



AMARAVATI PROJECT

Edition No.: 1 | Status: March 2016



Andhra Pradesh Capital Region Development Authority

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Acknowledgements

The Project Status Report represents the progress of APCRDA towards the development of the Capital City Amaravati. While this report represents the fruit of success of the entire organization, we would like to thank the team who were directly involved in the project and in preparation of this report.

- 1 Dr. Srikant Nagulapalli I.A.S., Commissioner, APCRDA
- 2 Sri. Kantilal Dande, I.A.S., Collector & District Magistrate (Guntur)
- 3 Dr. Sridhar Cherukuri, I.A.S., Ex-officio, Addl. Commissioner & Joint Collector (Guntur)
- 4 Sri. V. Rama Manohara Rao I.R.A.S., Addl. Commissioner (FAC), APCRDA
- 5 Sri. Prasanna Venkatesh I.A.S., Addl. Commissioner, APCRDA
- 6 Dr. A. Mallikharjuna I.A.S., Addl. Commissioner, APCRDA
- 7 Sri. K. Suryanarayana, I.F.S., Director (Landscape & Environment)
- 8 Sri. B. L. Chennakesava Rao, Director - Lands (Capital City)
- 9 Sri. D. Kasi Visweswara Rao, Group Director (Utilities)
- 10 Sri. R. Ramakrishna Rao, Director (Planning)
- 11 Sri. V. Ramudu, Director (Development Control)
- 12 Sri. K. Paleswara Rao, Director (Accounts)
- 13 Dr. N. Prabhakar Reddy, Director - Social Development (Capital City)
- 14 Sri. N. Rahamthulla, Director - Admin (Capital City)
- 15 Sri. S. Rama Murthy, Director (Traffic & Transportation)
- 16 Sri. A. Sreenivasulu, Additional Director (Landscape & Environment)
- 17 Sri. T. Anjaneyulu, Additional Director (Procurement)
- 18 Sri. Sridhar Popuri, Additional Director (Information Systems)
- 19 Sri. Ch. Mohana Rao, Joint Director (Estates)
- 20 Sri. J.S.R.K.Sastry, Joint Director (Strategy)
- 21 Sri. Y. Nagi Reddy, Joint Director (Economic Development)
- 22 Sri. S. Muralidhar Rao, Joint Director (Office Management)
- 23 Smt. C. Rohini, Joint Director (Human Resource)
- 24 Sri. N.R. Aravind, Principal Planner (Traffic & Transportation)
- 25 Dr. K. V. Ganesh Babu, Principal Planner (Infra)
- 26 Sri. M. Ravi, Manager (Legal)
- 27 Sri. Y.V.N. Prasad Babu, Deputy City Development Officer
- 28 Sri. Srikanth Kireeti, Asst. Director (Strategy), APCRDA
- 29 Dr. Srinivas Nadipalli, Statistician, APCRDA
- 30 Sri. Sidharth Ganesh, EA to Commissioner, APCRDA
- 31 Sri. Kamlakar Rao, EA to Commissioner, APCRDA

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Executive Summary

This report presents the status of the Capital City project, the status of planning, development and other related activities towards the development of the People's Capital of Andhra Pradesh, Amaravati. The details contained in the report is purely for information and is subject to various revisions as the project progresses forward and revisions are incorporated.

The report consists of an Overview section consisting of the background and circumstances that lead to the development of APCRDA and the corresponding chronology of events. Subsequently, a department wise summary of various milestones, achievements and issues have been provided one after the other across Land, Social Development, Planning, Projects, Financial Planning, Industry & Economic Development & Execution strategy.

Capital City - Key Statistics

Area: **53,478** acres

Design Population: **3.54** mn

Target Domestic Product: USD **30** bn (nominal) by 2041

Gross floor space: **2274** mn sft

Infrastructure Investment: INR **412.35** bn

ECONOMY

Commercial space: **771** mn sft



Industrial Area: **1,998** acres

Thematic cities: **9** (Justice, Sports, Knowledge, Electronics, Media, Tourism, Education, Government, Finance)

Percentage Blue-Green area: **29.5%**

River front: **30** km (15km on each bank)

COMMUNITY

Towns: **27**



Neighbourhoods: **100+**

Easy numbering of towns

Litigation free lands procured through largest land pooling ever done in India

TRANSPORT:



CONNECTIVITY

International Airport; **25** km from Gannavaram International Airport
Seaport; **80** km from Machilipatnam
Rail junctions; **5** (Vijayawada - **3** km; Krishna Canal - **1** km; Guntur - **30** km; Tenali - **30** km; Gudivada - **45** km)
Dedicated Freight Corridor; **1** Interchange/Station at **25** km (proposed);
High Speed Rail Station at **3** km (proposed);

NETWORK:

Major Road length: **316** km; **60** m & **50** m RoW
Metro Network: **134** km LPS Network: **1000+** km
Non-motorised Network: **593** km LPS Network: **1000+** km

PHYSICAL INFRASTRUCTURE

Water supply: **742** MLD | Sewerage: **592** MLD
Utility ducts: **316** km (Arterial & Sub-arterial) + **277** km (Collector)
Power: **2710** MW | Solid Waste: **3355** MT/D

SOCIAL INFRASTRUCTURE

Schools: **160+** Primary schools, **100+** secondary schools,
27 Junior Colleges, **2-3** Technical Education Centers, **2-3** Engineering Colleges, **2-3** Medical Colleges, **2-3** Other Professional colleges,
2-3 Universities

Hospitals: **10** General hospitals, **25-30** Polyclinic,
25-30 Intermediate hospital, **25-30** Multi specialty hospital,
100 Health centres/ Clinics

Parks: **100+** neighbourhood parks, **27** Town parks,
2-3 City level parks

OVERVIEW

8,353 | Covered under
Sq.km | Amaravati Capital Region

217 | Covered under
Sq.km | Amaravati Capital City

4,283 | Covered under
Acres | SEED area of Amaravati

28,378 | Consented land owners
under Land Pooling Schemes

2.1. Andhra Pradesh Reorganization Act, 2014

1. The Andhra Pradesh Re-organization Act, 2014 (central Act 6 of 2014) which came into force on 2nd June 2014 provided for the reorganization of existing State of Andhra Pradesh. AP Re-organization Act, 2014 (Central Act 6 of 2014) passed by parliament identified Hyderabad as the Capital of the State of Telangana, but constituted an expert Committee to study various alternatives regarding the New Capital for the successor State of Andhra Pradesh and make specific recommendations. There is a casting responsibility on the Central Government to assist Successor State of Andhra Pradesh in identifying of its New Capital and to assist financially as per clause 3 (d) of the Statement of objects.
2. The Central Government has constituted expert committee on 28-03-2014 under the Chairmanship of Sri K.C. Sivarama Krishnan, I.A.S., to give the report within 6 months from the date of Re-Organization Act, i.e., 31-08-2014 and some of the guidelines issued by Central Government in the terms of reference includes.
 - a. The least possible dislocation of people and their habitations.
 - b. Vulnerability assessment from National Disasters like floods, cyclones and earth quakes.
 - c. Assess the scope of minimizing the cost of construction and acquisition of land.
 - d. The least possible dislocation to the existing agriculture systems.
3. The Committee submitted its report on 28.7.2014 and gave various alternatives without giving any specific recommendations and left the decision to the State Government. The Central Government forwarded the report to the State Government.

2.2. Capital City - Location Identification

1. The State Government has taken the recommendations of the expert committee, opinions of experts of urban development, various public organizations and after considering all aspects of public welfare, accessibility to all parts of the state, advantages and disadvantages, identified and finalized the location of the Capital City area taking the following factors into consideration.
 - a. The identified Capital City area is centrally located from both rear ends of the State with good connectivity.
 - b. Guntur and Vijayawada cities are already congested and they have not been included in Capital City area.
 - c. The Capital City is 60.30 km to 78.70 km from the nearest point of Bay of Bengal and far away from cyclone zone.
 - d. The Capital City area is located on the upstream of Prakasam Barrage; as a result avoids Krishna delta lands and is also less prone to flooding from Krishna River.
 - e. River Krishna has well defined regime course and its natural and man-made banks are capable of carrying flood discharge.
 - f. Diviseema area is prone to cyclones and it is located 96 KMs away eastern side of Prakasam Barrage and Capital City is located on the western side of Prakasam Barrage spreading over 20 km on southern side of Krishna River.
 - g. The choice of the State Government is to go for de-centralized development with centralized administration.
2. The Andhra Pradesh State Assembly passed resolution on 03-09-2014 to establish green field Capital City as a livable, environmentally sustainable people's capital and identified location of the Capital between Vijayawada and Guntur Cities on the banks of river Krishna.

2.3. APCRDA Act, 2014

The Government has enacted Andhra Pradesh Capital Region Development Authority Act, 2014 (Act.No.11 of 2014) for the declaration of the New Capital Area for the State of the Andhra Pradesh and establishment of the Andhra Pradesh Capital Region Development Authority and formulated the Andhra Pradesh Capital City LPS (F&I) Rules, 2015.

2.3.1. Authority Formation

The Government constituted AP Capital Region Development Authority for the purpose of Planning, Co-ordination, Execution, Supervision, Financing, Funding and for Promoting and Securing the Planned Development of the Capital Region and Capital City Area for the State of Andhra Pradesh and for managing and supervising urban services in the New Capital Area and for the matters ancillary thereto vide G.O.Ms. No. 255, MA & UD (M2) Dept., dt. 30-12-2014.

2.3.2. Notification of extent - CR and CA

1. The Government notified an extent of 8352.69 Sq.Kms as Andhra Pradesh Capital Region (CR) vide G.O.Ms.Nos. 253 & 207, dt. 30-12-2014 & 22-09-2015 which is meant for development under the provisions of AP CRDA Act, 2014. The Capital Region includes 953 villages , 12 urban local bodies (2-Corporations, 2-Town areas, 8-Municipalities) of 26 Mandals in Guntur District and 30 Mandals in Krishna District.

2. The Government notified an extent of 217.23 Sq.Kms as Andhra Pradesh Capital City Area (CA) vide G.O.Ms. Nos. 254 & 141, dt. 30-12-2014 & 09-06-2015 which is meant for construction of Capital City Development Project under the provisions of Land Pooling Scheme. The Capital City area falls in Guntur District (on the west of Old National Highway from Prakasam barraiage to Y-Junction at Mangalagiri. It covers 24 Revenue Villages and part of Tadepalli Municipality covering Mandals of Thullur, Mangalagiri and Tadepalli.

2.4. Chronology of Events

Land Pooling Policy



25-10-2014	RDOs Guntur and Gurajala, Tehsildars Tullur and Tenali conduct gram sabha in Tullur, Rayapudi and Nelapadu.
12-11-2014 to 30-11-2014	Series of meetings held by Minister Agriculture Prattipati Pullarao, MLA Tadikonda Sravan Kumar, MLA Guntur West Modugula Venugopal Reddy in 29 villages of Tullur, Mangalagiri and Tadepalli.
17-11-2014	Farmers meet Hon'ble CM in Lake view guest house in Hyderabad and express their opinions. Hon'ble CM convinces farmers.
08-12-2014	Hon'ble CM announces farmers package for land pooling at Hyderabad.
01-01-2015 to 10-01-2015	Competent Authorities for LPS appointed. LPS Area notified in all 29 Villages. Receipt of objections on LPS area starts.
01-01-2015	Voluntary and Irrevocable Consent Applications receipt starts.
28-02-2015	Irrevocable consents received from 20510 farmers – Acres 32469.
26-02-2015	Farmers meet Hon'ble CM. Enhanced package for Semi-Urban and Jareebu announced.
30-03-2015	House Hold Survey starts and concludes by 06-05-2015.
30-05-2015	Receipt of recommendations of competent Authorities demarcating extended habitation completed. Skill Development Programme starts.
03-06-2015	GoAP authorizes Commissioner CRDA to dispose objections on the recommendation of the Competent Authorities vide its G.O.Ms.No. 139.
14-07-2015	Pension payments start from Capital Region Social Security Fund.
18-08-2015	Commissioner CRDA disposes objections, exempts village sites / habitations to avoid displacement.
20-08-2015	LPS area published. SDCs for Land Acquisition appointed. GoAP permits Commissioner, CRDA to file requisition for LA. District Collector, Guntur issues LA Notifications in 5 Villages.
24-08-2015	Commissioner issues revised guidelines for fixing Village site / extended habitation.
28-08-2015	NREGA works start for wage employment.
05-09-2015	Village Nurseries work at 14 locations starts.
18-01-2016	Orders issued on the recommendations of Competent Authorities in 9.4 (Supplement) on 9.2 objections.
02-02-2016	Notification of Final area (in Form 9.5) for preparation of draft LPS published.

Planning



30-12-2014

AP CRDA Act., 2014 notified, AP CRDA Authority formed.
Capital Region (7317 Sq.KM) and Capital City (217.23 Sq.KM) notified.
AP CRDA authorized to take up Capital City Development Scheme.

30-03-2015

The Government of Singapore submits Capital Region perspective plan.

25-05-2015

The Government of Singapore submits Master Plan for Capital City.

09-07-15

Bathymetric Survey of River Krishna starts.

10-07-15

Topographical Survey of Catchment area of Kondaveeti Vagu starts.

20-07-2015

The Government of Singapore submits Seed Capital Development plan.

**07-08-2015 to
09-08-2015**

Workshop held with National level Experts on master plan.

05-09-15

Proposal for de-Notification of Forest Area sent to MOF, New Delhi.

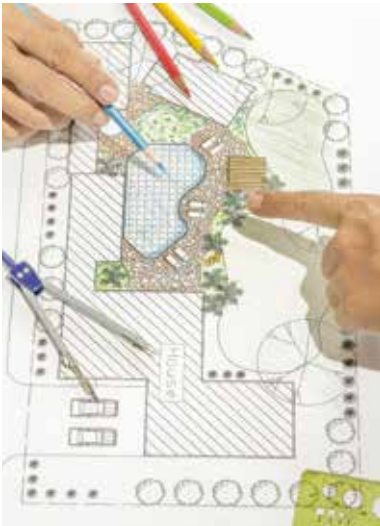
26-12-2015

Notification of draft Perspective Plan for Capital Region done.
Notification of draft Master Plan for Capital City done.

22-02-2016

Notification of Capital City Final Master Plan done.

Projects



23-12-2014

AP CRDA Act passed in Assembly.

22-04-2015

Cabinet approves of Selection of Master Developer through Swiss Challenge Method.

25-08-2015

Workshop with Capital Advisory Committee held.

05-09-15

Proposals submitted to SEAC for Environment Clearance.

09-10-15

Environmental clearance for establishment of Greenfield Capital City Amaravati in an area of 217.23 Sq.Km. given.

19-10-2015

Consent order for establishment for Area development Project by AP Pollution Control Board given.

11-01-16

Signing of Competition contract for Master Architects for Government Complex done.

16-02-2016

Tenders finalized for Interim Government Complex.

Events



03-09-14

Assembly resolves on location of Capital City.

01-01-15

Public meeting by Hon'ble CM at Tullur and cake cutting done.

22-10-2015

Foundation Ceremony by Hon'ble Prime Minister of India at Uddandarayunipalem of Thullur Mandal held

17-02-2016

Foundation for Interim Government Complex at Velagapudi laid.

International Collaborations



08-12-14	MOU signed between INCAP, Government of A.P and IE, Government of Singapore for preparation of Master Plan.
13-01-2015	1st High level Committee Meeting between CM AP and 2M Singapore held.
19-01-2015 to 24-01-2015	Visit by Commissioner, CRDA and delegation to Singapore for training in CLC Singapore.
30-03-2015	2nd High Level Committee Meeting between CM AP and 2M Singapore held.
25-05-2015	3rd High Level Committee Meeting between CM AP and 2M Singapore held.
05-07-2015 to 10-07-2015	CM delegation visits Japan for Capital development and meets Japanese PM.
20-07-2015	4th High Level Committee Meeting between CM AP and 2M Singapore held.
20-9-2015 to 23-09-2015	Hon'ble CM's delegation visits Singapore for further discussions.
22-10-2015	MoU signed with METI by Govt. of AP in Vijayawada.
25-10-2015 to 05-10-2015	Best practices study in 11 cities by officials of AP CRDA conducted.
14-12-2016 to 17-12-2016	Hon'ble Minister (MA&UD), Commissioner, CRDA and delegation visit Ghuizhou, China for capital city development.
23-01-2016 to 25-01-2016	Hon'ble CM's delegation visits Singapore on capital city development.
11-03-2016 to 12-03-2016	Hon'ble CM's delegation visits London for Investment road show.

Financing



22-10-215	MoU signed with JBIC.
10-01-16	MoU with HUDCO signed.

