

**AN APPRAISAL REPORT OF THE EXPERT GROUP CONSTITUTED FOR STUDY  
OF LAND ACQUISITION IN NIDAMARRU VILLAGE, GUNTUR DISTRICT**

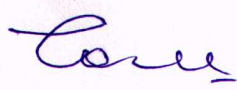

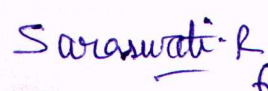





The District Collector & District Magistrate, Guntur on the request of the Commissioner, R & R, A.P. Hyderabad has constituted an expert group through the orders ~~Ms.B/251/2016~~ ~~Ms.B/251/2016~~ ~~Ms.B/251/2016~~ (Rc.B/251/2016. Dated 30-11-2017) as required under section 6(1) of the LA R&R Act, 2013 for appraisal of Social Impact Assessment Report (SIA) to give its specific recommendations on the following aspects.

- Whether the project serves any public purpose and
- Whether the potential benefits outweigh the social costs and adverse social impacts.
- Whether there are less displacing options available
- Whether the land proposed is the bare minimum required for the project

**EXPERT GROUP FOR EVALUATION OF NIDAMARRU VILLAGE LAND ACQUISITION**

- Dr. V. Venkateswarlu, Assistant Professor, Dept. of Sociology & Social Work, Acharya Nagarjuna University, Guntur.
- Dr. Saraswati Raju Iyer, Assistant Professor, Dept. of Sociology & Social Work, Acharya Nagarjuna University, Guntur.
- Dr. V. Divyatejomurthy, Assistant Professor, Dept. of Rural Development, Acharya Nagarjuna University, Guntur.
- Dr. B. Babitha, Assistant Professor, Dept. of Food & Nutritional, Acharya Nagarjuna University, Guntur.
- Dr. T.V.S. Varalakshmi, Asst. Professor, Dept. of Civil Engineering, Acharya Nagarjuna University.
- Dr. Roshan Kumar, Director, Social Education & Economic Development Society – Guntur.
- Uyyuru Venkata Reddy, 6<sup>th</sup> Ward Member & Vice President, Nidamarru.
- Mandepudi Kamalakara Rao, 14<sup>th</sup> Ward Member, Nidamarru.

**Signatures of the Committee**

- |   |  |
|---|--|
| 1.  6/2/2018 | 5.  6/2/18     |
| 2.  6/2/18   | 6.  06.02.18  |
| 3.  6-2-18   | 7.  6/2/2018   |
| 4.  6/02/18  | 8.  06.02.2018 |

## PUBLIC PURPOSE

The lands under Acquisition are required for construction of Capital City Development Project, which is an Urban Infrastructure Project and is for public purpose within meaning of Sec. 2(1) of the LA, R&R Act, 2013. The Government notified the Capital City Area as per the resolution of the A.P state Assembly and the Government decided to procure/ Acquire lands through LPS/LA. The village Nidamarru is part notified area and the lands covered by Acquisition are required for public purpose.

## Potential benefits outweigh the social costs and adverse Social impacts

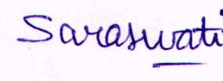
This section provides social costs by comparing project benefits (positive impacts) and negative impact (social cost), from construction of Amaravathi-AP Capital City Development Project. The cost of Land Acquisition of Nidamarru-1 & 2 for Ac. 682.2877 cents is estimated at Rs. 184.22 crores. The project involves predominantly acquisition of agricultural land. The land is made available through land pooling scheme. This project will help the local people through infrastructure development, social development and will increase livelihood opportunities and self-employment sources.

## Cost Benefit Analysis


The Andhra Pradesh Reorganization Act 2014 (Central Act 6 of 2014), came into force on 2<sup>nd</sup> June, 2014, provided for the reorganization of the existing state of Andhra Pradesh. One of the most critical priorities for the new state is the formation of the New Capital City, which is very important from the perspective of economic development, cultural integrity and administrative functioning. The Government of Andhra Pradesh has decided to establish a green field capital city as a liveable, environmentally sustainable and people's capital. For this purpose, the location of the capital was identified between Vijayawada and Guntur cities on the upstream of Prakasam Barrage on the river Krishna. The land required for the new Amaravathi – AP Capital City Development Project with an area of 38049.48 acres, which is covering a current population of 102401 in 24 revenue villages and part of Tadepalli Municipality covered by 26 LPS Units (As per Primary Census Abstract Tables Census 2011).

