



## Shashi Ranjan

IBBI Registered Valuer

L&B - IBBI/RV/02/2021/14279

B.E.(CIVIL),PGDCM-NICMAR(PUNE)

Chartered Engineer, (Institution of Engineers)

### Effect on Land Value due to - Public Utility & Infrastructure

#### Introduction

A public utility is an entity that provides goods or services to the general public. Public utilities may include common carriers as well as corporations that provide electricity, gas, water, oil, etc. All these things are needed in the day-to-day life of the people. To meet the public requirements the government is developing and expanding infrastructure to meet the modern-day requirements of society and to enhance peoples' living standards. To achieve this, the government needs land parcels for smooth functioning and implementation/development of infrastructures and related projects. The nearby or subject land use may also be affected due to the restriction of the utility owner (authority), concerning the safety of the society. Some laws/acts /rules already exist to restrict activities related to the subject or nearby land use. In this article, we will discuss Govt laws/acts/rules that are affecting the land value. The effects may be positive or negative.

#### Electrical line passing through

The land is located under high-tension wires, therefore there may be certain restrictions or guidelines that must be followed. There may be limitations on its use according to the easements. For example, you might grow crops or graze cattle, but not be able to erect a structure.

There are certain sections of the Electricity Act, 2003, the Indian Telegraphic Act 1885, and judgments of the Honourable High Court that give a clear idea regarding drawing electricity lines. Compensation for damaged crops/trees of the affected cultivators in the installation of towers for the construction of the

power line and the cost of the area covered due to the line according to the circle rate shall be given to the landowner. For example, building on the land in a way that could interfere with the safe operation of the power lines may not be allowed. Additionally, there may be rules about the height restriction and horizontal clearance restriction of the proposed building or structure. In most cases, land area under the high-tension wire is not utilised for the development of building flats etc. This area may be utilised as a park, Open space, or garden playing area, keeping the area free for maintenance of electrical lines in future.

The vertical and horizontal safe distances notified by Govt are as follows,

### Clearances from Buildings of HT and EHT voltage lines IE Rule 80

<b>Vertical Distance</b>	
High voltage lines up to 33KV	3.7 Meter
Extra High Voltage	3.7 Meter + Add 0.3 meter for every additional 33KV
<b>Horizontal clearance between the conductor and Building</b>	
High Voltage Up to 11 KV	1.2 Meter
11KV To 33KV	2.0 Meter
Extra High Voltage	2.0 Meter + Add 0.3 meter for every additional 33KV

### Horizontal clearance between the conductor and Building

<b>Over-head Line Across Street</b>	
High Voltage	6.1 Meter
<b>Over-head Line Along Street (Parallel To Street)</b>	
Low and Medium Voltage	5.5 Meter
High Voltage	5.8 Meter
<b>Over-head Line Without Across or Along Street</b>	
Low/Medium /HT line up to 11KV If Bare Conductor	4.6 Meter
Low/Medium /HT line up to 11KV If Insulated Conductor	4.0 Meter
Above 11 KV Line	5.2 Meter
Above 33KV Line	5.8 Meter + Add 0.3 meter for every additional 33KV



### Clearances from Buildings of low & medium voltage lines (IE Rule 79)

<b>For Flat roof, Open Balcony, Verandah Roof and lean to Roof</b>	
Line Passes Over Building Vertical Clearance	2.5 Meter
Line Passes Adjustment of Building Horizontal Clearance	1.2 Meter
<b>For pitched Roof</b>	
Line Passes Over Building Vertical Clearance	2.5 Meter
Line Passes Adjustment of Building Horizontal Clearance	1.2 Meter

Hence land value under a high-tension wire has a negative effect

### Underground or Overground Pipeline crossing over or near the land

If a land parcel near the underground pipeline carries oil, chemicals, water, gas or other hazardous materials, there may be many restrictions on the construction/ expansion of buildings and activities depending upon the safety policy of the material carried through. Construction of a permanent structure in the ROW is not allowed since it may damage the pipeline and restrict its maintenance activities.

### THE PETROLEUM AND MINERALS PIPELINES ACT, 1962.

**The activities which are prohibited in the pipeline Right-of-Way (ROW) are**

- Any type of digging
- Plantation of trees
- Any type of construction activity
- Burning fires
- Storing materials

Hence it may be detrimental to the value of the land.

### Right of Way for Highway

As per current market demand, investment of lands adjacent to State/National High ways is very high and land rates are also greater compared to other parts of the city due to the Commercial Potential, Development Opportunities and Connectivity. Some issues like Noise and Pollution, future road expansion, Local zoning regulations and development restrictions may affect the land value. Hence, there may be an overall beneficial impact on the value of the land.

### Land Near Airport

Land parcels near airports may face restrictions on building heights and zoning regulations due to flight path considerations, limiting future development opportunities and expansion plans. Airports contribute to air and noise pollution, which can affect air quality and residents' well-being. The increased air traffic near airports can result in higher emissions, necessitating consideration of potential health and tranquility impacts. On the other hand, commercial activities, and good road connectivity may attract a high land rate. Hence there may be (mixed) impact on the value of the land.

As per current market demand, investment of lands adjacent to State/National Highways is very high and land rates are also greater compared to other parts of the city due to the Commercial Potential, Development Opportunities and Connectivity.

Some issues like Noise and Pollution, future road expansion, Local zoning regulations and development restrictions may affect the land value. Hence, there may be an overall beneficial impact on the value of the land.

### **Land Near Airport**

#### **Land near the Army Cantonment area**

Land parcels near the Army Cantonment may restrict commercial/residential and other activities compared to other areas of the city and may face restrictions on building heights, zoning opportunities and expansion plans. Hence, there may be an overall negative impact on the value of the land.

### **Conclusion**

The Valuer should be careful during the Valuation of the Land parcel if the subject land or the surrounding area is acquired or used for a specific purpose by Government or any other agencies.

