

SCHEDULE -3 (as on 01-01-2015)

- (1) The Authority shall guarantee the return of reconstituted land and payment of benefits to the land owners per every acre of original land surrendered under the land pooling scheme as follows:

Land	Category	
	Dry	Jareebu
Patta		
Residential	1000 yd2	1000 yd2
Commercial	200 yd2	300 yd2
Assigned		
Residential	800 yd2	800 yd2
Commercial	100 yd2	200 yd2
Yearly payment for 10 years (Rs)	30000	50000
Yearly increase (Rs)	3000	5000
One time additional payment for gardens like lime/sapota/guava (Rs)	50000	

- (2) The Government shall 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.
- (3) The Government shall also provide all the benefits to the affected families as listed in clause 1 of Schedule III.

SCHEDULE 1

1. Process of the scheme:

- finalise the LPS area after calling for objections and suggestions.
- prepare draft LPS, invite objections and notify final LPS.
- transfer ownership rights to the Authority from willing land owners for the purpose of development and reconstitution.
- assemble original plots and reconstitute the plots on ground after ear marking.
- transfer ownership rights to the land owners through issue of land pooling ownership certificates to the land owners.
- handover physical possession of reconstituted plot to the land owners.
- incorporate final LPS in the sector development plans.
- complete development under LPS.

SCHEDULE II

1. Role and responsibility of the Authority:-

(i) towards land owners under the land pooling scheme:

- to undertake the implementation of land pooling scheme and develop the land meant for providing reconstituted plots.
- to issue statutory receipt for consent application with documents.
- to allot reconstituted plot by lottery.
- to return land to the land owners near pooled land / within 5 km radius of pooled land subject to other planning requirements.

- to issue statutory land pooling ownership certificate [LPOC] with alienable rights within 9 months of agreement with all willing land owners.
- to handover physical possession of reconstituted plot within 1 year of issue of LPOC.
- to complete the development of the scheme area within 3 years of issue of LPOC.
- to provide reconstituted plots in one area to a land owner having original plots in different areas as per the category of original land.
- to provide reconstituted plots in one area to different land owners requesting for joint allocation as per the category of original land.
- to issue LPOC and pay annuity to the religious institutions or charitable trusts under the purview endowment department in cases where original lands belong to them.

(ii) towards development of the area under LPS:

- to declare areas under land pooling scheme and preparation of layout plans and sector plans based on the requirement of physical infrastructure.
- to superimpose revenue maps on the approved master plan.
- to demarcate all the roads as per layout plan and sector plan within the assembled area and give approval of layout plans/detailed plans.
- to develop of sector roads/internal roads/ infrastructure/services (including water supply lines, power supply, rain water harvesting, sewage treatment facilities, water treatment facilities, etc. falling in the share of the land guaranteed to the land owners.
- to create infrastructure facilities, roads, parks, cremation facility for all religions, community needs etc. at the city level.
- allot the prescribed built up space/ dwelling units for economically weaker sections.
- to develop identified land in time bound manner with master plan roads, provision of physical infrastructure, and traffic and transportation infrastructure inclusive of metro corridors.
- to complete external development in time bound manner.
- to complete development in time and maintain it with all the neighborhood level facilities i.e. open spaces, roads and services.

SCHEDULE- III

1.Role and responsibility of the Government:-

(i) towards land owners under LPS:

- to provide registration for LPOC without payment of registration charges.
- to provide one time exemption from stamps and registration fee, NonAgricultural Land Assessment and development fee.
- to exempt registration fee for registering the agreements with Competent Authority for Land Pooling.

(ii) towards others residing within the area under LPS:

- 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.
- to demarcate village sites / habitations duly following procedures of revenue department.
- 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.
- to provide interest free loan of up to 25 lakhs to all the poor families for self employment.

(iii) towards other promises made:

- to provide free education and medical facilities to all those residing as on 8th December, 2014.
- to establish old age homes.
- to establish NTR canteens.
- to enhance the limit under NREGA up to 365 days a year per family.
- to establish skill development institution and provide training with stipend to enhance the skills of cultivating tenants, agricultural labourers and other needy persons.
- to engage tractors belonging to residents for construction activity.
- to issue ownership and transit permission through forest department for cutting and sale teak trees in private lands duly exempting the relevant fees.
- to name one building after M.S.S. Koteswara Rao.
- to allow standing crop to be harvested.

2. Role of the land owners

- to give consent application, and facilitate survey and demarcation.
- to prove rights over the land.
- to transfer ownership rights to the Authority against a guaranteed return of reconstituted plot in the vicinity of pooled land.
- not to create any encumbrances after entering into agreement with the Competent Authority for Land Pooling.
- to handover physical possession to the Competent Authority for Land Pooling for development.

SCHEDULE-IV

Extent of the land reserved under subsection 1(e) and 1(f) of Section 53 of the Act:

Use	Share
Parks, play grounds, gardens and open spaces	10%
Roads and utility services	30%
Social infrastructure (ex: schools, health and community facilities)	5%
Affordable housing for the poor	5%
Land owners	As in rule 5
Authority	Balance land after allotment to land owners as in rule 5 of this schedule.

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COMMISSIONER,
AP CRDA,
VIJAYAWADA

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