

AN APPRAISAL REPORT OF THE EXPERT GROUP CONSTITUTED FOR STUDY OF THE SOCIAL IMPACT ASSESSMENT REPORT OF UNDAVALLI(V)




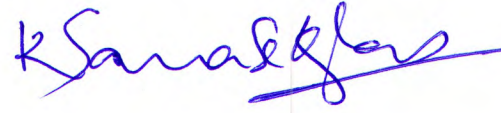



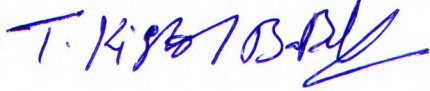
The District Collector, Guntur, has constituted an Expert Group through the orders Rc/B/251/2016, dated 08-09-2016 as required under the Section 7 of the LA R&R Act, 2013 and the information given through the Rc.No. 251A/2016-G1-CRDA, dated: 09-06-2017 and Rc.No. 251A/2016-G1-CRDA, dated: 19-06-2017 for appraisal of Social Impact Assessment (SIA) Report and Social impact Management Plan (SIMP). The Expert Group consisted of the following, namely:

1. Dr. R. Veeraraghavaiah, Dean of Post-Graduate Studies, ANGRAU, Guntur.
2. Dr. A.V.V.S. Swamy, Assistant Professor, Dept. of Environmental Science, Acharya Nagarjuna University, Guntur.
3. Dr. M. Trimurthi Rao, Assistant Professor, Dept. of Sociology and Social Work, Acharya Nagarjuna University, Guntur.
4. Dr. K. Somasekhar, Assistant Professor, Dept. of Rural Development, Acharya Nagarjuna University, Guntur.
5. Sri D. Roshan Kumar, Director, Social Educational and Economic Development Society, Guntur.
6. Sri Thulluri Sudhakar, Independent Engineering Consultant, Hyderabad.
- ~~7. Pattan Jani Khan s/o Bhashith Khan, Member, Gram Panchayat, Penumaka.~~
- ~~8. Turaka Naresh Babu, s/o Prasad, Member, Gram Panchayat, Penumaka.~~

7. Smt. Ande Jyotsna w/o Anandababu Member G.P. Undavalli
 8. Tandra Rishore s/o Ramakoteswararao, Member G.P. Undavalli

The committee has gone through the SIA study report and additional report submitted by the EPTRI (communicated through the Rc.No 251A/2016-G1-CRDA, dated: 09-06-2017), the proceedings and resolutions of the Public Hearing, the details of Socio Economic Study conducted, the EIA study reports, and notified Master Plan pertaining to the Capital City area in addition to interaction meeting held on 01-03-2017, 11-04-2017 and 13-06-2017 in the Undavalli Village, to study in respect of following issues:

- Whether the project serves any public purpose
- Whether the potential benefits outweigh the social costs and adverse social impacts
- Whether the extent of land proposed to be acquired is the absolute bare minimum extent needed for the project.
- Whether there are other less displacing options available.

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It was observed from the final SIA and SIMP reports, Capital City Master Plan, Infrastructure:









The State of Andhra Pradesh has been put under reorganization through the Andhra Pradesh Reorganization Act, 2014, which resulted in the loss of Capital city of then State namely Hyderabad. Accordingly, a dire need arose for identifying suitable area for establishment of capital in the new state of Andhra Pradesh.

In this context, the Cabinet of Government of Andhra Pradesh met on 01-09-2014 and resolved "to locate the Capital City in the central place of the state, around Vijayawada, and to go for decentralized development of the State with 3 Mega Cities and 14 Smart Cities. It is proposed to go for Land Pooling System to be worked out by the Cabinet Sub Committee". Therefore, the Government came up with a new scheme called Land Pooling Scheme wherein landholders come forward proactively to participate in the scheme by offering their lands to share benefits from the development of Capital City in a win-win situation, which the state Government like to call the new capital so developed as the "People Capital", christened as "Amaravati Capital City".

Public Purpose: The project proposed, Amaravathi Capital City, satisfies the norm of public purpose (-any purpose, for the own use, hold and control of the appropriate Govt. including public sector undertakings, for infrastructure projects is a public purpose) as per the Section 2 of the LA R&R Act, 2013. As it is going to serve as a Capital City with all state of art infrastructure facilities, it certainly serves public purpose of entire State of Andhra Pradesh as well. Further, the State Assembly has taken decision to locate the Capital in the area through proactive participation of public, the landowners by voluntary land pooling, also testifies that it serves public purpose.

Potential benefits vis-à-vis social costs and adverse social impacts:

It is observed that this project is aimed at constructing a green field Capital City, mainly acquiring the lands under voluntary Land Pooling Scheme as per the provisions of AP CRDA Act, 2014 and AP Capital City LPS (F & I) Rules, 2015. The proposed Amaravati Capital City Andhra Pradesh falls in Guntur district covering an area of Ac 38049.48 cents belong to 31 villages. Undavalli is one of those 31 Villages from which a total area of Ac. 762.2871 cents is proposed for acquisition out of the total geographical area of Ac 3223.87 cents.

