification u/s 9(1) subject to maximum period of three years, whichever is less. Total escalation payable 21%.

**(A) Determination of Market value of land**

1. As per the guidelines issued by Mahanirikshak Panjiyan aevam Sanyojak, Kendriya Mulyankan Board, Madhya Pradesh for the year 2009-10 isued vide letter No.-554/GA.LA/2009 dated 02.03.2009 and order No-15/Collector/JI.Pan/09 dated 31.03.2009 of Collector Singrauli, the value of land situated within the boundary of Municipal Corporation, Singrauli will be applicable as per following norms/rates:

	भूखंडका क्षेत्रफल	विकसित भूखंड	व्यपवर्तित कृषि भूमि के भूखंड	अवयपवर्तित कृषि भूमि के भूखंड
1	2	3	4	5
अ)	जब भूखंड का क्षेत्रफल 0.05 हे. अथवा इससे कम हो	निर्धारित भूखंड के दर से	निर्धारित भूखंड के दर से 90%	निर्धारित भूखंड के दर से 80%
ब)	जब भूखंड का क्षेत्रफल 0.05 हे. से अधिक किन्तु 0.40 हे. तक	-तदैव-	प्रथम 0.05 हे. का 'अ' के मान से तथा इससे अधिक क्षेत्र के लिए कृषि भूमि के मूल्य का ढाई गुना	प्रथम 0.05 हे. का 'अ' के मान से तथा इससे अधिक क्षेत्र के लिए कृषि भूमि के मूल्य का दोगुना
स)	जब भूखंड का क्षेत्रफल 0.40 हे. से अधिक हो	-तदैव-	0.40 हे. का 'ब' के मान से तथा इससे अधिक के क्षेत्र के लिए कृषि भूमि के मूल्य का ढेड गुना	0.40 हे. का 'ब' के मान से तथा इससे अधिक के क्षेत्र के लिए कृषि भूमि के मूल्य पर

2. The rate for market value of urban land circulated and provided on dated 31.03.2009 vide no. 15/कलेक्टर/जि. पं./09 दिनांक 31.03.2009 by Collector, Singrauli in the Tansen Ward No - 10 of Medhauili rural area for the year 2009-10 is as under:

Name of Town	Ward No.	Ward Name	Name of Colony/Mohalla	Market value of land/sqmtr.	
				Residential	Commercial
Singrauli	10	Tansen	Medhauili Rural area	Rs. 2300.00	Rs. 3400.00

3. The rate for market value of agriculture land provided and circulated by Collector, Singrauli, on dated 31.03.2009 the Tansen Ward No-10 of Medhauili rural area for the year 2009-10 is as under:

Revenue Circle	Name of village	Rate/Ha. (in Rs.)		Rate per sq. mtr. For plots less than 500 sq. mtrs. in rural areas (in Rs.)	
		Irrigated	Non-irrigated	Residential	Commercial
31	Medahuli	1500000	1000000	2300	3400

**(B) Rate of calculation of houses (based on plinth area ), wells, bandhas, trees, etc.**

**1. Rates of houses (Plinth area rate) for year 2009-10**

No.	Particulars	Rate for the year 2009-10	Unit
1(A)	Houses constructed with brick work with well burnt chimney bricks Masonry in lime/cement mortar with superior quality of wood work with pucca flooring/TT-flooring/flag stone flooring, plasting in cement/lime mortar with or without outside plaster with RCC roofing.	4960.00	Sq. M
1(B)	Houses constructed with stone/brick masonry in lime/cement mortar with superior quality wood work with pucca flooring/IT-flooring/flag stone flooring with or without plastering in cement/lime mortar with RCC roofing.	4453.00	Sq. M
2(A)	Houses constructed with brick work with well burnt chimney brick masonry in lime/cement mortar with superior quality of wood work with pucca flooring/IT-flooring/flag stone flooring, plasting in cement/lime mortar with or without outside plaster with RCC roofing.	4476.00	Sq. M
2(B)	Houses constructed with stone/brick masonry in lime/cement mortar with superior quality wood work with pucca flooring/IT-flooring/flag stone flooring, with or without plastering in cement/lime mortar with AC sheet/GI sheet/AC sheet single Allahabad tile roofing.	4120.00	Sq. M
3	House constructed with open bhatta or pajawa burnt brick masonry in clay mortar with flag stone flooring with moorum filling with ordinary type of wood work with cement/lime plaster with GI/AC sheet roofing.	4087.00	Sq. M
4	Houses constructed with stone/brick masonry in lime/cement mortar with flag stone flooring with nerrofinish over moorum base with wood work with cement/lime plaster (with or without outside plaster) with country tile/roofing.	3586.00	Sq. M
5	Houses constructed with open bhatta bricks/stone masonry mud mortar with flag stone over moorumbase with wood work with cement/lime (with or without outside plaster) with country roofing.	2436.00	Sq. M

