

Govt to acquire 21 acres of pvt land for Metro

Talks For Koyambedu Plots In Jan

Julie Mariappan | TNN

Chennai: Chennai Metro Rail Limited has estimated that at least 17% of the total land it requires to execute the mass transport project will have to be acquired from private individuals.

The government agency, which proposes to complete the metro project by 2015, has identified specific areas along the proposed routes where plots have to be purchased and is set to kickstart negotiations with land owners in January. The revenue department is working in parallel on land acquisition proceedings in case owners do not come around on mutually agreeable terms.

The latest estimation reveals that 49.74 hectares (123 acres) of land is required for the project. Surveys have shown that of the required land, 29.64 hectares (73 acres) is under the ownership of the state government and 11.63 hectares (29 acres) is with the central government while 8.47 hectares (21 acres) is in the hands of private parties.

The metro's alignment is along two corridors which are 22-23 kms long: from Washermanpet to the airport along Anna Salai and from Central railway station via Koyambedu to St Thomas Mount. To begin with, authorities have decided to negotiate with land owners in Koyambedu.

"The CMRL's primary option is to give Transferable Development Rights (TDR) to



THE BREAK-UP

- ▶ **123 ACRES** of land is required for completing the Chennai Metro Rail project
- ▶ **73 ACRES** – under the ownership of the state government
- ▶ **29 ACRES** – under the control of the central government
- ▶ **21 ACRES** – to be acquired from private individuals

property owners in lieu of the land they forfeit," said a senior government official. TDRs are tradeable or transferable rights of development which can be used by a landowner elsewhere. "Land owners will be given the option of deciding TDR or cash compensation. The negotiated price for land will be fair and reasonable, taking the current market condition and the guideline value into account," said the official.

▶ Compensation rates, P 4