Infographic 1. Chronology of Events

2.5. CRDA - Government Orders

Date	Subject	GO No	Subject	Brief Content
30-12-2014	General	252	Date of Commencement of the AP CRDA Act, 2014.	An Act to provide - New Capital - Formation of CRDA for Urban Development.
30-12-2014	Planning	253	Declaration of A.P. Capital Region.	7068 Sq.Kms as Capital Region.
30-12-2014	Planning	254	Declaration of A.P. Capital City Area.	122 Sq.Kms as Capital City.
30-12-2014	General	255	Constitution of Andhra Pradesh Capital Region Development Authority (APCRDA).	Hon'ble CM, Chairman, Minister, MA &UD, Vice-Chairman, Minister Finance and 8 officials as Members.
30-12-2014	General	256	Constitution of Executive Committee of Andhra Pradesh Capital Region Development Authority (APCRDA).	Principal Secretary, MA & UD - Chairman, Principal Secretary, Finance and Commissioner, CRDA - Members.
30-12-2014	Establishment	968	Appointment of Commissioner APCRDA.	Sri Nagaulapalli Srikant, I.A.S., joins as Commissioner, AP CRDA.
30-12-2014	Projects	257	Authorization to CRDA.	The Government authorizes CRDA to undertake Development Schemes under Section 43(5) through Voluntary LPS in Capital City area.
01-01-2015	LPS	1	AP Capital City LPS (F & I) Rules 2015.	Land pooling rules formulated.
07-01-2015	Planning	3	Amendment - Modification of Capital Region Area.	Villages / ULBs of Nandigama Nagara Panchayat, Nuzveedu, Gudivada, Sattenapalli and Ponnuru Municipalities included.
09-03-2015	LPS	43	Amendments to LPS Benefits.	Jareebu package enhanced - Semi Urban areas declared around existing village settlement areas of Bethapudi, Nowluru, Yarrabalem, Penumaka and Undavalli - jareebu package extended - Annuity payment from 01-03-2015 - Minimum Annuity payment 30,000 / 50, 000 - Loan waiver up to 1,50,000.
16-03-2015	LPS	52	Amendments to Form 9.14.	Agreement form amended.
19-03-2015	LPS	58	Amendments (Approval of Disposal of 9.2 Objections).	Jurisdiction given to the Authority in place of Govt. to decide on objections.
20-03-2015	LPS	59	Amendments (Extension of LPS Benefits to Semi-Urban area).	Jurisdiction of Semi-Urban areas defined as Revenue villages instead of around existing village settlement areas.
24-03-2015	Land	61	Amendments (Extension of Jareebu benefits to Semi urban villages).	Application of Annuity of Rs.50,000 with enhancement Rs. 5000/- for Semi-Urban villages.
13-04-2015	LPS	73	Amendments (Agriculture Loan Waiver - One-time benefit clarification).	Loan Waiver package applicable for crops / gardens in addition to payment of Rs. 1 lakh , one time additional payment for gardens.
14-04-2015	LPS	74	Amendments to Form 9.14.	Agreement form amended.
14-04-2015	LPS	75	Amendments (Cut-of date announced for payment of annuity).	Annuity payment from 1st May 2015 notified.
15-04-2015	LPS	79	Amendments to LPS Benefits - Semi Urban.	Assigned lands in Semi-Urban area to get Jareebu package for assigned lands.
17-04-2015	LPS	84	Amendments - Form 9.14 (A) and (B).	Agreement form amended.

17-04-2015	LPS	240	Constitute Village Level Consultation Committee" and Scheme Level Consultation Committee."	Members as decided by in charge Minister - to assist District Administration in implementing LPS.
22-04-2015	LPS	93	Joint Collector, Guntur -Appointed as Competent Authority for 30 Days.	Competent Authority for Land Pooling.
23-04-2015	General	97	Naming of the Residuary Andhra Pradesh State Capital as AMARAVATI.	Capital named.
27-04-2015	Projects	289	APMDP - Consultancy Services.	Tender for preparation of EIA/ EMP and obtaining Environmental Clearances from SEIAA/ EAC for proposed Andhra Pradesh Capital City Area - Tender accepted.
02-05-2015	Projects	109	Establishment of CCDMC under the Companies Act-2013, for the development of the New Capital City.	Special Purpose Vehicle (SPV) - for efficient infrastructure development in the Capital City formed.
02-05-2015	Projects	110	Functions of the CCDMC - Notification.	Powers of Board Directors of the Capital City Development and Management Company (CCDMC) for infrastructure development notified.
12-05-2015	Projects	122	Amendment - CCDMC under the Companies Act.	Name of CCDM company changed to CCDM Corporation.
26-05-2015	Establishment	131	Office of the Andhra Pradesh Capital Region Development Authority - Status of Head of the Department on the Commissioner, Andhra Pradesh Capital Region Development Authority- Notified.	Commissioner, CRDA appointed as Head of the Department.
03-06-2015	LPS	139	Amendments (Approval of Disposal of 9.2 Objections).	Commissioner, CRDA to dispose 9.2 Objections - Appellate powers on objections in 9.2 lies to Principal Secretary MA & UD.
09-06-2015	LPS	141	Declaration of A.P. Capital City Area – Revised orders.	217.23 Sq.KMs Capital City Area corrected.
18-06-2015	Projects	145	Delegation of powers - Notification.	Delegation of powers to Commissioner, VMC, Vijayawada in 8 Panchayats for taking up works.
31-07-2015	Financing	176	Scheme for payment of pensions to eligible landless families in Capital City area.	Capital Region Social Security Fund - Administrative sanction - Accorded.
19-08-2015	Projects	178	Reconstitution of Board of Directors - CCDMC.	Commissioner, CRDA appointed as Managing Director to CCDMC.
25-08-2015	Projects	186	Exchange of Land from M/s Arihant Indo African Infra Developers and Builders Pvt. Ltd - for Temporary Capital.	Exchange of Land in Amaravati Township, Nowluru Village, Mangalagiri Mandal, of Guntur District for construction of structures for temporary capital.
25-08-2015	LPS	185	Amendments (Jareebu Land definition).	"Jareebu land" defined as a colloquial word land located along the banks of river Krishna, having ground water table available less than 50 feet of depth having alluvial soils, fit for raising wet double crops / multiple crops throughout the year and shall not include lands drawing water by pipelines etc."
22-09-2015	Planning	207	A.P. Capital Region - Area Modifications.	8352.69 Sq.Kms - Additional area Included in capital region.

22-09-2015	Establishment	208	Executive Committee of APCRDA – Reconstitution.	Full-fledged executive committee formed.
27-10-2015	Projects	238	Appointment of experts - Notification.	Experts nominated to Authority.
08-12-2015	Establishment	770	Construction of Amaravati City Phase-I by 2018 — Constitution of Committee of Secretaries.	Committee constituted for finalising Amaravati City Phase-I - List of mandatory developments to be completed.
14-12-2015	Establishment	269	Constitution of Unified Transport Authority (APCRUTA) Notification – Issued.	APCRUTA Notified.
21-12-2015	Establishment	273	Nomination of Sri.R.C.Sinha, IAS (Retd.) as special invitee - Notification.	Specialist in Urban Infrastructure appointed.
29-12-2015	Projects	278	Shifting of Secretariat - Construction of office space of 6.00 lakh sft. for Secretariat at Amaravati township - Permission Accorded.	Government sanctions interim Government complex and order commissioner CRDA to take up works.
20-01-2016	Projects	24	Appointment of Managing Director, CCDMC.	Mrs. Lakshmi Parthasarathi, IAS(Retd), appointed as Managing Director, CCDMC.
03-02-2016	Projects	19	Shifting of Secretariat – Construction of office space of 6.00 lakh sft. for Secretariat – Change of location.	Change of location from Amaravati Township to Velagapudi and Malkapuram Villages.
10-02-2016	Financing	30	Pensions through Capital Region Social Security Fund”.	Operational Guidelines.
11-02-2016	Projects	32	Shifting of Secretariat – Construction of interim Government Complex at Velagapudi Village Thullur Mandal, Guntur District, in an extent of Ac.45.129 cents - Amendment.	Location of Interim Government Complex at Velagapudi Village.
17-02-2016	LPS	41	Amendment (Assigned lands LPS packages).	Before 1954, After 1954, POT / Sivoyijamadars / Govt. land occupations - package for eligible persons.
19-02-2016	Projects	72	CCDMC – Appointment of Chairman & Managing Director and certain Board of Directors- Modification Orders.	Mrs. Lakshmi Parthasarathi, IAS(Retd), appointed as Chairman and Managing Director, CCDMC.
19-02-2016	Projects	47	Shifting of Secretariat – Construction of interim Government Complex– Tenders called for - Additional financial implication for an amount of Rs.40.80 Crores – Permission accorded.	Administrative / financial sanctions accorded by Govt..

Table 1. Government Orders relating to APCRDA

LAND

34,984 | Land consented under
Acres of | Land Pooling Scheme

37,505 | Land targeted under
Acres of | Land Pooling scheme

53,478 | Total land available under the
Acres | Capital City Area

3.1. Land Pooling Scheme

The land pooling mechanism is mainly adopted for development of the Capital City area where the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the authority, which later transfers the ownership of a part of the land back to the landowners for undertaking development of such areas. This scheme was notified across 29 habitations in the Capital city.

In pursuance of the provisions made under section 52 of APCRDA Act 2014 read with Rule 6 of AP Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015, Notifications of declaration of intention to undertake Land Pooling Scheme" in Form 9.1 were issued in all 26 LPS Units covering 29 habitations.

The package of returnable developed lands and compensation benefits for land owners giving irrevocable consent under land pooling is given below. Changes in the package from time to time are also indicated.

3.1.1. Package as announced initially with subsequent amendments for Jareebu/ Semi-urban

Land	Announcement Date	Dry		Jareebu/Semi-Urban	
		Residential	Commercial	Residential	Commercial
Patta	8-12-2014	1000	200	1000	300
	26-2-2015 (Jareebu)				450
	9-3-2015 (Semi-Urban)				450
Assigned	8-12-2014	800	100	800	200
Yearly payment for 10 years (Rs)		30000		50000	
Yearly increase (Rs)		3000		5000	
One time additional payment for gardens like lime/ sapota/ guava (Rs)	8-12-2014	50,000			
	26-2-2015	1,00,000			

Table 2. Returnable land under LPS

Note: 1) All extents in square yards.

3.1.2. Changes in returnable lands package under G.O. 41 dated 17-2-2016

Returnable extents as per GO 41 dated 17-2-2016:

Assignment/ Encroachment type	Dry		Jareebu/ Semi-Urban	
	Residential	Commercial	Residential	Commercial
(i) Ex-servicemen/ Political sufferers/ Freedom Fighters	1000	200	1000	450
(ii) Assignment prior to 1954	1000	200	1000	450
(iii) Assignments after 1954	800	100	800	200
(iv) Alienated assigned lands under Sivajama*	500	50	500	100
(v) Eligible Encroachers in un-objectionable Govt. lands	500	50	500	100
(vi) Eligible Encroachers in objectionable Govt. lands*	250	0	250	0

Table 3. Revised Returnable land extent benefits under LPS

Note: 1) All extents in square yards; 2) * Annuity is not applicable; 3) One time additional payment for gardens is applicable for all; 4) The benefit of yearly payment of Rs. 30,000/- for Dry Land and Rs. 50,000/- for Jareebu land shall be extended only to landowners who surrendered their lands and continue to hold returnable developed plots. Proportionate payment shall be made if part of developed plots are alienated. Purchasers of Land Pooling Ownership Certificate (LPOC) are not entitled for yearly payment of Rs. 30000 / 50000 as the case may be.

3.1.3. Other Benefits:

- (i) Return of land to the landowners near pooled land / within 5 km radius subject to other planning requirements.
- (ii) Land Pooling Ownership Certificate with alienable rights exempting registration fee.
- (iii) Providing reconstituted plots in one area to different landowners / landowner having original plots in different areas jointly.

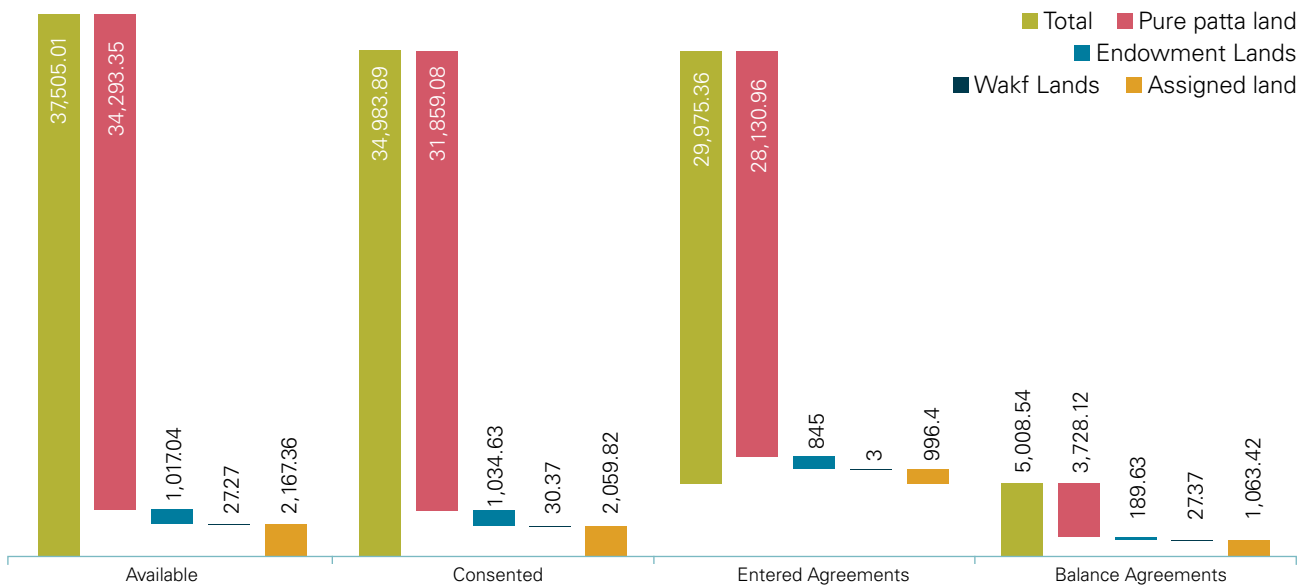
- (iv) Demarcating village sites / extended habitations.
- (v) To convert the plot area into agriculture area, the common area left in a layout shall be added proportionately to the plot area and the returnable land under LPS should be decided and conversion tax paid by landowners for converting agricultural land into layout or proposed layout shall be refunded with 6% interest without paying any annuity.
- (vi) The purchasers of lands from the landowners declared under Form 9.10 and entered into agreement in Form 9.14 not covered by the list of landowners mentioned in 8(6)(a), shall be the deemed owners under the Act.

3.1.4. Land Pooling Progress

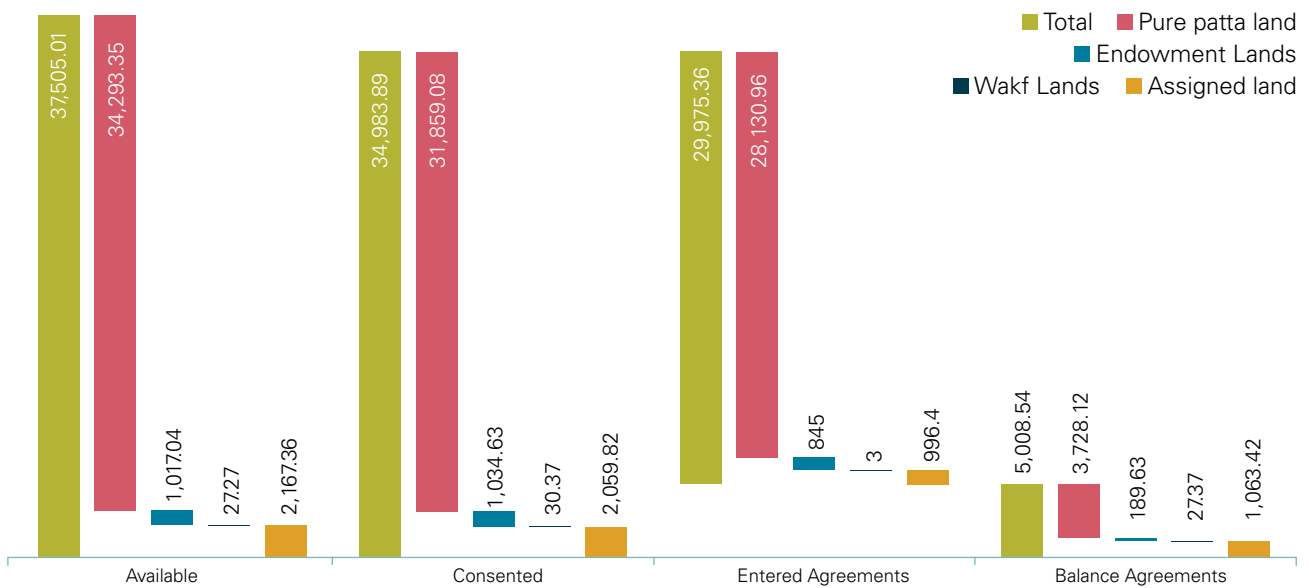
The Government directed the Authority to undertake development schemes through LPS. Declaration of intention was notified in January 2015. A comprehensive enjoyment survey was done for all the lands. The number of 9.2 objects received were 12813 involving an extent of 7982.77 Acres.

Progress of land pooling is given below.

PROGRESS (As on: 5th March 2016) Land Extent (Ac)



Land Extent (Ac)



Infographic 2. Progress of LPS

*Adangal data as on Jan 27, 2015.

3.2. Land Acquisition under LA, R&R Act, 2013

Lands of the landowners who have not given consent are acquired as per LPS development plan and the Social Impact Assessment has already started u/s 4(1) of LA Act. After notification of Land Acquisition if any land owner opts for land pooling such requests will be considered under section 108 of LARR Act. In order to have compact blocks of development there is a need to procure / acquire the bits of lands for which consent applications under LPS are not received.

As per Rule 9 (1) of APCRDA ACT, the lands falling under acquisition within LA R&R Act, 2013 shall also be included while preparing draft land pooling scheme. Section 126 empowers the Government to acquire any land falling in any development plan on the request of the Authority or functional unit. Government permitted CRDA to file the requisition for land acquisition and designated Special Deputy Collectors as Land Acquisition Officers under LA R&R Act, 2013.