6	Houses constructed with open bhatta bricks/stone masonry in mud mortar with flag stone over moorum base with mud plaster ordinary type wood work with country tile.	2183.00	Sq. M
7	Houses constructed with stone/brick masonry in mud mortar with mud flooring with mud plaster and ordinary type of wood work with GI sheet/ AC sheet single Allahabad tile roofing.	2013.74	Sq. M
8	Houses constructed with sun dried bricks mud mortar with mud flooring with mud plaster and ordinary type of wood work with country tile roofing.	1966.56	Sq. M
9	Houses constructed with mud walls with mud flooring and mud plaster with ordinary type of work and country tile roofing.	1834.23	Sq. M
10	Houses constructed with mud walls with mud flooring and mud plaster with local wood and country roofing on local wood and the tering.	1806.41	Sq. M

## 2. Rates of Verandah for the year 2009-10

No.	Particulars	Rate 2009-10	Unit
1	Verandah constructed with brick masonry in cm mortar 1:6 cement plaster with IT flooring with terrace roof.	2903.87	Sq. M
2	Verandah constructed with brick masonry in mud mortar with mud plaster with flake stone flooring stone flooring AC sheet/GI sheet.	2025.37	Sq. M
<b>Roofing</b>			
3	Verandah constructed with ordinary mud wall with mu flooring and mud plaster with ordinary type wood work and country tile roofing.	1380.10	Sq. M
<b>Parapet Wall</b>			
1	Constructed of parapet wall with brick machinery in cement mortar 1:6	585.87	Sq. M
<b>Court Yard</b>			
1	Construction of pucca court yard	301.99	Sq. M
2	Construction of kachha court yard	60.68	Sq. M
<b>Boundary wall</b>			
1	Construction of boundary wall class 25 open bhatta brick machinery in cement mortar 1:6 with cement plaster (height of boundary wall 1.5mt)	1497.24	Running meter
2	Construction of boundary wall class 25 open bhatta brick machinery in cement mortar 1:6 without cement plaster (height of boundary wall 1.5mt)	1345.93	Running meter
3	Construction of boundary wall with brick machinery with clay mortar with cement plaster 1:6 (Height of boundary wall 1.5mt)	1344.08	Running meter
4	Construction of boundary wall with brick machinery with clay mortar with mud plaster.	1087.83	Running meter
5	Construction of mud boundary wall (height of boundary wall 1.5 mt)	677.45	Running meter
<b>Platform</b>			
1	Construction of chabootapakka	769.18	Sq. M
2	Construction of mud chabootra	209.75	Sq. M
<b>Loft</b>			
1	Construction of pakka loft	603.90	Sq. M
2	Construction of kachha loft	337.60	Sq. M

3. **Rate for different type and diameter of well upto 12 meter depth for year 2009-10 Unit – per R.M.**

S. No.	Type of well	Unit	Dia of well	Rate for year 2009-10	
1	Kachha well a. Excavation only	Per RM	2.00	897.58	
			3.00	1459.30	
			4.00	2838.82	
			5.00	4397.64	
	b. Stone masonry in mud mortar	Per RM	2.00	3418.62	
			3.00	4457.49	
			4.00	5642.47	
			5.00	7661.10	
	c. Brick masonry in mud mortar	Per RM	2.00	4058.08	
			3.00	4793.51	
			4.00	7141.77	
			5.00	9711.64	
2	Pakka Well	Per RIM	2.00	4634.43	
			3.00	8965.73	
			4.00	9733.88	
			5.00	12640.06	
		B. Brick masonry in cement mortar 1:4 without platform	Per RIM	2.00	4010.47
				3.00	5690.96
				4.00	8742.41
				5.00	11528.66
3	Bandha (Medhu&Gattour)	Per Cum		42.01	
		Per Hc		24451.99	

4. **Rate for trees**

S. No.	Tree	Dia.	Rate
1.	Imarati	Above 45 cm	10000.00
	Sagon& Others		
2.	Fruit Trees	Above 45 cm	5000.00
	Mango		
	Jamun		
	Mahua		
	Nibu		
3.	Mixed Tree	Above 45 cm	2500.00
4.	Tree	Less than 45 cm	1000.00

