

**GOVERNMENT OF ANDHRA PRADESH  
ABSTARCT**

MA&UD – APCRDA – Capital City Amaravati – Procurement of Land and Structures under Negotiated Settlement Policy – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT**

G.O.MS.No. 153

Dated: 19-04-2017

Read the following:

1. From the Commissioner, APCRDA, Vijayawada, Letter Rc.No.CRDA-14021(31)/198/2016-JD-Estate-APCRDA, Dt.22.12.2016 & 13.01.2017.
2. Govt. memo No. 151958/CRDA-2/2016, MA & UD(CRDA) Dept., dt:11-01-2017.

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**ORDER:**

In the letter 1<sup>st</sup> cited, the Commissioner, APCRDA, Vijayawada has reported that as per Section 43(5) of the AP CRDA Act, 2014, the Government directed the APRDA to undertake Development Scheme through voluntary Land Pooling Scheme in the Capital City area. An extent of 32,104 acres under Land Pooling Scheme has been pooled and for the balance lands action is being taken to acquire the lands under LA R&R Act, 2013 as permitted under Section 126 of the AP CRDA Act, 2014 read with Rule 9(1) of the AP Capital City LPS (F&I) Rules, 2015.

2. The Commissioner, APCRDA has further reported that while executing the construction of Capital City Development Project, it is found that certain priority roads are coming in the area exempted under Land Pooling Scheme as per Rule 5(4) read with Schedule III(ii), while demarcating the village sites / extended habitations. As the Land Pooling Scheme is not applicable in the exempted area and as the process of Land Acquisition under LA R&R Act, 2013 is time consuming, he has proposed to acquire the area required as per Master Plan / development plan within the village planning zone (R1 Zone) and also certain scattered houses within Land Pooling Scheme existing outside R1 Zone through Negotiated Settlement as per Section 124 of AP CRDA Act, 2014. He has further stated that a Policy is required in this regard to enable the acquisition under Negotiated Settlement, to expedite procurement of land in R1 Zone and to acquire Scattered houses outside R1 Zone and furnished a draft package under Negotiated Settlement Policy as per the APCRDA Authority Resolution No. 92/2016 dt.07.12.2016 and requested the Government for issue of necessary orders.

3. In the circumstances reported by the Commissioner, APCRDA, the Government after careful examination of the matter and to expedite procurement of land in R1 Zone and acquisition of Scattered houses outside R1 Zone, hereby approve the following Negotiated Settlement Policy:

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<b>SL No</b>	<b>Property Type</b>	<b>Description</b>	<b>Compensation</b>
1	Residential use in R1 Zone	House / Residential Plot Excluding Common area	(1) Double the structure value. (2) Nearest standard plot in RH colony equal to plinth area of structure / house site with applicable zoning regulations for R1 Zone.
2	Non Agriculture / other use in R1 Zone	As is land use i.e., barons, hayricks etc.,	(1) Double the structure value. (2) Land to land for same land use
3	Commercial / Industrial use in R1 Zone or Scattered commercial / Industrial Structures outside R1 Zone	Existing structures like shops or Commercial / Industrial Structures excluding common area	(1) Double the structure value. (2) Nearest standard plot as per Plot Allotment Policy in RH center equal to plinth area of structure, without any amalgamation of plots. The FSI shall be as per Zoning Regulations.
4	Scattered residential Houses in LPS area other than R1 Zone / Lanka Lands	Residential Houses that are constructed and the owner is living in the agricultural fields.	(1) Double the structure value. (2) Allotment of residential entitled nearest standard plot as per Plot Allotment Policy subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations.

**Other Benefits:**

a)	Housing Unit for Residential House.	One time construction grant as per GoAP norms.
b)	Transportation cost for displaced house	Rs. 50,000 /-
c)	Re-construction of cattle shed / petty shop	Rs. 25,000 /-
d)	One time grant for artisan / small traders / certain others	Rs. 25,000/-
e)	Subsistence allowance to artisan / small traders	Rs. 2,500/- per month for a period of 10 years if not receiving pension under LPS.

4. The expenditure for implementing Negotiated Settlement Policy shall be met by CRDA out of earmarked funds already allocated by GoAP under Land pooling and Acquisition.

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5. The Commissioner, APCRDA, Vijayawada shall take necessary action in the above matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**AJAY JAIN**  
**PRINCIPAL SECRETARY TO GOVERNMENT (CRDA)**

To  
The Commissioner,  
Andhra Pradesh Capital Region Development Authority,  
Vijayawada.

**Copy to:**

PS to Principal Secretary to the Hon'ble Chief Minister  
PS to Hon'ble Minister for MA&UD  
PS to Principal Secretary to Government (CRDA), MA&UD Dept.,  
PS to Principal Secretary, Finance.  
SF/SC.

**//FORWARDED::BY ORDER//**

**SECTION OFFICER**