3.2.1. Land Acquisition Progress

Type		Required	Requisitioned	Notified		Budget (Rs. Cr)
				Before ordinance	After ordinance	
Patta	Not-consented	2409.5964	2409.5964	11.0350	2398.5614	924.83
	Consented but no 9.14	1051.5996	1051.5996	0.00	1051.5996	
Assigned		0.00	0.00	0.00	0.00	
Endowment		0.00	53.93	0.00	0.00	
Wakf		0.00	0.00	0.00	0.00	
Total		3461.196	3515.126	11.035	3450.161	924.83

Table 4. Land Acquisition Progress

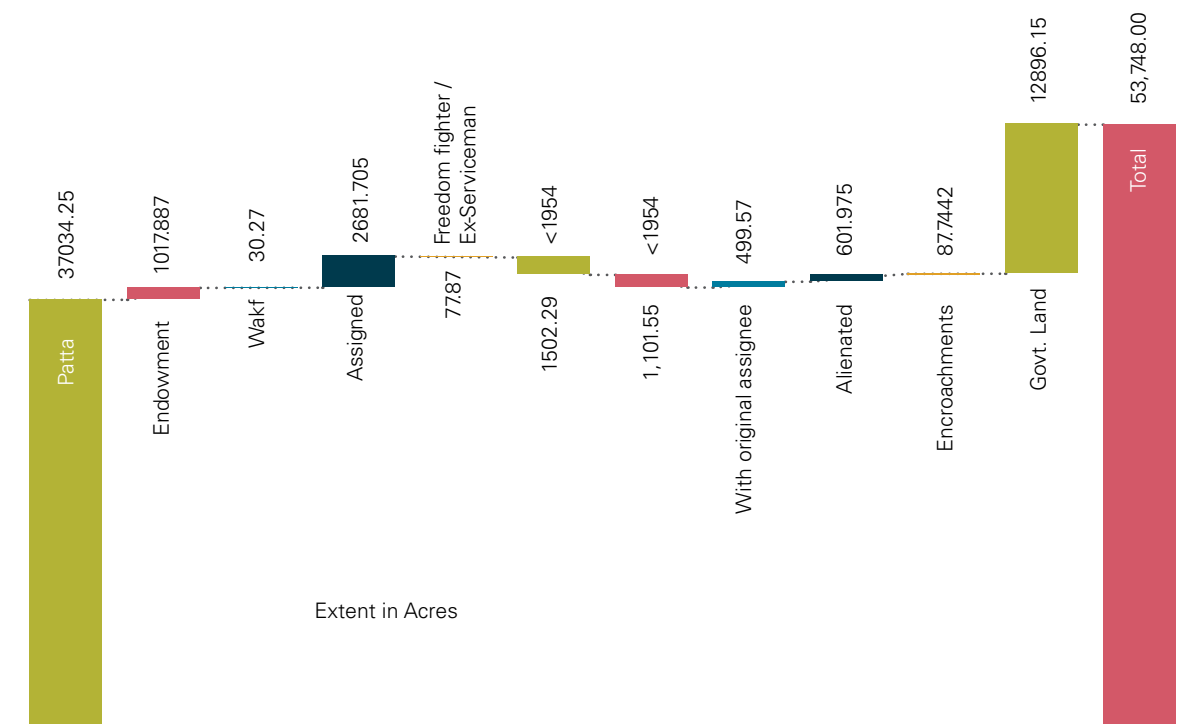
3.2.2. Land Acquisition for Seed Access Road

Land in Acres	Structures (in Acres)	Budget required (Rs. In crores)
48.52	3.68	363.08

Table 5. Land acquisition for Seed Access Road

3.3. Land availability details

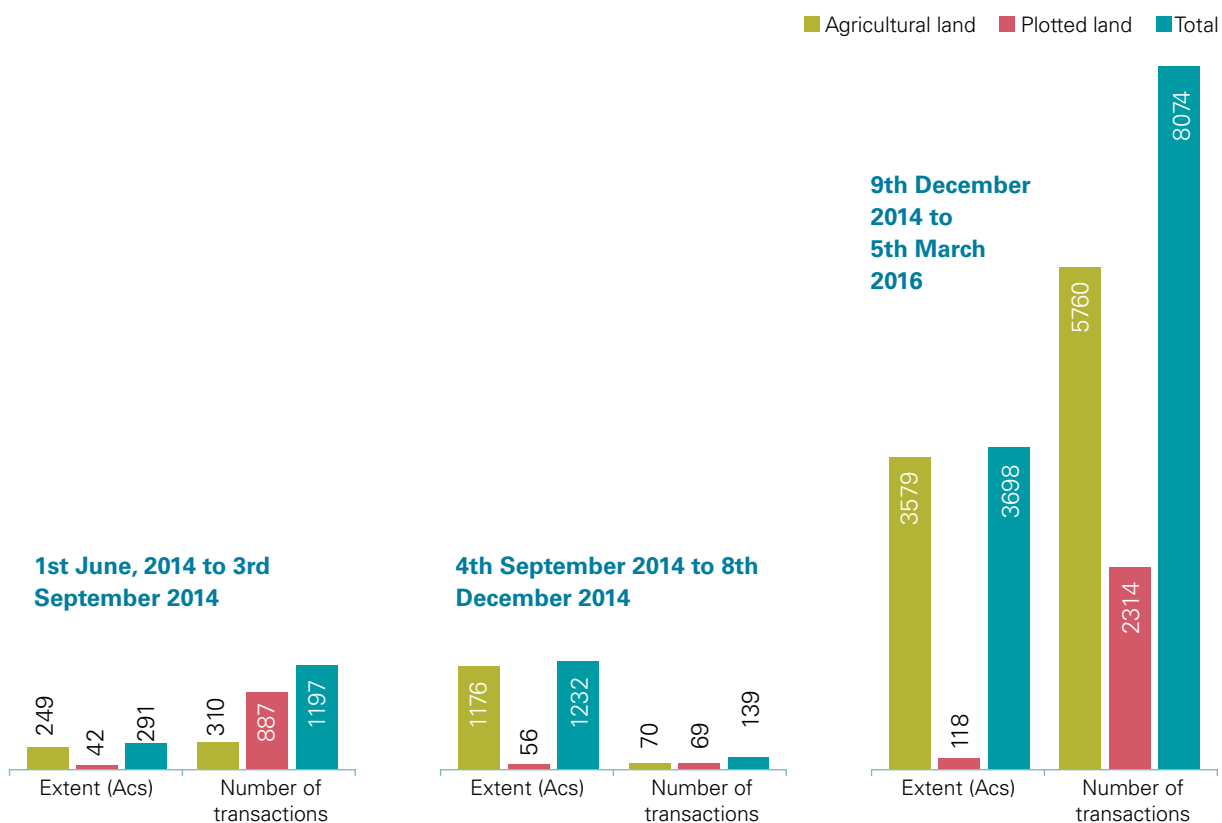
3.3.1. Abstract for the Capital City Area



Infographic 3. Land availability for Capital City

3.4. Land Transactions

Since announcement of capital city, the abstract of transactions which took place are given below. Village wise transactions are given in annexure.



Infographic 4. Land Transactions - Capital city land

3.5. Environment

3.5.1. Environmental Clearance to Amaravati Capital City

Conduct of EIA	TCE Ltd conducted EIA from 01-05-2015 to 30-08-2015.
Application to SEAC	Application submitted to SEAC with all documents (Form-1, Form-1A, Conceptual Plan, EIA Report) on 05-09-2015.
Review by SEAC	SEAC reviewed on 11-09-2015 at Vijayawada and sought clarifications.
Compliance by CRDA	Revised documents submitted 25-09-2015.
Review by SEAC	EC application heard by SEAC at Visakhapatnam and recommended for issue of EC on 26-09-2015.
Issue of EC by SEIAA AP	Environmental clearance issued by SEIAA AP, MoEF, Govt of India subject to certain conditions on 09-10-2015. <ul style="list-style-type: none"> • Set up Environmental Management Regulatory Authority under CRDA. • Compliance report to be submitted every 6 months. • CFE to be obtained for the project. • Individual interlinked projects (downstream) projects such as Govt. Complexes etc. will require separate ECs from SEIAA, as per MoEF & CC EIA Notification 2006.
Public Notice on issuance of EC	Public Notice got published in Deccan Chronicle (English) and Sakshi (Telugu) daily News Papers on 16-10-2015.
Application for CFE	CFE Orders received vide Order No. 373/APPCB/CFE/RO-GNT/HO/2015, dt. 19-10-2015.
EC Application for Interim Govt. Complex	18-01-2016.
Category	B2 Project.
Issue of EC by SEIAA, AP	SEIAA-AP-GNT-CON-01-2016-18, dt. 09-02-2016.

Table 6. Environmental Clearance to Amaravati

NOTES:

1. Land procurement is in accordance with MoEF & CC Memo dated Oct 07, 2014 regarding EIA and EC.
2. Concept plan is sufficient as per 2006 guidelines (Master plan is not required for issue of EC).
3. Standard ToR followed as per Std. ToR for EIA/EMP report for project/ activities requiring EC under notification 2006 issued in April, 2015 by MoEF and CC.
4. Social Impact Assessment is not required as per para 7 of 14th Sep, 2006 EIA notification.

3.6. Issues**3.6.1. Proposed Policy for Plot allotment**

The following plot allotment policy is submitted to Government for approval.

1. Returnable plots with single / joint plot allotment options will be provided with in the same revenue village as far as possible.
2. Standard plot sizes.

Residential			Commercial		
From (Sq.M)	To (Sq.M)	Slab	From (Sq.M)	To (Sq.M)	Slab
100	4000	50	25	4000	25
4000	25000	100	4000	10000	100

Table 8. Proposed Plot sizes under Plot allotment policy

3. Key points

- a) Returnable entitlement is less than minimum standard plot size, SLol will be issued as undivided share in a bigger plot.
- b) Returnable entitlement is more than one of the standard plot sizes, allotment of such standard plot size along with SLol for the balance extent as undivided share in a bigger plot will be issued.

3.6.2. Lanka lands

Lanka lands are pooled on par with lands in the main land. The same packages which apply for patta and assigned apply for lanka lands. Returnable lands for lanka lands will be given in the main land as per availability returning all returnable extents to main land owners.

3.6.3. Eroded lands

Eroded private lanka lands are part of the river. Survey numbers of eroded land do not entitle any claim for compensation/package.

3.6.4. Alienated of assigned lands

After notification of capital city land pooling a number of representations were received that lands assigned in the past have changed hands and certain persons have been under cultivation in these lands since a long time. The Government issued orders that any lands which are alienated will be deemed to have been resumed to Government and Sivoijamadars in such lands will be eligible for returnable lands per acre as follows: Dry lands will be given Residential 500 sq.yds and Commercial 50 sq.yds; Jareebu/ Semi urban will be given Residential 500 Sq.Yds and Commercial 100 Sq.Yds as exgratia in lieu of loss of livelihood. No Annuity will be given.

As per definition of Sivojiamadars (BSO 15) the person must have been in cultivation during the Fasli immediately preceding the current fasli. This means the individual must have been in cultivation at least during Rabi season of 2014-15 i.e. December 2014 which is the time at which Capital City land pooling was notified.

The purchasers of assigned lands after land pooling notification will therefore become ineligible.

3.7. Action Plan

The action plan and time lines for completion of land pooling scheme are given below.

TASK NAME	START	FINISH	RESOURCE NAMES
Final Notification of capital city Master plan completed on - 22.02.16.			
LPS Notification	Mar 1 '16	Apr 30 '16	
Prepare base maps for all villages	Mar 4 '16	Mar 20 '16	AARVEE ASSOCIATES
Prepare area/ownership statements	Mar 3 '16	Mar 12 '16	COMPETANT AUTHORITIES
Prepare development scheme cost	Mar 3 '16	Apr 10 '16	SURBANA
Finalize plot re-allotment policy	Mar 2 '16	Mar 10 '16	COMMISSIONER
Obtain joint allotment options	Mar 10 '16	Apr 10 '16	DIRECTOR (ESTATES)
Prepare layouts for returnable plots	Mar 3 '16	Apr 16 '16	SURBANA
Hold Authority meeting	Mar 10 '16		OSD MEETINGS
Publish LPS DN of Pilot village (Nelapadu/ Thullur)	Mar 12 '16		DIRECTOR (ESTATES)
Hear objections	Mar 12 '16	May 1 '16	Addl. Commissioner (CCP)
Publish LPS FN	Apr 12 '16	May 5 '16	
1st Batch of LPS Notification (9 villages)	Mar 22 '16		Priority of villages will be decided based on workload.
2nd Batch of LPS Notification (9 villages)	Apr 5 '16		
3rd Batch of LPS Notification (9 villages)	Apr 19 '16		
Allotment of Reconstituted plots	Apr 1 '16	June10 '16	
Mark road pattern (u/r 11-2)	Apr 1 '16	May 30 '16	PRINCIPLE PLANNER - INF
Relay LPS layout plan on ground (u/r 11-2)	Apr 1 '16	May 1 '16	SURBANA
Draw lots (u/r 11-3)	Mar 25 '16	Apr 25 '16	DIRECTOR(LAND)
<ul style="list-style-type: none"> • Issue LPOC (u/r 11-4) • Handover physical plots (u/r 12-4) • Register LPOCs (u/r 11-4) 	May 5 '16	May 15 '16	DIRECTOR (IT) DISTRICT REGISTRAR DIRECTOR (ESTATES)
Prepare land ownership registers (u/r 12)	June 1 '16	June 10 '16	CA'S
LPS Construction	Apr12 '16	Apr 12 '19	
Construct basic road infrastructure (u/r 12-3)	Apr 12 '16	Apr 12 '17	DIRECTOR (UTILITIES)
Complete full development (u/r 12-6)	Apr 12 '16	Apr 12 '19	ADC-CCP

Other LPS issues			
• Settle rival claims in service Inam lands	Mar 1 '16	Apr 1 '16	DIRECTOR(LAND)
• Alienation proposal for Government lands	Mar 1 '16	Mar 30 '16	DIRECTOR(ESTATES)
• Pay structure values etc.	Mar 1 '16	Mar 30 '16	DIRECTOR (LAND)
Land Acquisition	Jan 1 '16	Aug 16 '16	
Requisition for LA	Jan 7 '16	Jan 30 '16	DIRECTOR (ESTATES)
Update land records	Feb 1 '16	Mar 18 '16	Collector, Guntur
Conduct SIA	Feb 1 '16	Mar 1 '16	
Expert committee Appraisal	Mar 4 '16	Mar 11 '16	
Issue PN	Mar 14 '16	Mar 14 '16	
Prepare sub-division record	Mar 14 '16	Mar 31 '16	
Publish DD	Jun 14 '16	Jun 16 '16	
Pass award for R&R and LA	Jun 16 '16	Aug 16 '16	

Table 9. Action plan for LPS



Collector (Guntur), Sri. Kantilal Dande, IAS addressing the audience during the Foundation stone ceremony.

SOCIAL DEVELOPMENT

24,100 | Land owners paid annuity

19,055 | Receiving pension
Families

308.3 | Spent on Social
Crores | development (aprox)



Commissioner Dr. Srikant Nagulapalli, Addl. Commissioner Sri. Prasanna Venkatesh, Joint Collector (Guntur) Dr. Sreedhar during a Workshop on Job opportunities in Amaravati Capital city.

4.1. Background

In order to develop the Capital city of Andhra Pradesh, AP capital city land pooling scheme (formulation and implementation) rules, 2015" were made by government for land procurement mechanism which is voluntary in nature and based on consensual process of land pooling.

The broad objective of the scheme is to do justice to the families affected by the construction of the livable and sustainable capital city for Amaravati. The following social benefits are mandated as part of the LPS rules.

1. Pensions: provide pension of two thousand five hundred rupees per month per family for a period of ten years to all landless families through a capital region social security fund.
2. Loan Waiver: to provide one-time agricultural loan waiver of up to one lakh fifty thousand rupees per family to farmers as per prescribed procedure of Government.
3. Housing:
 - To issue possession certificates in village sites in order to enable the occupants to regularize house sites.
 - To provide housing to houseless as well as those losing houses in the course of development.
4. Loans: to provide interest free loan of up to 25 lakhs to all the poor families for self-employment.
5. Education and Health: to provide free education and medical facilities to all those residing as on 8th December, 2014.
6. To establish old age homes.
7. To establish NTR canteens.
8. To enhance the limit under NREGA up to 365 days a year per family.
9. To establish skill development institution and provide training with stipend to enhance the skills of cultivating tenants, agricultural laborers and other needy persons.
10. To engage tractors belonging to residents for construction activity.
11. To issue ownership and transit permission through forest department for cutting and sale of teak trees in private lands duly exempting the relevant fees.

4.2. Progress

As part of the land pooling scheme, Government promised to provide following social benefits to all the residents of the Capital city residing as on 08.12.2014. The abstract of status of the social benefits is given below.