<b>Rate for per tree</b>		
S. No.	Name of Tree	Rate (Rs.)
1	Bansh(Mota)	49.76
	Bansh (Patla)	4.98
2	Papita	497.56
3	Munga	497.56
4	Banana(Kela)	99.52

Variety	Age(Year)
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	<b>1 Year</b>	<b>2 Year</b>	<b>3 Year</b>	<b>4 Year</b>	<b>5 Year</b>
Mango (Deshi) 2009-10	226.05	279.73	333.42	398.41	463.40
Mango (Grafted) 2009-10	245.83	299.51	353.20	418.19	483.18
Guava 2009-10	104.55	129.98	163.88	204.86	251.48
Anar 2009-10	111.61	141.28	176.60	228.87	264.19
Ber (Grafted) 2009-10	182.25	224.64	285.39	356.03	442.21
Lemon 2009-10	84.77	87.59	113.02	144.11	178.01
Jackfruit 2009-10	226.05	278.32	332.00	397.00	460.57
Jamun 2009-10	226.05	279.73	333.42	398.41	463.40
Mahua 2009-10	226.05	279.73	333.42	398.41	463.40

#### 5. Construction of ordinary tube well

<b>S. No.</b>	<b>Description of item</b>	<b>Unit</b>	<b>Rate in Rupees</b>
1.	Drilling of perfectly vertical bore hole of a diameter suitable to receive 125mm nominal diameter casing pipe up to desire depth below ground level inclusive of the labour charges for transporting, lowering and fixing of 125mm nominal diameter M.S./GI/U.P.V.C. casing pipe inside the bore hole including all works pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete.		
(a)	In all types of collapsible strata consisting of soil, clay, sand, moorum, gravel, boulders etc.	Meter	253
(b)	In all type of rock	Meter	388
2.	Drilling of perfectly vertical bore hole of 115mm diameter up to desire depth below ground level in all types of rock including all work pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete.	Meter	337
3	Drilling of perfectly vertical bore hole of a diameter suitable to receive 150mm nominal diameter casing pipe up to desire depth below ground level inclusive of the labour charges for transporting, lowering and fixing of 150mm nominal diameter M.S./GI/U.P.V.C. casing pipe inside the bore hole including all works pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete.		
(a)	In all types of collapsible strata consisting of soil, clay, sand, moorum, gravel, boulders etc.	Meter	275
(b)	In all type of rock	Meter	428
4.	Drilling of perfectly vertical bore hole of 150mm diameter up to desire depth below ground level in all types of rock including all work pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete.	Meter	375
5.	Drilling of perfectly vertical bore hole of a diameter suitable to receive 200mm nominal diameter casing pipe up to desire depth below ground level inclusive of the labour charges for transporting, lowering and fixing of 200mm nominal diameter M.S./GI/U.P.V.C. casing pipe inside the bore hole including all works pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete.		

(a)	In all types of collapsible strata consisting of soil, clay, sand, moorum, gravel, boulders etc.	Meter	288
(b)	In all type of rock	Meter	459
6.	Drilling of perfectly vertical bore hole of 200mm diameter up to desire depth below ground level in all types of rock including all work pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete.		
(a)	In all types of collapsible strata consisting of soil, clay, sand, moorum, gravel, boulders etc.	Meter	344
(b)	In all type of rock	Meter	406
7.	Drilling of perfectly vertical bore hole of 150mm diameter up to desire depth below ground level in all types of strata including all work pertaining to drilling such as transportation, installation and removal of drilling machine etc. complete in intertrappean formation (Collapsible strata between rocks) including lowering and fixing of 125mm nominal diameter (GI or U.P.V.C.) casing pipe.	Meter	337
8.	Providing and fixing of well cap on the top of tube well for protection		
(a)	100mm dia.	Each	115
(b)	125mm dia.	Each	140
(c)	150mm dia.	Each	170
(d)	200mm dia.	Each	195
9.	Construction of concrete block over dry tube well for protection of size 0.45*0.45*0.45m in M-15 cement concrete mix.	Each	226

