

Compensation to be based on present-day costs

Julie Mariappan | TNN

Chennai: Chennai Metro Rail Limited (CMRL) plans to acquire about 21 acres of land from private parties for its mass transport project. The registration department's guideline value for a 2,400 sq ft land in Koyambedu is close to Rs one crore, whereas the market price in the same locality could vary from Rs 2 crore to 2.5 crore, according to informed sources. C B Richard Ellis South Asia Private Limited (CBRE), a consultant, is assisting the CMRL in arriving at the value for the private properties.

According to sources, the compensation for the buildings and structures will be paid based on present-day cost of construction without taking depreciation into account. As regards invoking the Transferable Development Rights (TDR), the CMRL has sought help from the CMDA for the TDR process. "If the agency comes up with the list of properties and consent letters from property owners, TDR certificates will be issued at once," CMDA member secretary Vikram Kapur told TOI.

Going by the TDR norms of CMDA, it's more beneficial for land owners to transfer development rights to a suburban property, which has a lesser guideline value than utilise it on a property in the city. If owners do not agree to accept TDRs or cash, the government would have to proceed under the Land Acquisition Act, said official sources. "CMRL has taken care to see that the land to be acquired for the project, as far as possible, is government land. Only to a limited extent, is private land proposed to be acquired. The agency has avoided acquisition of schools, hospitals and religious institutions," CMRL chief public relations officer S Krishnamurthy said.