## Signatures of the Committee


1.  6/2/18

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8.  06.02.2018

The proposed capital city is being developed with 'state-of-the-art' infrastructure including world class roads, water supply facilities, administrative and institutional complexes, drainage, sanitation, Solid Waste Management (SWM) facilities, river front development etc. among others. Though, it is very difficult to quantify actual cost of social impact based on severity of land acquisition. However efforts were made to minimize negative impacts through intervention of R&R measures. However, the project will entail a multitude of benefits to the entire area. The project will have following benefits for the people. Social costs are calculated by comparing project benefits and negative impacts, from construction of Amaravathi-AP Capital City in Nidamarru-1 & 2 villages. The cost for Ac. 682.2877 cents is approx. Rs. 184.22 crores for agriculture land in Nidamarru - 1 & 2 villages.

## Evaluation of SIA

### Minimum Extent needed & alternatives

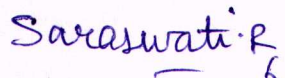
The Capital City area is notified by Government and as per the Master Plan requirements all lands proposed for land acquisition are needed for construction of Capital City Development Project. To have a compact block for taking up the infrastructure development project, there is no choice for exclusion of certain small pockets of land or working out for alternative lands for them as the project area notified by the Govt. for the purpose of construction of Capital City and to implement the Master Plan conceived. Further, the land area proposed for acquisition in the village under the LA R&R Act, 2013 is only Ac. 682.2877 cents (27.17% of the total area proposed in the village) as against 72.83 % of lands acquired under Land Pooling Scheme.

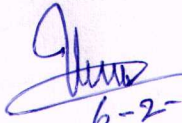
### Displacement & Relief:

As the Village site and habitation has been demarcated and other lands required for village development have been included in residential planning zone (R1) as per notified Master Plan, the displacement of Village habitat is very less. The project affected families, however, need to be extended with all benefits as contemplated under LA R&R Act, 2013 if possible beyond with much humane consideration as these lands are only sources of livelihood for them and they have been emotionally attached to these lands over generations. The PAFs are feeling lose of present livelihood and shattering of their dreams for prosperity in future. They did show their displeasure and anger in giving information to the expert Committee.

### Signatures of the Committee


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**Food Security:**

The cropped area under acquisition is Acres 625. The area covered by food crops is around Acres 100. The State Government shall take necessary steps to balance the Food Security.

**Evaluation of SIA / SIMP Report:**

The acquisition of land is an issue which has both efficiency and equity dimensions. However prosperity the project brings in future, the present impact on human settlements in the area is quite difficult to quantify. Therefore, there is an immense need to address the human costs and the measures to be taken should create trust and hope preferably with immediate monetary gains to create confidence in the functioning of the system. Concrete plan to avoid impoverishment risks and restore / upgrade the incomes and livelihood of the affected families shall be made in place immediately. The SIA report should have been more explicit in giving details on type of lands under acquisition especially on crops, cropping intensity, cropping pattern, availability of water, loss of livelihoods to landless labour. The literacy rate in the Village Nidamarru- 1&2 is quite less (61.96%) compared to that of the State average of 73% showing their dependency on non-skilled village wage earning activities, primarily on the Agriculture. Therefore there is a need to create employment to earn their bread but with immediate payment of unemployment gratuity especially based on individual's minimum needs rather than based on a family because all the members in any landless family in a Village are mostly daily wage-earners.

**Social Impact**


The objective of Social Impact Assessment (SIA) is to prepare a complete inventory of structures, affected families and persons, to identify social impacts, and provide mitigation measures with compensatory mechanisms.

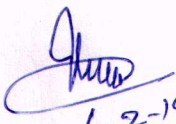
The Social impacts of the AP Capital City Development Project have been classified as

- i. Impact during beginning of the construction stage
- ii. Impact during construction stage
- iii. Impact during Operation stage or post construction stage


**Signatures of the Committee**


1.  6/2/18

2. Saraswati  6/2/18


3.  6-2-18

4. Balita  6/02/18

5. T. Anand  6/2/18

6.  6.2.18

7. V. Venkatesh  6/2/18

8. M.  06.02.2018

The main aim of the Social Impact Management Plan is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The social impact management measures shall be implemented during the various stages of the project viz. Pre-construction Stage, Construction Stage and Operational Stage.

### Ameliorative Measures Recommended


Following are the requests made by the Land Owners/Villagers.