Benefit/Scheme	Indicator	Physical Progress
Annuity Payments	Number of land owners paid annuity (Nos)	24,100 consenting land owners
Amaravati Pensions	Number of families receiving pension (Nos)	19,055 identified as on March 2016
Loan waiver	Number of farmers benefited (Nos)	17155 farmers
NREGA works for 365 days	Number of job cards issued (Nos)	15,471 job cards issued
	Number of Man days generated (Nos)	19956 man-days generated in this financial year
Skill development training	Number of candidates trained (Nos)	483 members trained
Rs.25 lakhs interest free loans	Number of loans disbursed (Nos)	To be initiated
Free Health	Number of people screened in health camps (Nos)	3 health camps conducted by NTR Vaidyaseva for 1643 beneficiaries of which 121 were referred.
Free Education	Number of students benefited under fee reimbursement (Nos)	To be initiated
Machinery engaged from locals	Number of machine hours engaged in capital city works	Local Tractors were engaged to clear 10994.86 acres of land
House site patta regularization	Number of house site pattas regularized (Nos)	To be initiated
Housing to homeless	Number of houses sanctioned (Nos)	To be initiated
Housing to Project Affected Families (PAP)	Number of houses sanctioned (Nos)	To be initiated
Old age home	Number of inmates (Nos)	To be initiated
NTR Canteen	Number of canteens (Nos)	To be initiated
	Number of beneficiaries (Nos)	To be initiated

Table 10. Physical Progress of Social benefits

Benefit/Scheme	Indicator	Financial Progress (Rs Cr)
Annuity Payments	Amount paid	Rs. 163 Cr released
Amaravati Pensions	Amount paid	Rs. 60.5 Cr released
Loan waiver	Loan waived	Rs. 76.62 Cr waived off
NREGA works for 365 days	Wage payment	Rs. 3.9 Cr has been spent
Skill development training	Expenditure on training	Rs. 3.5 Cr released to APSSDC
	Stipend paid	7.02 lakh released
Rs.25 lakhs interest free loans	Subsidy paid	To be initiated
	Loan amount disbursed	To be initiated
Free Health	Expenditure under Vaidyaseva	Not available
Free Education	Fee reimbursed	To be initiated
Machinery engaged from locals	Payment received by owners	Rs. 71,35,331.43 released
Housing to homeless	Subsidy spent	To be initiated
Housing to Project Affected Families (PAP)	Expenditure	To be initiated
Old age home	Expenditure	To be initiated
NTR Canteen	Expenditure	To be initiated
Total		Approx. 308.30 Cr

Table 11. Financial Progress of Social benefits

4.2.1. Pensions

- Amaravati landless poor families are being paid the pensions (Rs 2500/-) through tabs with biometric system.
- Pension payments through online transfer to bank accounts (DBT) of beneficiaries will be started by June 2016.

4.2.2. Loan Waiver

- Government has released the required funds directly to Rythu Sadhikara Samstha for onward payment to banks as per Government norms.
- Loan waiver is completed barring certain cases.
- A special grievance redressal cell at Amaravati Capital City office Tullur, is set up exclusively for Amaravati Capital city farmers.

4.2.3. Housing

- After LPOC s are given to the farmers, the new housing policy strategy will be initiated for Amaravati Capital City houseless families.
- Policy for housing to families who lose houses for construction of infrastructure such as roads is under preparation.
- 5% of Land pooling scheme area will be reserved for affordable housing as mandated under the Act.
- The policy for this will be released after completion of land pooling.

4.2.4. Skill Training and Entrepreneurship development (Loans)

- APCRDA through its Nodal Agency Andhra Pradesh Skill Development Corporation (APSSDC) has been providing skill development training to the youth from the families currently.
- APCRDA will establish skill development institute by partnering with various reputed NGOs / private sector entities etc.

4.2.5. Health

- Screening camps were conducted in all the villages of capital city area and based on these screening camps, Health Camps were conducted in Thullur (25-02-2016), Mandadam (28-02-2016) and in Nidamaru (06.03.2016).
- The District collector Guntur vide D.O Letter R.C.No:28/2016-B(CRDA) Dt:28-01-2016 has requested the Government to issue necessary guidelines and modalities along with the required funding pattern for due implementation of the promises made by the government for providing Medical Facilities.
- The process of finalizing the health policy for Amaravati residents is under finalization in consultation with Dr. NTR Vaidya Seva trust.
- Government announced upgrading of Tullur PHC to a 30 bedded hospital.

4.2.6. Education

- The current policy of fee reimbursement of Government for weaker sections implemented by social welfare/BC welfare departments is proposed to be implemented for Amaravati capital city residents irrespective of income and community.
- It is also proposed to establish model schools and colleges in Amaravati city.

4.2.7. Engaging machinery

- An enumeration of all machinery available with residents of 29 villages is done through a household survey;
- 118 tractors and 6 JCBs are identified as part of the survey.
- The machinery like Tractors, JCBs etc., belonging to the residents of Capital city will be given preference in the forthcoming works of capital city.

4.2.8. Old age homes

- NTR old age pensions are being paid to the needy old age people, who are the target group of old age homes.
- In the short term it is proposed to hire the services of existing old age homes being run by NGOs in Amaravati capital area.
- Proposal for setting up an old age home under PPP is being prepared and will be sent to government for approval.

4.2.9. NTR canteens

- NTR canteens will be established in association with 'Akshya Patra' foundation to provide affordable meals @ rate of Rs 5 /-.
- The modalities are being worked out and under finalization.

4.2.10. Teak tree cutting

- Collector issued orders to the Forest and Revenue officials to give cutting permissions to the Teak tree owners immediately after receiving any request.
- The details such as 'number of teak trees and their owners were identified in household survey.

4.3. Issues

4.3.1. List of policies to be prepared

- Free health policy
- Free education policy
- Housing policy
 - o for homeless original residents under LPS rules
 - o Affordable housing under the Act
- Interest free loan policy
- Machinery engagement policy
- Old age home policy
- NTR canteen policy
- Skill development policy for
 - o Training institute
 - o stipend

4.3.2. G.O.no.389 dated. 03/06/2015

As per G.O., The Principal Secretaries / Secretaries concerned are requested to 'deploy the staff required as per GO MS 389' immediately and ensure functioning of the units without waiting for sanction of the posts with regard to following Departments.

1. Labour Department. 2. Medical & Health Department. 3. Revenue Department. 4. Registration Department. 5. Skill Development and Livelihoods (Mission Director, MEPMA) 6. Police (Home Department) 7. Lead bank officer (Finance Department) 8. Panchayat Raj Department. 9. Rural Development Department.

4.3.3. Amaravati Household Master Data

Different government agencies have different master data of households in Amaravati capital city. The number of households benefitted under landless poor pension along with land pooling farmer's household are exceeding the household listed by APCRDA during its household survey (2015). Hence a comprehensive re-survey or purification of the existing data is being contemplated.

4.3.4. Skill Development

Permission is being given to establish Amaravati 'skill Development Institute' to impart skill development to the youth to meet the future employment demands. Skill development/ Self-employment creation strategy will be an integral part of overall socio-economic development of Amaravati residents.

4.3.5. Amaravati pensions

Individual bank accounts need to be verified and their accounts seeded with Aadhaar numbers. Once the process is completed the 'Aadhaar enabled pension payment' (DBT) direct to bank A/C will be implemented through bank transfers. The support of bankers (Lead District Manager) is crucial for the successful implementation.

4.3.6. MGNREGS

The identification of works is becoming difficult as the land is diverted to capital city building. Hence flexibility should be given to identify works like WBM roads in capital city as per the master plan, plantation works in green zones of city as per the master plan, diversion canals for flood water diversion, construction of tanks in capital city, sanitation works etc. In this regard, special permission from GOI is required, since the city is in transition from Rural to Urban.

4.4. Action Plan

Benefit	Action Item	Due Date
Loan waiver	The loan waiver will be implemented on saturation basis.	-
Amaravati Pensions	'Aadhaar enabled pension payment' to beneficiary bank account.	April 2016
Skill Development	Further the "Amaravati Skill Development Institute of Excellence".	June 2016
	Conduct of Mega Job fair.	May 2016
Interest free loan	Promise of providing interest free loan of up to 25 lakhs to poor families for self-Employment.	-
Health	Awaiting Government's orders on Health Policy.	
Education	Awaiting Government's orders on Education Policy.	
Housing	Housing Policy to be established.	May 2016
	Construction of 10 % of Weaker section /Affordable houses under Phase -1 (2016-17).	
Machinery Engagement	Guidelines will be issued for utilization of tractors & machinery of farmers who are part of LPS for effective implementation.	Performed on continual basis
NTR Canteen	Discussions with NTR Vaidya Seva Trust & finalization of Amaravati Health Security Scheme.	
	NTR canteen scheme will be grounded in association with Akshaya Patra.	May 2016
Old Age homes	Awaiting Government orders.	
General	Staff deployment as per GOMS 389 or strengthening the staff pattern by hiring personnel on contract basis in order to expedite the process.	

Table 12. Action Plan for Social development

PLANNING

217 | Covered under Capital City
Sq.km

4,292 | Acres covered under
Acres Grama Kantams

14,404.7 | Coverd under returnable land
Acres (Residential and Commercial)

9 | Thematic cities planned



An artist's impression of Amaravati

5.1. Background

To make the capital city a world-class People's Capital, Government of Andhra Pradesh signed a Memorandum of Understanding (MoU) with the Government of Singapore on 8th December 2014. According to the MoU Singapore Government will prepare master plans at three stages viz., 1) Capital Region Concept Master Plan, 2) Capital City Master Plan, and 3) Seed Capital Area Detailed Master Plan.

Government of Singapore, during December 2014 had engaged Singapore-based consulting organisations M/s Surbana International Consultants Pte Ltd and M/s Jurong to prepare the master plans.

Government of Singapore submitted all the three plans on 20th July, 2015 in Rajahmundry. Subsequently, APCRDA engaged M/s Surbana International Consultants Pte Ltd, hereinafter referred to as Surbana, on 3rd September 2015, to prepare the detailed master plan also for Amaravati Capital City at a cost of Rs. 14.8 Cr.

5.2. Legal Provisions

As per section 38 of APCRDA Act, 2014 detailed master plan shall be prepared for the Capital city within 2 years of constitution of the Authority. The same shall be notified under section 39 (1) of the Act inviting objections or suggestions from public for a period of 30 days. As per section 39 (3) of the Act after considering all the objections/suggestions the Authority may make modifications in such manner as it thinks fit. As per section 39 (6) of the Act the final master plan shall be notified in the official Gazette and plans shall come into force from the date of publication.

5.2.1. Draft Notification

The draft detailed master plan was submitted by Surbana and the same was notified calling for objections and suggestions in Gazette No 408 dated 26-12-2015. APCRDA conducted grama sabhas (village consultative meetings) in all the 29 villages of capital city area from 12-01-2016 to 21-01-2016. The gram sabhas were meant to explain and create awareness about the master plan as well as to receive objections and suggestions. All these gram sabhas were conducted either by the Commissioner or Additional Commissioner or Joint Collector Guntur along with the planning teams.

5.2.2. Objections/ Suggestions

A total of 4740 objections/suggestions were received from various sources such as grama sabhas, e-mail communication, post and by hand. All the objections/ suggestions received were carefully evaluated by a technical committee constituted for this purpose.

The three major categories of objections/ suggestions related to 1) objections to master plan roads passing through the existing village settlements affecting a total of around 3578 spreading across 24 settlements, 2) demand for demarcating boundaries of village settlement areas within which land pooling will be exempted with the exception of master plan infrastructure requirements, and 3) demand to identify the exact survey numbers where lands will be returned in each village and also to avoid locating such returnable residential/commercial plots on low lying areas especially in villages of Borupalem, Neerukonda, and Navuluru.

5.2.3. Final Notification

Based on the recommendations of the technical committee and the opinion of the public representatives, modifications to the draft master were carried out. The major modifications involved shifting of the arterial or sub-arterial roads so as to minimize the effect on existing village settlements. The detailed master plan was notified in Gazette no:18 dated 23-02-2016 and published in two newspapers (Eenadu and Times of India) on 24-02-2016 as well as in the website of APCRDA as required u/s 39(6) of the Act.

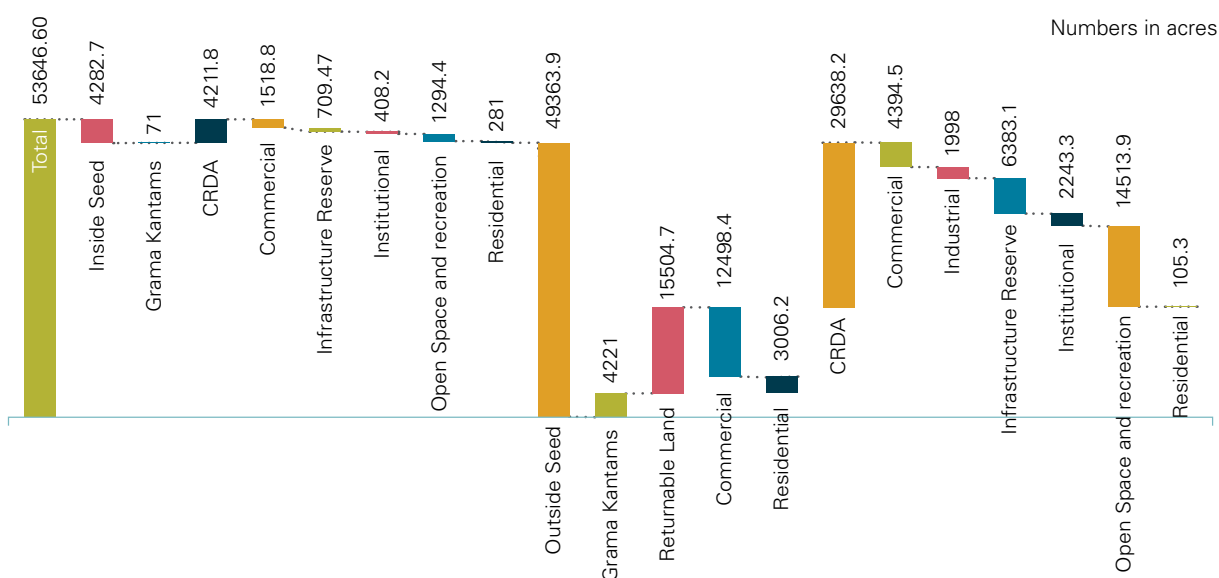
5.3. Master plan

The salient features of the master plan are as follows.

- Capital city area : 217 km²
- Settlement Hierarchy (Neighborhood concept):
 - o Town: City divided into 27 towns, each town being a 2 km x 2 km square i.e. about 1000 acres and about 100,000 population (28,000 households). The minor arterial roads dissect each town into four parts. The arterial roads form the periphery of each town.
 - o Neighborhood: Each town is divided into 4 equal parts called neighborhoods of 1 km x 1 km size (about 250 acres) with about 25,000 population (7000 households). Primary school, local shopping etc. will be at walkable distance.
 - o Community: Each neighborhood is divided into four equal parts called communities of ½ km x ½ km size (about 62.5 acres) with about 6000 population (1700 households).
 - o Cluster: Each community is further divided into 2 to 4 clusters with each cluster representing a close knit society having its own park and controlled access for vehicles. The size of the cluster varies from 15 acres to 30 acres and the population between 1500 to 3000 (300 to 800 families).

- Commercial Centers Hierarchy:
 - o The Central Business District (CBD) at the river front houses all important corporate and financial establishments.
 - o Regional Centers: 3 numbers.
 - o Town centers: 27 numbers each with a metro station and at the junction of two minor arterial roads.
 - o Neighborhood centers: about 100.
 - o Community shopping: Within each community for local commercial.
 - Road Hierarchy:
 - o Major arterial roads: 3 numbers with an Row of 60 m.
 - o Arterial roads & Sub-Arterial roads: 275 km with an Row of 50 m .
 - o Collector roads: Row of 25 m.
 - o Internal roads: As per detailed plans under Land Pooling Scheme for each village.
 - Non-motorized traffic, green & blue concepts are given prominence.
- 9 economic theme based cities are part of the city such as Government, Finance, knowledge, Justice, Health, Sports, Tourism, Media and Electronics.

5.4. Land Availability



Infographic 5. Land availability by Zones proposed

Note:

- Residential represents R1, R2, R3, R4 Zoning districts.
- Commercial represents C1, C2, C3, C4, C5, C6, S3 and I1 Zoning districts.
- Institutional represents S1 and S2 Zoning districts.
- Infrastructure reserve represents U1 and U2 Zoning districts.
- Industrial represents I2 and I3 Zoning districts.
- Open Space and Recreation represents P1, P2 and P3 Zoning Districts.

5.5. Issues

5.5.1. Master plan roads passing through settlements

The roads passing through the existing village settlements in the draft master plan were affecting a total of around 3578 structures; as a result the draft was modified after the period of objections/suggestions. The number of affected structures in the settlements reduced to about 589 by slightly realigning 5 North-South arterial roads and 2 of East-West arterial roads without affecting the objective of perfectly straight arterial roads as well as a true North alignment for all arterial roads within the capital city. Details are annexed in Annexure I.

5.5.2. Returnable lands in low lying areas

As per request of people of Borupalem, Neerukonda and Navuluru returnable lands are changed from low lying areas near streams/ water spread areas to other areas.

5.5.3. Development rights for land owners (returnable) to be higher

As per the zoning plan the returnable residential is shown as R3 and returnable commercial as C2. As per the zoning regulations.

Regulation	Returnable residential	Returnable commercial
Minimum plot size	100 m ²	50 m ²
Coverage	Varies from 60% to 50%	Varies from 60% to 40%
Max FSI	1.75 to 2.4	1 to 2
Max height	13 m to 37 m	9 m to 30 m
Max floors	G+3 to G+11 G+1 to G+8	

Table 13. Development rights for Returnable plots

5.5.4. Re notification of Undavalli settlements between notified bund and Krishna River

The competent authorities have given the boundaries of Grama kathams including certain scattered developments such as layouts (authorized by erstwhile VGTMUDA or unauthorized existing as on 8th December, 2014) or buildings developed already. The settlement boundaries prepared based on these guidelines are incorporated as R1 in the Master plan.

In the draft master plan many such structures and scattered areas were not included. As a result large number of representations were received in the Gram Sabhas. The Competent Authority of Undavalli identified all such structures where there was a need to include in village settlements. Such structures list also listed those structures falling in between the Krishna River and bund. The intention of the Authority is to keep the areas between bund and river as public spaces. It was not the intention of the Authority to exclude those structures between the bund and the river. At the time of notification, the structures between river Krishna and bund were inadvertently shown in the final zoning map released by the Hon'ble Minister to the media on 22nd February, 2016. After identifying the drafting error a proposal was moved to correct the error and revised notification was issued with the approval of the Hon'ble Minister MA&UD calling for objections/suggestions.