#### 6. Installation of Hand pump and Construction of platform, Drain and Soak pit

S.No.	Description of item	Unit	Rate in Rupees
1.	Labour charges for installation of India mark II hand pump with 30m long, 32 dia. Riser pipe assembly and all other accessories including transportation of hand pump from specified departmental store to site.	Each	286
2.	Ad to item no.1 above for fixing the extra length of riser pipe assembly beyond 30m.	Meter	8
3.	Construction of 76cm*76cm*40cm foundation block in 1:2:4 cement concrete for fixing the pedestal of hand pump including excavation, cost of material and labour etc. complete.	Each	454
4.	Construction of cement concrete platform as per design around the hand pump in 1:2:4 cement concrete including excavation, centering, shuttering, cost of all the material and labour and curing etc. complete.	Each	2275
5	Construction of cement concrete platform as per design around the hand pump in 1:2:4 cement concrete including excavation, centering, shuttering, cost of all the material and labour and curing etc. complete filling in 30 cm depth after removing, watering etc. complete in areas of Black cotton soil.	Each	2535
6	Construction of cement concrete drain as per design 1:2:4 cement concrete including excavation, centering, shuttering, cost of all the material and labour and curing etc. complete	Each	209

7	Construction of cement concrete drain as per design 1:2:4 cement concrete including excavation, centering, shuttering, cost of all the material and labour and curing etc. complete including filling in 30 cm depth after removing black cotton soil including ramming, watering etc. complete in areas of Black cotton soil.	Each	248
8	Construction 1.20m*1.20m*0.20m cement concrete washing platform in cement concrete 1:2:4 including excavation, centering, shuttering, cost of all the material and labour and curing etc. complete	Each	1064
9	Construction 1.20m*1.20m*0.20m cement concrete washing platform in cement concrete 1:2:4 including excavation, centering, shuttering, cost of all the material and labour and curing etc. complete. Including filling in 30 cm depth after removing black cotton soil including ramming, watering etc. complete in areas of Black cotton soil.	Each	1254
10	Construction of soakage pit of 70cm dia. and 1.0m deep including excavation, brick lining at top in 1:4 cement mortar, filling of broken brick etc. and cost of all the materials and labour and curing etc. complete.	Each	213

7. Some type of trees which are not covered in the above list but are existing on the acquired land, the market value of such type of trees were arrived at based on rates of rates of Forest Dept. for the year 2003-04 and 2012-13 were collected from DFO office, Singrauli and from Office of the Assistant Coordinator Horticulture, Sidhi. The rates were compared and finalized with an increase of 41.33 % from 2003-04 rate & calculated up to 2009-10.

**The details are as follows:**

Sl. No.	प्रजाति	वृक्षों की गर्थ गोलाई भूमि से 4.5 फीट ऊँचाई पर	Yr 2009-10 (41.33% increase in rate)
1	आम देसी	30 से. मी. तक	1510.00
		60 से. मी. तक	2974.00
		90 से. मी. तक	4469.00
		120 से. मी. तक	5963.00
		150 से. मी. तक	7440.00
		180 से. मी. तक	9930.00
2	आम कलमी	30 से. मी. तक	1873.00
		60 से. मी. तक	3722.00
		90 से. मी. तक	5578.00
		120 से. मी. तक	7439.00
		150 से. मी. तक	9300.00
3	कटहल	30 से. मी. तक	970.00
		60 से. मी. तक	2242.00
		90 से. मी. तक	3354.00
		120 से. मी. तक	3712.00
4	जामुन	30 से. मी. तक	747.00

		60 से. मी. तक	1510.00
		90 से. मी. तक	2242.00
		120 से. मी. तक	2974.00
		150 से. मी. तक	3722.00
5	बेर कलमी	30 से. मी. तक	747.00
		60 से. मी. तक	1510.00
		90 से. मी. तक	2242.00
6	नींबू	प्रति वृक्ष 5 वर्ष से अधिक उम्र	2242.00
7	अमरुद	प्रति वृक्ष 5 वर्ष से अधिक उम्र	2242.00
8	अनार	प्रति वृक्ष 5 वर्ष से अधिक उम्र	747.00
9	मौसम्बी	प्रति वृक्ष 5 वर्ष से अधिक उम्र	3722.00
10	महुआ	21 से 30 से. मी. तक	79.00
		31 से 45 से. मी. तक	127.00
		46 से 60 से. मी. तक	213.00
		61 से 90 से. मी. तक	886.00
		91 से 120 से. मी. तक	1931.00
		121 से 150से. मी. तक	3439.00
		151 से 180 से. मी. तक	5838.00
		180 से ऊपर	7722.00

The rate of those trees which are not covered in the above table was fixed as per their similarity in quality with other trees in the above table.