1. The classification of the lands shall be treated as multi cropped irrigated lands.
2. Alternative housing may be made within the village/near the village shall be taken up.
3. The rehabilitation site shall be selected duly consulting the affected people.
4. Majority of the villagers are demanding that as per the SIA report 84% of Project Affected Families (PAF) are against the project, so they are not willing to give their lands for the project.
5. The cost of the land per acre is high in the village. There would be loss of livelihood. Hence compensation may have to be paid as per LAR&R Act, 2013 and livelihood opportunities are to be created.
6. The Villagers are of the opinion that Jasmine Flower Gardens provide employment for 365 days to the landless labour in the village and surrounding villages. If these jasmine flower gardens are removed completely and give the lands for the project, all the labour lose their livelihood and environmental problems like pollution will take place in the proposed area.
7. The Agricultural livelihoods are to be converted into non-agricultural livelihoods and urban agricultural livelihoods, which calls for immediate measures for up gradation of skills.

### Signatures of the Committee


1.  6/2/18

2. Saraswati R  6/2/18


3.  6-2-18

4. Babu  6/02/18

5. G. Datta  6/2/18

6.  6-2-18

7. V. Venkatesh  10/02/18

8. M. K.  06.02.18

8. Livelihood opportunities may be provided for the project affected families who losses livelihood by way of land acquisition as per the provisions of LAR&R Act, 2013.
9. Proper and humane arrival at payment of compensation and timely disbursement of all such benefits as contemplated under the LA R&R Act, 2013.
10. As per the representation given by the villagers the land is cultivable with 3 crops per year and also good water supply is available which is contrary to the SIA report.
11. Timely and regular disbursement of monthly compensation for unemployment that needs to be based on persons and not based on family for all the affected landless people and daily wage earners hitherto in the project areas. The minimum wage used to be Rs. 100/- and maximum used to be Rs. 500/- depending on the nature of work and season and the average wage per day is calculated as Rs. 300 and thus the minimum earning of a land less labour per month used to be Rs. 9000/- per head as it used to be a land with agricultural activity in the village throughout the year, whereas the Government's plan of paying only Rs. 2500/- per family as compensation amounts just 27.8% of an individual's average earnings and it needs to be calculated by multiplying with number of individuals working in the family. Further, these affected families may be considered for more entitlements under the regular public distribution system.
12. The villagers also requesting the committee to move the proposed area from Nidamaru to Peddaparimi and Tadikonda villages which are getting only one crop per year. Who are also willing to part with their lands for acquisition. The proposed area is 2 kms. from Nidamaru.


### Signatures of the Committee


1.  6/2/18

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13. Majority of the affected people are requesting for high compensation as the market value is much higher than the value of the revenue value and some expressed that their livelihood is lost because of the total loss of the property, for example, one family has livelihood only through monthly rental income of the house and if they lose this property, their livelihood will be lost because at new allocated house at a remote place, they will not get the rental income, they are requesting that it needs to be addressed by the government.
14. The villagers also requested for high compensation for their lands keeping in view the present rate of land in the said year.
15. The villagers from S.C. Colony & B.C. Colony requested to move towards 50 metres from proposed land acquisition area so as to benefit both the dwellers as well as the Government is paying acquisition cost.
16. Several People are requesting for an employment atleast to one member of the family due to their problem of loss of their livelihood by the project affected families, who are going to loose livelihood by way of land acquisition, be considered to provide employment for one member of the family or payment of annuity as per the provisions of LAR & R Act, 2013.
17. A proper grievance redressal mechanism shall be kept in place for addressing the grievances of the affected people. Inculcating confidence and trust in the process of aquisition should be established for resolving disputes.


#### Signatures of the Committee

1.  6/2/18

2. Saraswati.f 6/2/18


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4. Bahin 6/02/18

5.  6/2/18

6.  6.2.18

7.  6/2/2018

8.  06.02.18

18. As the lands of Nidamarru fall in inner core of the capital city and pretty close to the Secretariat, these lands may be considered for special compensation due to their higher value and higher agricultural productivity.

**Opinion:**

**Grievance Mechanism to be put in Place:**

The Committee is of the opinion that the district administration need to have a proper grievance redressal mechanism for addressing the various socio-economic problems of the project affected area population. In general, the Committee feels that the proposal for land acquisition may be performed under the LA R&R Act, by examining the measures recommended to safeguard the livelihoods of the people being affected. There are no alternative lands as the State has declared the Capital City Area and directed to take up the project and their lands are bare minimum required. The land owners/dependents shall be compensational as per the provisions of the LA, R&R Act, 2013 and livelihood opportunities have to be created besides taking up food security measures.

**Signatures of the Committee**

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2. Saraswati R  
6/2/18

6. \_\_\_\_\_ 6.2.18

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7. \_\_\_\_\_ 6/2/2018

4. Balitu  
6/02/18

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06.02.18