Modification notice was issued under section 41 (1) of APCRDA Act 2014 on 02-03-2016 deleting the ten (10) structures between the bund and the river and the time for objections and suggestions closes on 17th March, 2016. Thereafter modification will be finalized.

5.5.5. Realignment of existing Krishna river bund

The concept master plan for Amaravati Capital was prepared by Singapore Government through Surbana at free of cost and submitted to Government on 20th July, 2015. APCRDA engaged Surbana consultants on 3rd September 2015, to prepare the detailed master plan for Amaravati city also.

Surbana prepared the draft detailed master plan in which a realignment of the Krishna river bund was proposed in order to maximize the river front area as Amaravati is being promoted as a river front city without compromising on the flood protection of the city as well as river course. The change in alignment over the current bund is proposed to provide more public facility space facing the water front by Surbana in tune with the People's capital vision.

5.5.6. Telugu translation of the master plan

It is recognized that translation of certain technical terms into Telugu is difficult and therefore English terms are being written in Telugu script wherever technical terminology is involved. The Telugu version of the draft report and the draft Master plan is ready to be uploaded in the website.

5.6 Best practices study tour

The team members of CRDA intended visited different countries in 3 different groups that included 11 different cities, to study their development and to further implement those tools and technologies in our future capital city "Amaravati." Teams, consisting of officials; from various backgrounds in planning, engineering, development control, and infrastructure, visited these cities and studied the processes and results. The broad objectives of these study visits to best practice cities were as follows:

- Improve the performance of urban projects based on successes and failures of other cities
- Enhance CRDA's skills in formulation of plans and projects at all levels
- Create awareness about possible solutions on social, economic and environmental issues.
- Enhance knowledge and experience through learning with experts and a networked system.

CRDA has identified few key dimensions, which would define and project the new capital as a modern world-class, sustainable smart city and a true people's capital – capital for the citizens of the state. Each of these key criteria is in line with the development task ahead for CRDA, and reflects a prominent feature of a city or is an integral part of the development process. The critical dimensions of development are:

- Planning
- Traffic & Transportation
- Water supply & waste water treatment
- Liveability and green area
- Smart city
- Sustainability
- Solid waste management
- Economic development and jobs
- Affordable housing
- Governance / citizen services

Based on different sources, their published evaluation and ranking, eleven cities (see below) have been identified for immediate study of urban planning, infrastructure and development models. Below is the list of cities identified for the study visit along with their features which were studied.

Region	Cities	Dimensions
China Cluster	Shanghai	International Business District
	Hangzhou	Rated as top city for business and liveability
	Suzhou	Satellite city, planning, waterways and economic development
	Wuxi	Satellite city, centre of business and commerce
Europe & Eurasia	Ashgabat	Urban planning, economic development, business and government development along Archabil Highway
	Astana	Urban planning, master plan and architecture
	Vienna	World's most liveable city on safety, education, hygiene, healthcare, environment, recreation, public transport, etc.
Mid-East & South America	Masdar City	Sustainability, urban planning, renewable energy management, clean technology, zero carbon emissions
	Curitiba	Transit oriented development, cost-effective bus transit system (BRTS)
	Brasilia	Urban planning, transportation, tourism

The study tour consisted of the following group of members from various expertises such as Planning, Engineering, Development Control, Traffic & Transportation and so on. All tour group members concentrated on specific elements depending on their professional expertise and interest.

Team members for Suzhou, Wuxi, Hangzhou, Shanghai, Guiyang (China) from 25.10.2015 to 04.11.2015 consisted of:

1. J.V.Ramudu, I.P.S., Director General of Police, Andhra Pradesh
2. A.Babu, I.A.S., Collector & District Magistrate, Krishna
3. Veerapandian, I.A.S., Commissioner, Vijayawada Municipal corporation
4. V.Ramudu, Director, Development Control, APCRDA
5. Y.Nagi Reddy, Director, Economic Development, APCRDA
6. G.Nageswara Rao, Planning Officer, APCRDA
7. K.Mallikarjunappa, Executive Engineer, APCRDA
8. K.Divya Latha, Zonal Assistant Director, APCRDA
9. S.Indu Priya, Zonal Assistant Director, APCRDA



China Cluster Team

Team members for Vienna (Austria), Astana (Kazakhstan) and Ashgabat (Turkmenistan) visit from 29.10.2015 to 07.11.2015 is consisted of:

1. Dr.PNaryana, Hon'ble Minister, Municipal Administration and Urban Development, GoAP
2. Dr.Srikant Nagulapalli, I.A.S., Commissioner, APCRDA
3. N.V.Surendra Babu, I.P.S., Additional Director General of Police – Operations, Andhra Pradesh
4. D.Kasi Visveswara Rao, Chief Engineer, APCRDA
5. T.Ramachandraiah, Planning Officer, APCRDA
6. K. Ratnaraju, Assistant Executive Engineer, APCRDA
7. V. Aditya, Associate Planner-Urban Design, APCRDA
8. Rahul Chauhan, Zonal Assistant Director, APCRDA



European Cluster Team in Vienna

Team members Masdar (UAE), Brasilia(Brazil) and Curitiba(Brazil) visit from 31.10.2015 to 06.11.2015 is consisted of:

1. V.S.K.Kaumudi, I.P.S., Additional Director General of Police, Provisioning & Logistics, Andhra Pradesh
2. V.Rama Manohar Rao, I.R.A.S., Group Director – Finance, APCRDA
3. Kantilal Dande, I.A.S., Collector & District Magistrate, Guntur
4. V.V.L.N. Sharma, Senior Consultant, Planning, APCRDA
5. N.R. Aravind, Principal Planner, APCRDA
6. R.Nageswara Rao, Assistant Planner, APCRDA
7. A. Ajay Kumar Zonal Assistant Director, APCRDA
8. Jubin Cheeran Roy, Zonal Assistant Director, APCRDA



Middle East South America Cluster Team

The teams, with the help of the embassies were able to meet and successfully interact with the right people to meet the objectives of the study tour.



Interactive technical session and workshop with domain experts on Amaravati capital city Master plan

PROJECTS

45
Acres | Approx. size of the site Interim.
Govt. Complex is being built

900
Acres | Size of the Government Complex being
designed by world-class architect

6.1. Interim Government Complex

Government of Andhra Pradesh vide G.O. had issued orders sanctioning Rs.180 Crores for Construction of Interim Government Buildings (6 Lakh Sft.) at Amaravati Township, Mangalagiri.

6.1.1. Chronology of events

Date	Item
19-12-2015	Proposals for construction of Interim Government Complex at Amaravati Township sent vide LR.Rc. No.C3-922/2013.
26-12-2015	Satyavani Projects & Consultants Pvt. Ltd, Hyderabad prepared Plans, Designs, Cost Estimates, and bid documents etc., required for inviting tenders, as the agency was already selected by INCAP, during 2015 for preparing plans/designs/estimates for the same project at Amaravati township.
27.12.2015	Tenders invited.
29.12.2015	G.O MS No 278 issued stating tenders should be called for both conventional and prefabricated systems by giving time of completion up to 30.06.2016 and at the time of evaluation of tender's whichever system is cheaper, the contract will be awarded to L1 of that system, subject to obtaining necessary clearances and works undertaken in accordance with the Rules and Regulations with payments being managed through the DWA system. An amount of Rs 180 Cr was sanctioned.
30-12-2015	Meeting held at Chief Minister's Residence at Amaravati. Alternate locations of Interim Government Complex were discussed in view of Amaravati Township being at one corner of Amaravati City. Two alternative locations one at Velagapudi (v) and Sakhamuru (v) were suggested.
8-01-2016	<ul style="list-style-type: none"> It is proposed to take up six (6) number of buildings each comprising 1, 00,000 sft. designed for G+7 with current construction confined to G+1 only at the rate of 50,000 Sft per floor. 'Consultant Satyavani' directed to consult CM office and Secretary Legislature to obtain requirements. Assembly secretary was addressed to vet the proposals made by the Satyavani consultant.
10-01-2016	In view of change of location, the process of extracting required number of soil samples for required depth was carried out uninterruptedly until 10.01.2016 for the revised location and given to different agencies.
13-1-2016	Proposals were sent for shifting the location of Interim Government Complex from Amaravati Township to Velagapudi.
14-01-2016.	Revised designs as submitted by the consultant.
14-01-2016	Tenders were called for revised location at Velagapudi in 3 packages (Package1 - Rs. 53.95 Crores; Package2- Rs. 53.21 Crores; and Package3 - Rs. 53.76 Crores respectively excluding the taxes. Including the taxes, the estimates were worked out to Rs.57.24, Rs.56.41 and 57.05 Crores respectively).
11.02.2016	G.O M. S No 32 is issued modifying the total extent from Ac.20.00 Cents to Ac. 45.129 cents.
25.01.2016	Pre-bid meeting was held and 398 queries were raised. Later answered.
31-01-2016 and 01-02-2016	Tender corrigenda issued.
03.02.2016	Technical bids were opened and following bidders were participated. 1. M/s. Larsen & Toubro Ltd., Chennai. 2. M/s. Shapoorji Pallonji & Company Pvt. Ltd., Hyderabad.
05-02-2016	Technical committee qualifies both bidders.
06.02.2016	Price bid was opened and bids examined. Noted that bids are in excess of 5%.
10.02.2016	Secretary MA&UD and Minister MA&UD authorize negotiations in view of extraordinary circumstances.
11.02.2016	Negotiations conducted and the prices agreed by Contractors shown in table below.
12.02.2016	Bid process reported to Government.
12.02.2016	Commissioner sends proposals for according sanction of additional funds of Rs 101.00 Cr required to complete external infrastructure failing which project cannot be completed in time.
19.02.2016	Government issues GO opting for enhanced rates and sanctioning Rs.34.42 Cr additionally over IBM value.

Table 15. Chronology of events, Interim Govt. Complex

6.1.2. Progress report of interim government complex at velagapudi

As on 15.03.2016

Sl. No.	Building No.	Piles				Pile caps			
		Total	Completed	Progress	Balance	Total	Completed	Progress	Balance
1	Building -1	217	149	4	64	51	15	2	34
2	Building -2	236	91	2	143	50	9	2	39
3	Building -3	164	75	7	82	64	3	2	59
4	Building -4	164	77	6	81	64	6	2	56
5	Building -5	164	117	8	39	64	6	3	55
6	Building -6	164	---	---	---	---	---	---	---

Table 17. Progress report of IGC

6.1.3. Issue

Government intends that all Heads of Departments be located in the new interim government complex currently being constructed. However, it is observed that the 6 lakh sft now under construction at a cost of Rs.214 Cr can accommodate only the secretariat staff (2656) and legislature staff (534). At best it can accommodate about 7 or 8 HoDs out of the 200 plus HoDs with about 20000 staff available. It is observed that reducing the space available to secretariat staff further will be detrimental to functioning of the staff, especially in view of the fact that completion of permanent Government complex is going to take about 3 years' time.

6.2. Government Complex

6.2.1. Background

The Government complex is being planned in an extent of 900 acres in order to house the Government of Andhra Pradesh offices, Government of India offices and also international diplomatic buildings. The offices of Government of Andhra Pradesh consist of Raj Bhavan, Legislature, High Court, Secretariat, Heads of Departments, residences for high ranking functionaries of Government such as Chief Minister, Ministers, Speaker, Chairman Legislative Council, Judiciary, Officials, Members of legislature and so on, and also other staff quarters. The Government of India will take up construction of its offices and staff quarters upon allocation of land by the Authority. A total of about 20,000 staff of Government of Andhra Pradesh and about 10,000 staff of Government of India are going to be located in the Government Complex campus.

In the review meeting on capital city held by the Hon'ble Chief Minister of Andhra Pradesh on 21st August 2015, it was decided to look for the best buildings developed in recent past, identify 3-4 architects and organize a design competition amongst them to select the best design for Government Complex.

6.2.2. Competition Process

It was resolved vide Resolution no: 2/2015 dated 28-08-2015 of the 1st Authority Meeting, to adopt the method of inviting the top three master architects in the world for a design competition with appropriate reimbursement of effort expenses and selecting the best master architect to design capital city government complex and for this purpose the executive committee shall form an expert committee for selection of three master architects.

APCRDA thus identified top architects in the world through various parameters like Pritzker prize which is considered as an equivalent of Nobel Prize for architecture. It was a deliberate choice to engage Master Architects with a distinct style, as this is very important to create a unique brand / identity for the envisaged Government Complex for the State of Andhra Pradesh.

The subject was placed before the 5th Executive committee meeting of the Authority held on 25-09-2015 for formation of committee for shortlisting of final three master Architects and also jury members.

The following committees were constituted.

- A five member Expert Committee consisting of the following members:
 - i. Director of Planning, CRDA, Member – Convenor
 - ii. Chief Engineer CRDA, Member
 - iii. Mr. S. Ramesh, Dean of Studies, SPA Vijayawada, Member
 - iv. Mr. Prakash Gaur, Consultant, IIDC, Member
 - v. Mr. Charudatta Deshmukh, Director – Urban Planning, MIAL, Member

Jury consisting of the following members:

- i. Prof. Christopher Benninger (India) - Chairman
- ii. Prof. KT Ravindran (India) - Member

- iii. Prof. Erwin Viray (Japan) - Member
- iv. Mr. Rajeev Sethi (India) - Member
- v. Mr. Keshav Varma (India) - Member
- vi. Mr. Suha Ozkan (Turkey) - Member

The Expert Committee constituted for the purpose short-listed three Master Architects for the Government Complex design competition and recommended effort expenses to all the three Master Architects to the tune of US\$ 150,000 or Rs. 97.5 lakhs, excluding service taxes each; and also an honorarium to the Jurors of Rs. 2.5 Lakhs excluding service tax for each for their engagement for entire process with travel and accommodation expenses.

The following Master Architects were shortlisted:

- i. Richard Rogers (Rogers Stirk Harbour + Partners, UK) Winner.
- ii. BV Doshi (Vastu Shilpa Consultants, India).
- iii. Fumihiko Maki (Maki & Associates, Japan).

Competition Evaluation

- QCBS (Quality – cum – Cost Based Selection) with 90% (Technical): 10% (Financial) would be used by the jury in the Competition Evaluation process.
- The six member jury constituted for the Competition evaluation would have the autonomy to select the Competition winning Master Architect based on their evaluation criteria. They would present their recommendations in the form of a jury report to the Hon’ble Chief Minister of AP before formal declaration of the Competition result.

6.2.3. Scope

The Government Complex is planned in approx. 900 acres near Rayapudi Village in Capital City. It is proposed to develop Legislature, Secretariat, High Court, Raj Bhavan along with all Head of Departments, VIP housing etc. as listed in table below. The tentative budget cost is approximately Rs. 6000 Crores for development of Government Complex.

Description	Area (ft2)
Government of Andhra Pradesh (GoAP).	
Secretariat	922594
Head of Departments (HOD) - Security, Police, Fire etc.	743707
Head of Departments (HOD) - Others	2240553
Autonomous Head of Departments (A.HOD)	2913564
MICE (Meetings, Incentives, Conferences, Exhibitions)	150000
State Guest House	100000
Chief Minister’s Residence	25000
Cabinet Ministers	100000
Chief Secretary Residence	5000
Director General of Police Residence	5000
AIS Officers’ Residences	210000
Gazette Officers’ Quarters	936000
Non-Gazette Officers Quarters	2052000
Class-IV Officers’ Quarters	204750

Legislature	
Assembly & Council	323985
Speaker Legislative Assembly	6000
Chairman Legislative Council	6000
MLA & MLC Quarters	934000
Judiciary	
High Court	599900
Chief Justice Residence	20000
Judges' Residence	144000
Raj Bhavan	
Governor's Office	85100
Governor's Residence with guest houses	56000
Essential Staff Quarters(20 Nos.) and officers'	40000
Staff Quarters outside campus	135000
Government of India (GoI)*	
Offices - GoI	925360
Residential - GoI (7-types of quarters)	1346350
International Missions / Consulates*	
Consulates	250000
International Cultural Centers*	250000
Agencies for International Relations/ Co-operation	240000
United Nations related Agencies	72000
Total proposed Built-up area	16041863
* Financing and Construction will not be taken up by GoAP/CRDA for all the above	

Table 18. Area statement for new Govt. Complex

Iconic Buildings

After declaration of result, Master Architect will prepare detailed design of Iconic Legislature and High court buildings. They will be preparing Urban Design Guidelines for the overall government complex to guide the design principles which will help other architects to design other buildings with in the campus.

Other than iconic buildings

APCRDA has empanelled 8 Architectural & Urban Design firms, 3 Landscape firms and 3 Interior design firms for design of various other buildings and landscape projects. These buildings are Secretariat, Offices of Heads of Department of Government of Andhra Pradesh, Raj Bhawan, Chief Minister's Residence, State Guest House, and housing for staff. Entire process will be completed as per above schedule.

Following are the names of the empanelled firms:

Architectural & Urban Design firms:

1. Architect Hafeez Contractor, Mumbai, 2. Arcop Associates Pvt. Ltd, Gurgaon, 3. C.P. Kukreja Architects, New Delhi, 4. C.R.Narayana Rao Pvt Ltd., Chennai, 5. Edifice Consultants Pvt. Ltd, Hyderabad, 6. Gian P Mathur & Associates Pvt Ltd, New Delhi, 7. HCP Design, Planning & Management Pvt. Ltd, Ahmedabad, 8. Sikka Associates Architects, New Delhi.

Interior Design firms:

1. C P Kukreja Architects, New Delhi, 2. Edifice Consultants Pvt Ltd, Hyderabad, 3. Somaya & Kalappa Consultants Pvt. Ltd., Mumbai.

Landscape Design firms:

1. Design Cell, Gurgaon, 2. Integral Designs, New Delhi, 3. Site Concept Pvt. Ltd, Bangalore.

6.2.4. Action Plan

The competition schedule has commenced on 11.01.2016 with submission deadline due on 15th March, 2016 and after evaluation of the concept designs, declaration of the result is planned on 25th March, 2016. The timelines of the process are given below.

Competition is formally initiated on	11th January 2016
Conceptual designs submission	15th March 2016
Meeting of jury members with Hon'ble CM	21st March 2016
Presentation by the Master Architects to the jury members	22nd to 24th March 2016.
Presentation of jury report to Hon'ble CM and result declaration	25th March 2016.
Iconic Buildings	
Completion of detailed designs for the iconic buildings	12 months from selection
Expected date of tenders for the construction	December 2016
Construction Completion	December 2018
Other than Iconic Buildings	
Completion of detailed design for other than iconic buildings	6 months from selection
Expected date of tenders for the construction	July 2016
Construction completion	December 2018

Table 19. Action Plan for Government Complex development



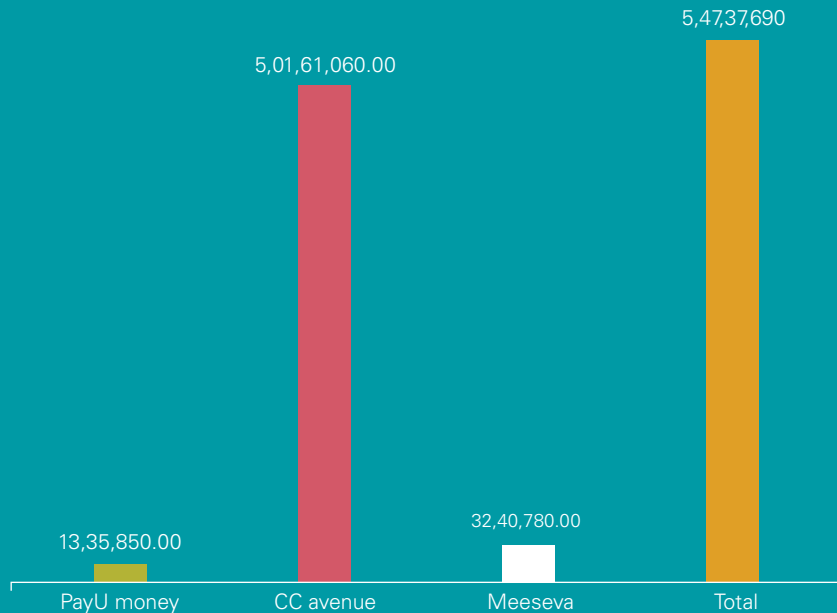
Members of the jury of the Government Complex Competition interact with CRDA officials during the site visit at Amaravati.

E-BRICKS INITIATIVE

On 16th October 2015, Hon'ble Chief Minister inaugurated the "My Amaravati, My Brick" campaign, with the aim of involving the people towards contributing for the development of Amaravati. Contributions were invited on www.amaravati.gov.in, where users could donate "A-bricks"; each worth Rs.10. As of March 2016, the following were the total bricks collected:

	Bricks	Partners
Pay U money	1,33,585	1,33,585
CC avenue	50,16,106	86,234
Meeseva	3,24,078	5,047
Total	54,73,769	2,24,866

Total Donations by Payment Gateway



Note: PayU money donations represent a Guinness World Record attempt, and performed over a 24 hour period.

FINANCIAL PLANNING

41,235 | Required, to develop Amaravati as a
Crores world-class Blue-Green city

2,537 | To be spent for upgradation of existing Village
Crores infrastructure and construction of Social infrastructure

7.1. List of projects & Phasing

PARAMETERS	UNITS	QUANTITY	RATES	2016	2017	2018
ROADS		9,201.35				
FULLY DEVELOPED ROADS.	UNITS	QUANTITY	RATES	2016	2017	2018
S3 - SEED ROAD- 4LANE -50M ROW.						
PHASE-1 - CENTER 3 LANES BT.	INR CR.	19	7.5		71	71
PHASE-1 - KWDC BRIDGE.	INR CR.	1	80		40	40
PHASE-2 - UTILITY DUCTS.	INR CR.	19	30		143	143
PHASE-2 - FULLY DEVELOPED ROAD.	INR CR.	19	13		0	124
PHASE-3 - ELEVATED PORTION (LA+TRUMPET+ELEVATED 6 LANE ROAD).	INR CR.	1	382		0	0
E10 - ELECTRONICS CITY ROAD- 4LANE -50M ROW.						
PHASE-1 - CENTER 3 LANES BT.	INR CR.	10	7.5		38	38
PHASE-2 - UTILITY DUCTS.	INR CR.	10	30		75	75
PHASE-2 - FULLY DEVELOPED ROAD.	INR CR.	10	13		0	65
PARTIALLY DEVELOPED.	UNITS	QUANTITY	RATES	2016	2017	2018
E5, S8 & 14 - ARTERIAL & SUB-ARTERIAL ROADS - 50M ROW.						
PHASE-1 - 3 LANE BT.	INR CR.	22	7.5		41	83
PHASE-1 - UTILITY DUCTS.	INR CR.	22	10		55	110
PHASE-2 - FULLY DEVELOPED.	INR CR.	22	13		0	0
ARTERIAL & SUB-ARTERIAL ROADS - 50M ROW.	UNITS	QUANTITY	RATES	2016	2017	2018
PHASE-1 - BASIC DEVELOPMENT - 2 LANE GRAVEL ROAD.	INR CR.	220	1.5		33	165
PHASE-2 - UTILITY DUCTS.	INR CR.	220	10		0	0
PHASE-3 - 2 LANE BT.	INR CR.	220	5		0	0
PHASE-4 - FULLY DEVELOPED.	INR CR.	220	6.5		0	0
MAJOR ARTERIAL - 60 M ROW.	UNITS	QUANTITY	RATES	2016	2017	2018
PHASE-1 - BASIC DEVELOPMENT - 2 LANE GRAVEL ROAD.	INR CR.	44	1.5		0	0
PHASE-2 - UTILITY DUCTS.	INR CR.	44	10		0	0
PHASE-3 - 2 LANE BT.	INR CR.	44	5		0	0
PHASE-4 - FULLY DEVELOPED.	INR CR.	44	13		0	0
REGIONAL ROADS.	UNITS	QUANTITY	RATES	2016	2017	2018
NEW - GUNTUR-MOTHADAKA-NEKKALU-TULLUR ROAD.	INR CR.	8	6.5		26	26
UPG - TADEPALLI-UNDAVALLI ROAD.	INR CR.	2	2		4	0
UPG - MANGALAGIRI TO NIDAMARRU (INDUSTRIAL AREA).	INR CR.	4	2		8	0
UPG - AIIMS ROAD TO YERRABALEM.	INR CR.	2	2		4	0
UPG - LINK TO AIRPORT TO PORT ROAD - KANKIPADU TO KESARAPALLI UPGRADATION + KANKIPADU TO PEDAPULIPAKA NEW ROAD.	INR CR.	15	2		0	15
UTILITIES	10677.51					
SHIFTING OF EXISTING POWER LINES.	UNITS	QUANTITY	RATES	2016	2017	2018
SHIFTING OF EXISTING HT LINES 400 KV - 2 LINES TO RUN IN COMMON DUCTDUCT.	INR CR.	20	27	540	270	270
SHIFTING OF 220 KV LINES EACH 10 KMS LENGTH-4 LINES INCLUDING COMMON DUCT.	INR CR.	40	16	640	320	320
PROVIDING THE EXCLUSIVE DUCT FOR HOUSING THE HVTS.	INR CR.	10	15		0	75
WATER SUPPLY WORKS.	UNITS	QUANTITY	RATES	2016	2017	2018
DEVELOPMENT OF SOURCE, WATER TREATMENT PLANT(S), STORAGE RESERVOIRS, DISTRIBUTION NETWORK, AUTOMATED CONTROL AND COMMAND CENTRE AND SO ON, FOR PHASE I.						
PER CAPITA CONSUMPTION.	INR CR.	150				
SOURCE DEVELOPMENT AT TULLURU LIS NEAR ABBARAJU PALEM/ RAYAPOODI LIS FOR CONSTRUCTION OF WING WALLS AND OTHER INFRA WORKS INCLUDING ACCESS ROAD ETC.						
PHASE 1	INR CR.	100	0.01		0	0
PHASE 2	INR CR.	275	0.01		0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	177	177	177	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	72	143	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	550	550	550	550	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	220	220	220	220	220	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	286	286	286	286	286	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	17	33	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	110	110	110	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	55	110	55	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	143	286	143	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PROVIDING STAND BYE PUMP SETS AT TULLUR LI SCHEME.	INR CR.	500	0.003		0	0	
RAW WATER TRANSMISSION MAIN OF 900-1500 MM DIA.							
PHASE 1.	INR CR.	25	1.25		0	6	
PHASE 2.	INR CR.						
WATER TREATMENT AT ABBARAJU PALEM.							
PHASE 1.	INR CR.	100	1		0	20	
PHASE 2.	INR CR.						
STORAGE RESERVOIRS AT 10 LOCATIONS.	INR CR.	100	1.3		0	26	
DISTRIBUTION PIPELINE NETWORK WITH PUMPS.	INR CR.	315	2		126	126	
WASTE WATER WORKS	UNITS	QUANTITY	RATES	2016	2017	2018	
DEVELOPMENT OF COLLECTION NETWORK, SEWERAGE TREATMENT PLANT(S), PUMPING STATIONS, DISPOSAL, REUSE NETWORK, AUTOMATED CONTROL AND COMMAND CENTRE AND SO ON, FOR PHASE I.							
SEWER NETWORK OF 300 MM DIA TO 800 MM DIA SWG/RCC AND APPURTENANCES AND PUMPING.	INR CR.	315	2.5		43	86	
PUMPING SYSTEM.	INR CR.	800	0.01		0	0	
SEWERAGE TREATMENT PLANT -1 AT ANANTHVARAM.	INR CR.	40	1.2		0	0	
SEWERAGE TREATMENT -2 AT KURAGALLU.	INR CR.	40	1.1		0	0	
URBAN IRRIGATION NETWORK INCLUDING PUMPING.	INR CR.	315	1.1		0	19	
STORM WATER DRAINAGE WORKS.	UNITS	QUANTITY	RATES	2016	2017	2018	
DEVELOPMENT OF STORM WATER DISPOSAL SYSTEM FOR ARTERIAL, SUB-ARTERIAL ROAD NETWORK, INCLUDING OUTFALL.							
PHASE-1 KUTCHA 1.5 M X 1 M.	INR CR.	315	0.12		4	11	
PHASE-2 CONCRETE / HUME PIPES.	INR CR.	315	1.25		0	39	
SOLID WASTE MANAGEMENT WORKS	UNITS	QUANTITY	RATES	2016	2017	2018	
PRIMARY COLLECTION & TRANSPORT 120 MT INCLUDING THE CONSTRUCTION OF TRANSIT STATION (1NO) & COMMAND CONTROL ROOM.							
CREATION PER CAPITA.	INR CR.	0.5					
PHASE 1 - INTEGRATION WITH EXISTING SWM SET-UP.	INR CR.	300	1		0	64	
PHASE 2 - FULLY AUTOMATED SET-UP.	INR CR.	1250	3		0	0	
POWER DISTRIBUTION WORKS.	UNITS	QUANTITY	RATES	2016	2017	2018	
PROVIDING SUB STATIONS 400/220 KV INCLUDING CABLING AT INAVOLU/TULLUR INCLUDING TAPPING FROM MAIN.	INR CR.	1	367		0	367	
PROVIDING SUB STATIONS 220/132 KV INCLUDING CABLING AT AMARAVATHI AND MALKAPURAM.	INR CR.	2	382		0	382	
PROVIDING SUB STATIONS 132/33 KV AT IGC INCLUDING CABLING.	INR CR.	1	120		120	0	
PROVIDING SUB STATIONS 132/33 KV AT AMARAVATHI, DONDAPADU, PEDDAPARIMI, NAVULURU, UDDANDARAYANI PALEM, AND KRISHAYAPALEM INCLUDING THE CABLING.	INR CR.	6	116		0	116	
PROVIDING SUB STATIONS 33/11 KV FOR DISTRIBUTION ONE FOR EACH TOWN SHIP.	INR CR.	64	4		0	23	
PROVIDING 33 KV UG CABLE.	INR CR.	128	0.45		0	5	
PROVIDING 11 KV UG CABLE.	INR CR.	512	0.25		0	12	
PROVIDING 100 KVA DTRS @ 75 FOR EACH LT SUBSTATION.	INR CR.	4800	0.03		0	13	
PROVIDING LT UG CABLE.	INR CR.	5400	0.1		0	49	
PROVIDING DISTRIBUTION BOXES.	INR CR.	48000	0.002		0	9	
SMART INFRASTRUCTURE & IT.	UNITS	QUANTITY	RATES	2016	2017	2018	
DEVELOPMENT OF IT INFRASTRUCTURE AND CENTRAL COMMAND & CONTROL CENTRES, SURVEILLANCE SYSTEMS, INTELLIGENT TRAFFIC AND TRANSPORT SYSTEM, FIBRE OPTIC FOR ALL INFRASTRUCTURE AND SERVICES FOR PHASE I.							
CENTRAL COMMAND & CONTROL CENTRES, FOR AUTOMATIC DATA ACQUISITION, AUTOMATIC CONTROL AND MONITORING FOR ALL 6 SECTORS (3-W, P, SW, T).	INR CR.	1	100		0	0	
SURVEILLANCE SYSTEMS.	INR CR.	1	300		0	0	
INTELLIGENT TRAFFIC AND TRANSPORT SYSTEM.	INR CR.	1	300		0	0	

	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
	40	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	
	26	26	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	
	126	126	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	166	123	123	123	123	0	0	0	0	0	0	0	0	0	0	0	0	0
	2	0	0	2	0	0	2	0	0	0	0	2	0	0	0	0	0	0
	12	0	0	12	0	0	12	0	0	0	0	12	0	0	0	0	0	0
	11	0	0	11	0	0	11	0	0	0	0	11	0	0	0	0	0	0
	38	73	54	54	54	54	0	0	0	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	39	39	39	39	39	39	39	39	39	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	21	45	36	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	300	300	0	0	525	0	0	563	0	0	563	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	382	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	116	116	116	116	116	0	0	0	0	0	0	0	0	0	0	0	0	0
	23	0	13	13	0	0	18	18	0	0	0	0	0	0	0	0	0	0
	5	0	3	3	0	0	4	4	0	0	0	0	0	0	0	0	0	0
	12	0	6	6	0	0	9	9	0	0	0	0	0	0	0	0	0	0
	13	0	7	7	0	0	10	10	0	0	0	0	0	0	0	0	0	0
	49	0	27	27	0	0	38	38	0	0	0	0	0	0	0	0	0	0
	9	0	5	5	0	0	7	7	0	0	0	0	0	0	0	0	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	10	10	20	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0
	24	24	15	15	15	15	15	15	15	15	15	15	15	15	15	15	21	21
	24	24	15	15	15	15	15	15	15	15	15	15	15	15	15	15	21	21

BLUE		2,765.90					
FLOOD MANAGEMENT WORKS.	UNITS	QUANTITY	RATES	2016	2017	2018	
KONDAVEETI VAGU MAIN DRAIN.	INR CR.	22	8		88	88	
PALAVAGU DRAIN.	INR CR.	28	4		56	56	
INFALLING DRAINS (ERRAVAGU, KOTELLA VAGU, AYYANNAVAGU).	INR CR.	25	4		50	50	
FORMATION OF DETENTION PONDS - 2 TMC (EACH 1 TMC) (AT NEERUKONDA & KRISHNAYAPALEM).	INR CR.	2	400		0	75	
FORMATION OF DETENTION PONDS -1 TMC AT LAM.	INR CR.	1	200		0	0	
ERECTION OF VERTICAL PUMPS 4000 HP.	INR CR.	3	50		0	0	
DIVERSION OF SURPLUS FLOOD THROUGH EXISTING ESCAPE AT SEETHANAGARAM INTO KWD CANAL AND DIVERTING INTO RIVER BY CONSTRUCTING OUTFALL REGULATOR ON KRF BANK AT PIDAPARRU VILLAGE, KOLLIPARA MANDAL.	INR CR.	29	20		0	0	
CONSTRUCTION OF STORM WATER DRAINS/INLETS/CM & CD WORKS.	INR CR.	40	3		0	40	
RAISING OF PLATFORM LEVELS, RAISING OF CAPITAL AREA TO A SAFE LEVEL.	INR CR.	5	30		0	0	
RIVER TRAINING.	INR CR.	3	20		0	30	
URBAN WATERWAY.							
WATERWAY - 1.	INR CR.	16	10		0	0	
WATERWAY - 2.	INR CR.	16	10		0	0	
GREEN		2,689.00					
GREENING WORKS(RIVER FRONT DEVELOPMENT,PARKS AND OPEN SPACE WORKS.	UNITS	QUANTITY	RATES	2016	2017	2018	
PROTECTION WORKS FOR ISLANDS.							
RIVER FRONT DEVELOPMENT INCLUDING WIDENING AND PROTECTING BUND.	INR CR.	20	93		0	93	
LAYING 4 LANE ROAD ON THE BUND.	INR CR.	36	7		0	0	
DEVELOPMENT OF PARKS AND OPEN SPACES.	INR CR.	577	1		0	144	
GOVT. COMPLEX		4,239.19					
DEVELOPMENT OF TIER-II INFRASTRUCTURE FOR 900 ACRES OF GOVERNMENT COMPLEX CAMPUS.	UNITS	QUANTITY	RATES	2016	2017	2018	
ROADS WITH DUCT.							
FULLY DEVELOPED 4 LANE ROAD.	INR CR.	15	23		35	69	
FULLY DEVELOPED 2 LANE ROAD.	INR CR.	15	10.5		16	32	
WATER SUPPLY.	INR CR.	60	0.5		3	6	
WASTE WATER.	INR CR.	60	0.5		3	6	
STORM WATER.	INR CR.	60	0.5		3	6	
POWER.	INR CR.	60	0.1		1	1	
DISTRICT COOLING.	INR CR.	17459	0.005		0	0	
IT SUPPORTING SYSTEMS.	INR CR.	1	25		0	0	
PUBLIC SPACES.			50000		0	0	
RIVER FRONT (PROMENADE/PLAZA).	INR CR.	50	0.5		0	5	
CAPITAL SQUARE/PARADE GROUND.	INR CR.	50	0.5		3	10	
CEREMONIAL AXIS.	INR CR.	100	0.5		0	10	
GOVERNMENT COMPLEX BUILDINGS.	UNITS	QUANTITY	RATES	2016	2017	2018	
LEGISLATIVE ASSEMBLY & COUNCIL.	INR CR.	3,23,985	0.00075		0	121	
HIGH COURT.	INR CR.	5,99,900	0.00075		0	225	
SECRETARIAT.	INR CR.	9,22,594	0.0005		46	185	
HEAD OF DEPARTMENTS.	INR CR.	58,97,824	0.00035		0	0	
MICE, F&B, RETAIL, RECREATION ACTIVITIES.	INR CR.	1,50,000	0.00035		0	11	
RAJ BHAVAN.	INR CR.	3,16,100	0.0005		16	63	

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	125	200	200	200	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0
	50	0	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	145	145	145	145	0	0	0	0	0	0	0	0	0	0	0
	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	38	38	38	38	0	0	0	0	0	0	0	0	0	0	0
	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	40	80	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	40	80	40	0	0	0	0	0	0	0	0	0	0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	93	0	0	0	279	279	0	0	0	279	279	0	0	0	279	279	0	0
	0	0	0	0	76	101	76	0	0	0	0	0	0	0	0	0	0	0
	289	144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	69	69	69	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	32	32	32	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6	6	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6	6	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6	6	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9	26	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3	8	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	413	413	413	413	413	0	0	0	0	0	0	0	0	0	0	0	0
	11	11	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

HOUSING				1,975.62				
GOVERNMENT COMPLEX HOUSING.	UNITS	QUANTITY	RATES	2016	2017	2018		
STATE GUEST HOUSE (AMRAVATI HOUSE).	INR CR.	1,00,000	0.0004		0	0		
CM RESIDENCE.	INR CR.	25,000	0.00045		1	5		
MINISTER'S BUNGLOWS.	INR CR.	1,00,000	0.0004		4	16		
SPEAKER RESIDENCE.	INR CR.	6,000	0.0004		0	1		
CHAIRMAN LC RESIDENCE.	INR CR.	6,000	0.0004		0	1		
CS RESIDENCE.	INR CR.	5,000	0.0004		0	1		
DGP RESIDENCE.	INR CR.	5,000	0.0004		0	1		
MLAS&MLCS QUARTERS.	INR CR.	9,34,000	0.00035		0	0		
CHIEF JUSTICE RESIDENCE.	INR CR.	20,000	0.0004		1	3		
JUDGES QUARTERS.	INR CR.	1,44,000	0.00035		5	20		
AIS OFFICER'S RESIDENCE.	INR CR.	2,10,000	0.0003		0	0		
GAZETTED OFFICER'S QUARTERS.	INR CR.	9,36,000	0.0002		0	0		
NON-GAZETTED OFFICER'S QUARTERS.	INR CR.	20,52,000	0.00018		0	0		
CLASS-IV EMPLOYEES QUARTERS.	INR CR.	2,04,750	0.00015		0	0		
CONSTRUCTION OF HOUSING FOR HOMELESS OF 14000 FAMILIES IN 29 VILLAGES(14000 *500=7000000).	INR CR.	70,00,000	0.00012		0	0		
LPS INFRA				7,150.00				
DEVELOPMENT OF TIER-II INFRASTRUCTURE FOR 14,500 ACRES OF RETURNABLE LAND.	UNITS	QUANTITY	RATES	2016	2017	2018		
PHASE1 - BASIC DEVELOPMENT - GRAVEL ROAD WITH EARTHEN DRAINS.	INR CR.	1,100	1		550	550		
PHASE2 - WATER, POWER, STORM, SEWER, UTILITY, ICT & GAS.								
WATER SUPPLY.	INR CR.	2,200	0.5		0	275		
WASTE WATER.	INR CR.	2,200	0.5		0	275		
STORM WATER.	INR CR.	2,200	0.5		0	0		
POWER.	INR CR.							
PHASE3 - FULLY DEVELOPED.	INR CR.	1,100	2.5		0	0		
SOCIAL INFRA				2,536.75				
SOCIAL INFRASTRUCTURE WORKS(SCHOOLS, HOSPITALS ETC).	UNITS	QUANTITY	RATES	2016	2017	2018		
SCHOOLS (27 NOS @10000SFT EACH).	INR CR.	2,70,000	0.0003		0	0		
MULTILITY SPECIALITYHOSPITALS (3 NOS OF 200 BED @ 2.5 LAKH SFT EACH).	INR CR.	7,50,000	0.00045		0	0		
URBAN HEALTH CENTRES (27 NOS).	INR CR.	1,35,000	0.0003		0	0		
VILLAGE INFRASTRUCTURE WORKS.	UNITS	QUANTITY	RATES	2016	2017	2018		
WATER SUPPLY WORKS.	INR CR.	1	344		0	0		
STORM WATER DRAINAGE WORKS.	INR CR.	1	408		0	0		
WASTE WATER WORKS1.		1	430		0	0		
SOLID WASTE MANAGEMENT WORKS.	INR CR.	1	129		0	0		
POWER DISTRIBUTION WORKS.	INR CR.	1	388		0	0		
VILLAGE MAIN ROADS (R&B).	INR CR.	1	55		0	0		
VILLAGE MAIN ROADS (PR).	INR CR.	1	89		0	0		
VILLAGE INTERNAL ROADS.	INR CR.	1	233		0	0		
TOTAL					2,300	5,463		

Table 20. Financial outflow

The above table is tentative and subject to revision.

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	16	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	82	98	147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	16	19	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	47	56	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	92	111	166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8	9	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	84	84	84	84	84	84	84	84	84	84	0	0	0	0	0	0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	275	275	275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	275	275	275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	110	110	220	220	220	220	0	0	0	0	0	0	0	0	0	0	0	0
	275	275	550	550	550	550	0	0	0	0	0	0	0	0	0	0	0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	9	9	9	9	9	9	9	9	9	0	0	0	0	0	0	0	0	0
	0	38	38	38	0	0	0	38	38	38	0	0	0	38	38	38	0	0
	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	0	34	69	69	69	103	0	0	0	0	0	0	0	0	0	0	0	0
	0	41	82	82	82	122	0	0	0	0	0	0	0	0	0	0	0	0
	0	43	86	86	86	129	0	0	0	0	0	0	0	0	0	0	0	0
	0	13	26	26	26	39	0	0	0	0	0	0	0	0	0	0	0	0
	0	39	78	78	78	117	0	0	0	0	0	0	0	0	0	0	0	0
	0	6	11	11	11	17	0	0	0	0	0	0	0	0	0	0	0	0
	0	9	18	18	18	27	0	0	0	0	0	0	0	0	0	0	0	0
	0	23	47	47	47	70	0	0	0	0	0	0	0	0	0	0	0	0

4,996	4,163	4,870	3,855	3,543	3,882	1,368	576	1,017	860	965	761	30	68	909	347	42	42
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7.2. Sources of Funding

Sources of Funds ↓	Budget requirement			(Rs.in Cr)		
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	2,300	5,468	5,001	4,117	4,825	3,809
Grants						
Government of India	850	1000				
Government of AP	273					
GoAP Share (30%) for WB Loan	353	842	879			
Multilateral Funding						
World Bank	824	1965	2052			
JBIC	-	-	-			
AIIB	-	-	-			
NDB	-	-	-			
Project Loans						
HUDCO	0	1,660	2,070	3,770		
Internal Generation						
Land Monetization	-	-	-			
User Charges	-	-	-			
Property Tax	-	-	-			
Debt						
Bonds	0	0	0	347		
Total	2,300	5,468	5,001	4,117		

Table 21. Financial inflow

The above list is tentative and is subject to revision. Estimates are being worked on with help of Experts to finalize the same.

7.2.1. Grants

- o The 3 years of the project are crucial to send positive signals in the market and to prepare the ground for funding the subsequent stages. Trunk infrastructure is proposed to be completed using the funds allocated by Gol and GoAP in a speedy manner.

7.2.2. Debt

- o Application for World Bank loan to the tune of ~6000 Cr was made to Gol.
- o APCRDA also entered into a MoU with HUDCO for a loan of 7,500 Cr which will help fund the projects within Phase 1 and part of Phase 2.
- o Initial conversations with international institutional investors e.g., New Development Bank (BRICS) suggested possible funding mechanism can be developed within first 2-3 years.
- o Indian Institutional investors e.g., LIC, EPFO many collaborate by subscribing to State Development Loans (SDL).
- o First 7 years of development and significant population ramp-up, will naturally attract more patient sources of capital (investment horizon of 10-15 years) e.g., Sovereign wealth funds, Pension funds, Masala bonds.

7.2.3. Internal Generation

- o With trunk infrastructure put in place, land prices are expected to appreciate significantly and hence land monetization will emerge as a strong source of raising funds from Year 5 onwards.
- o Land monetization will continue to be a key source of funding after Year 5, as the land prices are expected to further increase with a hockey-stick growth pattern, as the critical mass is achieved.

7.2.4. Equity

- o In addition, for specific projects e.g., waste water treatment, solid waste management, multiple private equity players would be keen to invest (in collaboration with developers) for a short horizon of 5-7 years.

7.2.5. PPP

- o The possibility of executing through PPP models for utilities (e.g., Power, Water) shall be explored within Phase 1.
- o Public private partnership will continue to drive development in specific projects.

7.3. Phasing

7.3.1. Committee headed By Chief Secretary

A Committee has been formed under the Chairmanship of Chief Secretary vide MAUD GO No 770 dated 08-12-2015. The Committee is in the process of finalizing its report.

INDUSTRY AND ECONOMIC DEVELOPMENT

4,78,000 | worth MoU signed during Partnership
Cores | summit, Vizag

8.1. Land Allotment Policy

Land Allotment policy has been drafted with the help of McKinsey and has undergone discussion with various departments of GoAP, Industry representatives and experts. The inputs are being considered for fine-tuning the policy.

8.2 CM's visit to Japan

The Chief minister Chandrababu Naidu along with Finance Minister Yanamala Ramakrishnudu and Municipal Administration Minister P. Narayana along with top officials of the state visited Tokyo between 7th and 10th July, 2015. The visit was primarily intended to solicit interest from Japanese firms to invest in the development of the Capital city Amaravati. The delegation held discussions with Fuji Electric Co., Ltd, Mitsubishi Motors Corporation, Mayekawa, Sumitomo Corporation, Mizuho Bank, Ltd and so on in this regard.

Additionally, the Chief Minister also invited the Prime Minister of Japan, Sinzo Abe for the Foundation day ceremony of Amaravati, on 22nd October 2015.

8.3 CM's visit to Singapore

A MoU was signed between the Singapore Government and the Government of Andhra Pradesh on the development of Masterplan for the Capital city, on providing training to 20-30 employees on urban planning & governance, on 8th December 2014. Subsequent to the signing of the MoU, The Government of Singapore further engaged with the Government of Andhra Pradesh pursuant to the potential of a Singapore consortium acting as the Master Developer for Amaravati to build the core business area of the Capital City, through a Swiss Challenge Method.

8.4 CM's visit to UK

The Chief Minister made a three day visit to London between 11-March and 13-March, to attract British investment in Amaravati. He interacted with over 300 investors and pledged to increase the "Ease of doing business" at Andhra Pradesh.

EXECUTION STRATEGY AND INSTITUTIONAL FRAMEWORK



Sri. Jayadev Galla, MP (Guntur) interacting with officials of CRDA.

9.1. CCDMC

To undertake the development, implementation, operation and maintenance of Amaravati, GoAP established Capital City Development and Management Company (CCDMC) – a Special Purpose Vehicle (SPV) with a paid up capital of Rs. 100 Crore under Companies Act, 2013.

9.2. Framework

9.2.1. Institutional framework

In the overall development of the Region in general and Amaravati in particular, the agencies involved apart from APCRDA are as enlisted below:

1. Urban Local Bodies (ULBs).
2. Rural Local Bodies (RLBs).
3. Corporate bodies.
4. GoAP & its departments.
5. GOI & its departments.

As there are multiple agencies involved a lot of coordination is required and a professional & robust institutional framework is essential. The framework shall be such that it facilitates coordinated decision making, execution and governance. Accordingly, over a period of time, the following institutional framework is being envisaged.

9.2.2. Governance structure

At ULB level, for governance of Amaravati, there is a need for creation of Amaravati Municipal Council”

9.2.3. Ring fenced Entities Structure

In the proposed structure, for execution of various projects in a professional manner, there is a need for creation of project/sector specific entities. GoAP has already created a SPV under Companies Act 2013. U/S 13. (1) of APCRDA ACT, the Authority may, form or participate in the formation of a company or create Special Purpose Vehicles (SPVs) with powers to raise money through equity, for various purposes, including but not limited to, design and construction of buildings related to capital city area, large infrastructure projects, provision of utility services, provision of urban services, design and execution of social infrastructure projects, and land acquisition and augmentation of financial resources. The Authority could participate in such entities as an equity or debt holder, and also have specified members of the Authority as members of the Board of such entities. Under this powers, the following SPVs are proposed to be formed on need based.



Sri P. Narayana Minister MA&UD Releasing Direct Recruitment Result's of APCRDA - 2015 Exam Conducted by A.U 11

SPVs for the development of infrastructure and Buildings: 1. Amaravati Development Company (ADC), 2. Amaravati Buildings Construction & Maintenance Company (ABCC).

SPVs for Industrial growth: 3. Amaravati Industrial Infrastructure Company (AIIC), 4. Amaravati Investment promotion Company, 5. Amaravati Skill Academy.



CRDA Officials undertake training in best practices for procurement by transparency International

SPVs for Transportation: 6. Amaravati Metro Rail Company (AMRC), 7. Amaravati Growth Corridor Company, 8. Amaravati Transport Company.

SPVs for Utilities: 9. Amaravati Utilities Company (AUC), 10. Amaravati Power Company (APC), 11. Amaravati Urban Planning Research & Design Institute.

9.3. List of consultants for the project

Sl. No.	Category	Assignment Type	Firm	Stage	Tenure	Start Date
1.	Strategy	Strategic Management Consultant.	McKinsey & Co.	Engaged	12 months	Dec '15
2.		Communication Strategy Consultant.	Dentsu	Contracting	24 months	-
3.	Plan	Capital City Master planner.	Surbana	Engaged	6 months +	Sep'15
4.		Capital Region Master planner.	Aarvee	Engaged	12 months	Sep'15
5.	Infra-structure	Blue Consultant.	-	Tender finalization	8 months	-
6.		Infrastructure master planner & DPR Consultant.	Aarvee - GIC	Engaged	12 months + support	4th wk Feb
7.		Green Consultant.	TBD	Tendering	6-12 months	1st wk Apr
8.		Inner Ring Road Feasibility & DPR Consultant.	TBD	Fin Bid Opening	5 months	1st wk Mar
9.		Outer Ring Road Feasibility & DPR Consultant.	TBD	Hold	5 months	TBD
10.	Infra-structure	DPR for construction of 4 lane road from Kanaka Durga Varadhi to SEED Capital.	Aarvee Associates	Completed	-	-
11.		Development of consultancy services for infrastructural facilities in the villages of Ananthapuram and other 7 villages.	Aarvee Associates	Completed	-	-
12.		Conducting detailed investigation for Kondaveeti vagu and its in falling drains.	Aarvee Associates	Completed	-	-
13.		Conducting detailed investigation for river Krishna from prakasam barrage upto 5 km upstream of Amavarati.	IIC Technologies	Under progress	-	-
14.	Construction	Interim Govt. Complex & Seed Access Road PMC.	TBD	Tender finalization	-	1st wk Mar

Table 22. List of Consultants



The CRDA team on its first anniversary on 30 December 2015.

ANNEXURES



Representatives from the Govt. Complex participating Architect firms along with jury members taking a look over River Krishna during the site visit to the designated location for the Government Complex.

10.1. Loan Waiver

Thullur Village wise abstracts						Amounts in Lakhs Amount Adjusted
District Name	Mandal Code	Mandal Name	Village Code	Village Name	No of eligible accounts	
Guntur	10	Thullur	710003	Ananthavaram	1174	514
Guntur	10	Thullur	710004	Nekkallu	824	354.41
Guntur	10	Thullur	710006	Tullur	8	4.37
Guntur	10	Thullur	710007	Pitchikalapalem	340	186.73
Guntur	10	Thullur	710008	Dondapadu	264	108.34
Guntur	10	Thullur	710009	Borupalem	265	109.28
Guntur	10	Thullur	710010	Abbarajupalem	401	185.6
Guntur	10	Thullur	710011	Rayapudi	1023	436.01
Guntur	10	Thullur	710012	Kondama rajupalem	320	152.61
Guntur	10	Thullur	710013	Nelapada	668	300.83
Guntur	10	Thullur	710014	Sakhamuru	900	381.59
Guntur	10	Thullur	710015	Ainavolu	509	276.97
Guntur	10	Thullur	710016	Velagapudi	800	394.96
Guntur	10	Thullur	710017	Lingayapalem	367	185.64
Guntur	10	Thullur	710018	Uddanda rayuni palem	378	189.01
Guntur	10	Thullur	710019	Malkapuram	274	124.73
Guntur	10	Thullur	710020	Mandadam	1689	793.12
Guntur	10	Thullur	710021	Venkata palem	639	304.75
Guntur	11	Thadepalle	711000	Thadepalle	133	48.5
Guntur	11	Thadepalle	711001	Penumaka	1301	481.2
Guntur	11	Thadepalle	711002	Undavalli	460	165.6
Guntur	11	Thadepalle	711003	Tadepalli	364	131.24
Guntur	12	Mangalagiri	712000	Mangalagiri	3	1.26
Guntur	12	Mangalagiri	712001	Kuragallu	1220	550.46
Guntur	12	Mangalagiri	712002	Krishnayapalem	481	222.8
Guntur	12	Mangalagiri	712003	Nowlur	1549	661.44
Guntur	12	Mangalagiri	712006	Nidamaruru	801	397.51
					17155	7662.96

10.2. Amaravati Pensions (As on 03.05.2016)

S. No	Village	Applicants	Sanctioned	Monthly Expenditure in lakhs
1	Krishnayapalem	350	328	820000
2	Bethapudi	550	503	1257500
3	Nowlur	2165	2036	5090000
4	Yerrabalem	2180	2050	5125000
5	Kuragallu	598	554	1385000
6	Neerukonda	282	255	637500
7	Nidamaruru	1240	1127	2817500
8	Undavalli	1948	1676	4190000
9	Penumaka	1819	1694	4235000
10	Abbarajupalem	128	121	302500
11	Borupalem	369	324	810000
12	Dondapadu	491	434	1085000
13	Inavolu	424	389	972500
14	Rayapudi	886	780	1950000
15	Lingayapalem	357	329	822500
16	Uddandarayunipalem	312	261	652500
17	Malkapuram	364	340	850000
18	Nekkallu	377	330	825000
19	Nelapadu	202	190	475000
20	Sekhamuru	276	240	600000
21	Thullur	1675	1587	3967500
22	Velagapudi	677	628	1570000
23	Venkatapalem	842	723	1807500
24	Mandadam	1554	1484	3710000
25	Ananthavaram	766	742	1855000
Total	20832	19125	47812500	

10.3. National Rural Employment Guarantee Scheme (As on 5th March 2016)

Name of the Mandal	Name of the GP	No of job cards issued	Total No of person days generated		No of works done
			2014-15	2015-16	
Thullur	Abbarajupalem	143	511	1726	45
	Ananthavaram	899	1388	2239	151
	Borupalem	350	603	162	130
	Dondapadu	527	1066	192	150
	Inavolu	494	1359	34	100
	Lingayapalem	623	551	788	40
	Mandadam	1070	2178	1132	190
	Malkapuram	364	447	2375	60
	Nekkallu	588	1400	1006	95
	Nelapadu	301	1045	327	83
	Rayapudi	1001	1554	3028	91
	Sakhamuru	387	687	248	42
	Thullur	1496	3378	272	160
	U.d.Palem	377	269	96	40
	Velagapudi	725	1133	995	70
Venkatapalem	639	565	10	49	
Mangalagiri	Yarrabalem	885	3019	132	116
	Nowlur	646	1388	494	72
	Krishnayapalem	292	2227	718	103
	Bethapudi	476	548	0	37
	Kuragallu	627	2978	207	127
	Nidamaru	697	921	2026	74
	Neerukonka	389	6974	1126	89
Tadepalli	Penumaka	901	420	623	35
	Undavalli	574	324	0	24
TOTAL		15471	36933	19956	2173

10.4. Skill Development

APSSDC & APCRDA imparted the following skill development programme.

S. No	TRAINING CENTRE NAME	COURSE/S	Training Imparted	Remarks
1	APSSDC	IT	90	
2	St. Johns Welfare Society	JUTE BAGS	143	
3	Dhatri Foundation	Maggam Work	40	Training Completed, Work order issued to Trainees each 500/- only.
4	Govt. Polytechnic	Land Surveyor	27	Training Under Progress.
5	Krishna District Lorry Association	Driving LMV	23	Training Completed, 12 Permanent Licenses completed under progress.
6	Involute Pvt. Ltd	Electrical (Involute)	5	Training Completed, Under PMKY Examinations.
7	Involute Pvt. Ltd	Mechanical (Involute)	5	Training Completed, Under PMKY Examinations.
8	Dhatri Foundation	Herbal Products Mfg	40	Training Completed, Work order under progress.
9	AD Softech	Consignment Operator	32	28 placements completed.
10	Stardigam	Business Correspondent & Business Facilitator	45	By this month end banks will be allotted to candidates.

APCRDA Trainings

S. No	TRAINING CENTRE NAME	Training Imparted
11.	ASV Electrical Training	30
12	L&T Construction	06
1.	Direct placement in L&T	56.
2.	Direct Placement in S&P	57.
	GRAND TOTAL	486

10.5. Health

Following are the details of the patients who attended the Health Camps.

On 25-02-2016 @ Thulluru.

S.No.	Hospital Name	OP	Referral
1	Guntur Cancer Care	52	0
2	ENT Nursing Home	35	0
3	Hyma Hospital	40	0
4	Fharjana Hospital	70	0
5	Mother Therisa Hospital	66	3
6	Dr.Anjireddy Multi Specialty Hospital	70	0
7	G.B.R Super Specialty Hospital	80	2
8	Yashaswi Hospital	50	1
9	NRI Hospital	60	40
10	Susmitha Hospital	120	0
Total		643	46

On 28-02-2016 @ Mandadam

S.No.	Hospital Name	OP	Referral
1	Lalitha Super Specialty Hospital	69	1
2	St.Joseph Hospital	14	0
3	Peoples Trauma Hospital	46	0
4	Amaravathi Hospital	130	0
5	Sai Bhaskar Hospitals (BMR)	48	0
6	Aswani Hospital	41	0
7	Sankar Eye Hospital	58	50
8	Sri Rama Chandra Children's Hospital	29	0
9	Sri Lakshmi Maternity Hospital	30	0
10	Karumuri Hospital	14	0
Total		479	51

On 06-03-2016 @ Nidamaru

S.No.	Hospital Name	OP	Referral
1	Sri Sai Hospitals	90	07
2	Manipal Health Enter Prises	65	03
3	Nandana Hospitals	76	04
4	Balaji Cancer Care Hospital	03	01
5	Mn Hospital	44	0
6	Health Hospital	21	0
7	Kims Hospital	10	0
8	Yarras Hospital	71	01
9	Katuri Medical College and Hospital	70	08
10	Sailaja Multy Speciality Hospital	71	0
Total		521	24
GRAND Total		1643	121

10.6. Land availability & Transaction data

Abstract of Land Pricing and Transaction data for Capital City area

Month		Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	
LAND PRICING													
Agricultural	Consideration value per acre	8,43,504	6,76,665	7,29,045	6,27,928	6,68,663	8,61,190	8,61,513	7,99,695	7,88,489	8,17,359	8,15,906	
Plotted	Consideration value per acre	72,70,467	1,28,18,143	1,27,19,902	1,39,36,448	80,64,972	1,10,18,024	1,36,10,913	1,12,97,208	62,06,927	2,64,53,023	1,20,88,611	
LAND TRANSACTIONS													
Agricultural	Extent in acres	91.53	111.92	36.53	132.58	254.89	717.22	251.92	142.63	580.82	327.87	309.95	
	Number of transactions	109	141	50	143	275	920	365	200	835	534	522	
Plotted	Extent in acres	14.83	16.06	9.78	13.73	12.35	26.96	10.66	11.27	10.72	7.44	3.60	
	Number of transactions	273	337	244	346	249	361	275	194	151	162	101	
Grand Total	Extent in acres	106.36	127.98	46.31	146.31	267.24	744.18	262.57	153.90	591.55	335.31	313.55	
	Number of transactions	382	478	294	489	524	1281	640	394	986	696	623	

Revenue villages and LPS units in Capital City area

Sl. No.	Revenue Villages	Unit No.	LPS Unit Village
		UNIT-01	Krishnayapalem
1	BORUPALEM	UNIT-02	Nowluru - 1
2	UNDAVALLI	UNIT-03	Nowluru - 2
3	TADEPALLI	UNIT-04	Kuragallu - 1
4	NOWLUR	UNIT-05	Kuragallu - 2
5	SAKHAMURU	UNIT-06	Nidamarru - 1
6	AINAVOLU	UNIT-07	Nidamarru - 2
7	MANDADAM	UNIT-08	Undavalli
8	VENKATA PALEM	UNIT-09	Penumaka
9	PENUMAKA	UNIT-10	Tadepalli
10	TULLUR	UNIT-11	Borupalem
11	DONDAPADU	UNIT-11	Abbarajupalem
12	RAYAPUDI	UNIT-12	Dondapadu
13	KURAGALLU	UNIT-12	Pitchukalapalem
14	NIDAMARRU	UNIT-13	Inavolu
15	NEKKALLU	UNIT-14	Rayapudi - 1
16	KONDAMA RAJUPALEM	UNIT-15	Rayapudi - 2
17	KRISHNAYAPALEM	UNIT-15	Kondamarajupalem
18	PITCHIKALAPALEM	UNIT-16	Lingayapalem
19	LINGAYAPALEM	UNIT-16	Uddandarayunipalem
20	UDDANDA RAYUNI PALEM	UNIT-16A	Malkapuram
21	MALKAPURAM	UNIT-17	Nekkallu
22	ANANTHAVARAM	UNIT-18	Nelapadu
23	VELAGAPUDI	UNIT-19	Sakamuru
24	NELAPADA	UNIT-20	Tulluru - 1
25	ABBARAJUPALEM	UNIT-21	Tulluru - 2
		UNIT-22	Velgapudi
		UNIT-23	Venkatapalem
		UNIT-24	Mandadam - 1
		UNIT-25	Mandadam - 2
		UNIT-26	Ananthavaram

	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Total
	11,86,936	10,03,712	7,98,286	8,22,681	7,75,358	10,34,153	9,55,045	6,85,011	5,49,592	9,15,664	6,00,684	
	1,53,78,892	76,46,482	4,36,22,579	2,26,05,407	1,00,97,731	3,48,01,782	2,19,63,493	3,76,45,876	4,14,35,690	2,53,58,866	99,05,044	
	329.30	166.84	220.67	322.12	226.53	286.35	107.34	144.58	125.44	102.11	14.61	5,003.76
	538	291	342	504	365	475	198	261	227	182	31	7508
	7.04	7.25	12.39	6.89	9.17	7.70	8.83	8.81	6.12	4.26	0.29	216.15
	124	144	195	131	170	155	214	187	105	98	13	4229
	336.34	174.09	233.06	329.02	235.70	294.05	116.17	153.39	131.56	106.38	14.90	5,219.92
	662	435	537	635	535	630	412	448	332	280	44	11737

Abstract of returnable plots in Capital City area (In Acre)

Category	Dry				Jareebu			
	Gross Residential	No. of Resi plots	Gross Commercial (In Acre)	No. of Comm plots	Gross Residential	No. of Resi plots	Gross Commercial (In Acre)	No. of Comm plots
A	41.62	1842	195.83	11116	37.18	1653	61.75	3452
B	256.26	3785	316.37	6582	180.56	2683	159.96	3107
C	2466.37	11754	200.54	2654	994.56	5482	123.87	1630
D	2931.4	4876	374.58	2723	785.42	1426	461.39	2991
E	353.97	151	47.52	92	149.38	68	170.76	309
Total	6049.62	23667	1194.85	23667	2564.52	12490	1155.88	12490



ABSTRACT	Patta	Endowments	Wakf	Assigned				Encroachments				Govt. land	Total
				Freedom fighter / Ex-Serviceman	<1954	>1954		Unobjectionable With Sivojama	Objectionable With Sivojama	Govt. land	Total		
						With original assignee	Alienated With Sivojama						
Dry	22,313.95	688.17	23.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,025.37	
Eroded	3.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.33	
Main land	11,758.21	328.87	4.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,091.10	
Eroded	1,039.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.13	1,055.85	
Authorized	13.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.41	
Un-Authorized	207.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	207.78	
Assigned	0.00	0.00	0.00	0.00	0.00	66.86	4.16	0.00	0.00	0.00	0.00	109.84	
General LA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.60	
SWLA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	313.99	
Extended Habitation	1,697.85	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.79	1,753.48	
Private Land Total:-	37,034.25	1,017.88	27.27	0.00	0.00	66.86	4.16	8.92	0.00	0.00	699.93	38,859.75	
Government	0.00	0.00	0.00	48.81	126.31	106.29	50.29	3.84	6.91	0.00	0.00	371.47	
Forest	0.00	0.00	3.00	1,450.21	1.38	12.69	6.18	0.00	0.00	0.00	0.00	1,473.46	
Lanka	0.00	0.00	0.00	0.00	219.91	96.96	225.41	0.00	0.00	0.00	283.69	825.97	
Eroded	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.58	21.58	
Gram Kantam (RSR)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642.47	642.47	
Extended Habitation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.97	267.97	
AW/ UAW	0.00	0.00	0.00	3.27	72.05	78.80	0.00	0.00	0.00	0.00	38.07	241.04	
Path / Road/ Donka	0.00	0.00	0.00	0.00	0.32	0.00	0.00	0.00	1.21	1,342.59	1,347.67	1,347.67	
Tank / River/ Water Bodies	0.00	0.00	0.00	0.00	12.74	12.28	0.00	11.20	56.81	6,359.01	6,452.05	6,452.05	
Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,108.85	1,108.85	1,108.85	
Forest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	581.13	581.13	581.13	
Vagu / Vanka / Channels	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.04	232.16	235.20	235.20	
Tope	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	4.71	5.41	5.41	
Burial ground	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.84	32.84	32.84	
Grazing ground	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.62	31.62	31.62	
Lanka	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,249.53	1,249.53	1,249.53	
Govt. Land Total:-	0.00	0.00	3.00	77.87	1,502.29	432.71	281.88	18.59	68.67	12,196.22	14,888.25	14,888.25	
GRAND TOTAL:-	37,034.25	1,017.88	30.27	77.87	1,502.29	499.57	286.04	19.07	68.67	12,896.15	53,748.00	53,748.00	

10.7. LPS Status

Unit No.	Name of the Village	TOTAL (All extents in Acres)					
		Total Extent	9.3 Extent	9.3 Total Farmers	Execution 9.14	Number of farmers 9.14	Annuity Paid
1	2	27	28	29	30	31	32
1	Krishnayapalem	1,420.33	1,407.71	883	1,327.17	664	51,099,984
2	Nowluru - 1	1,415.69	1,218.26	1699	1,070.01	1,176	74,605,171
3	Nowluru - 2	1,751.78	1,542.67	2060	1,258.72	1,369	75,154,268
4	Kuragallu - 1	1,618.08	1,589.33	1481	814.96	814	42,357,738
5	Kuragallu - 2	1,476.46	1,457.48	1068	1,427.24	889	50,337,898
6	Nidamaru - 1	1,259.49	1,013.00	1221	853.05	822	34,362,290
7	Nidamaru - 2	1,240.13	1,045.00	1074	747.84	719	32,051,070
8	Undavalli	1,207.15	330.42	476	246.79	245	16,769,057
9	Penumaka	1,645.38	1,098.94	1066	796.15	629	44,253,366
10	Tadepalli	58.62	6.34	31	0.00	0	0
11	Abbarajupalem	731.70	731.05	566	711.26	474	46,146,380
11	Borupalem	384.13	384.06	359	334.12	271	22,729,050
12	Dondapadu	271.70	265.66	260	234.31	194	7,686,156
12	Pitchukalapalem	805.51	805.21	493	766.52	405	23,746,268
13	Inavolu	1,057.52	1,079.97	897	1,025.68	677	33,753,300
14	Rayapudi - 1	1,662.63	1,310.89	1083	1,154.44	792	78,905,407
15	Kondamarajupalem	816.71	811.00	563	755.54	462	31,872,763
15	Rayapudi - 2	638.73	617.48	605	592.10	459	27,137,964
16	Lingayapalem	992.68	886.11	527	779.51	408	41,020,615
16	Malkapuram	471.75	403.56	277	388.96	214	12,384,222
16	Uddandarayunipalem	387.31	433.98	306	331.09	241	17,551,240
17	Nekkallu	1,255.27	1,269.11	940	1,097.08	628	35,366,547
18	Nelapadu	1,314.19	1,295.74	872	1,234.96	671	38,612,816
19	Sakamuru	1,526.07	1,520.29	1352	1,444.49	1,025	48,362,542
20	Tulluru - 1	1,298.05	1,436.00	1076	1,171.14	697	37,905,084
21	Tulluru - 2	1,785.93	1,779.89	1261	1,739.82	1,025	54,643,425
22	Velgapudi	1,867.04	1,835.50	1276	1,618.72	997	59,120,903
23	Venkatapalem	1,460.95	1,454.56	1097	1,109.03	745	53,457,700
24	Mandadam - 1	1,676.92	1,622.63	997	1,372.71	772	74,943,925
25	Mandadam - 2	1,961.87	2,272.96	1185	1,636.52	850	51,977,605
26	Ananthavaram	2,045.26	2,062.26	1298	1,935.44	1,012	62,258,350
Total		37,505.01	34,983.89	28,378	29,975.36	20,346	1,280,573,104



Andhra Pradesh Capital Region Development Authority