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Against the requirements of Ac. 1262.23 cents lands for infrastructure development under the project from Undavalli (V)/ LPS Unit area within Amaravati Capital City Development Project, Ac. 499.9429 cents have been acquired under voluntary Land Pooling and the balance of Ac. 762.2871 cents are proposed for acquisition under LA R&R Act, 2013. The location of the proposed lands for acquisition fall under Survey numbers ranging from 4-1 to 81-D with land area ranging from about 0.5 cent to Ac 9.98 cents. These lands proposed for acquisition are in intermix with those given under Pooling Scheme. Therefore, a contiguous land block couldn't be made unless both of these put together for any development that requires large contiguous block. Certainly, the project largely affects socio economic conditions of the people in the Village as about 40% geographical area, which is under cultivation and small extent is being used to raise fodder / grazing that is supporting livestock in the village is proposed for the project.

Further, Undavalli is nearer to the Vijayawada City as a result many land holders are involved in raising fruits, vegetables and flowers to meet the city demand duly earning their livelihoods. As it is nearer to Vijayawada city, the land value is higher than other villages in the vicinity. The committee is of the opinion that the project will serve the public purpose and the potential benefits outweigh the social costs and adverse social impacts in the long run.

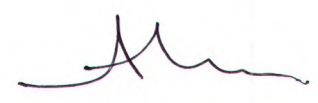
Costs benefit Analysis:


The project cost is estimated by EPTRI at Rs. 308.73 crores for acquisition of land in Undavalli Village and the market values may be got updated by Registration Department. In view of the Govt. providing tier-I infra-City level infra to Undavalli Village LPS for providing basic amenities and facilities as per the Master Plan, however may outweigh social costs and negative impact.

Minimum Extent needed & Alternatives:


The Capital City area is notified by Government and as per the Master Plan requirements all lands proposed for land acquisition are needed for construction of Capital City Development Project. To have a compact block for taking up the infrastructure development project, there is no choice for exclusion of certain small pockets of land or working out for alternative lands for them as the project area notified by the Govt. for the purpose of construction of Capital City and

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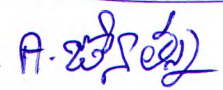
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to implement the Master Plan conceived. Unlike in other villages come under Capital area, the land area proposed for acquisition in Undavalli village under LA R&R Act, 2013 is very high i.e, Ac. 762.2871 cents (60% of the total area proposed in the village) as against 40% of the land acquired under Land Pooling Scheme (Ac. 499.9429 cents). The village of Undavalli, however is notified as Capital City area and as such all the lands notified are bare minimum and there could be no alternative lands that could be available. This is a State act. The Committee has visited the village thrice to apprise the SIA Study Report and to interact with the people under intimation to the Competent Authority. But the landowners and other interested persons resisted for interaction with the Committee saying that they don't want to give their lands for the Capital City Development Project.

Displacement & Relief:


All the land owners, however, are sentimentally attached to these lands over generations and meeting all their livelihoods from these lands only. The Committee recommends that the Land Acquisition may be taken up with less displacement.

The committee feels that the following concerns of the people may have to be considered humanely by the officers concerned before going further.

- Names and extent variations in land area may be corrected during Award enquiry
- Names of individual farmers / affected persons are to be considered in the Socio Economic Survey / Award enquiry
- All project affected families depending on the lands under acquisition shall be considered extending R&R entitlements.
- The extent of Gramakantams may be avoided from acquisition to reduce displacement as far as possible.
- Proper and reliable information need to be provided to the villagers with regard to land and houses to be acquired for the roads duly marking the alignment.
- Details of tenant farmers could not be collected by EPTRI during conduct of SIA Study because of non-cooperation from the villagers and they may be got included in the Socio Economic Survey / Award Enquiry.
- The compensation for the loss of properties may have to be made as per the provisions of LA R&R Act, 2013.
- The burial grounds (two) are to be exempted from acquisition or alternative arrangements may be made.

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Evaluation of SIA/SIMP Report:

The expert committee visited Undavalli village on 01-03-2017, 11-04-2017 and 13-06-2017 for appraisal on the SIA study report. As per the instructions of the Expert Committee, the EPTRI rectified the defects pointed out and submitted additional report.


The acquisition of land is an issue which has both efficiency and equity dimensions. However prosperity the project brings in future, the present impact on human settlements in the area is quite difficult to quantify. Therefore, there is an immense need to address the human costs and the measures to be taken should create trust and hope preferably with immediate monetary gains to create confidence in the functioning of the system. Concrete plan to avoid impoverishment risks and restore/ upgrade the incomes and livelihood of the affected families shall be made in place immediately. The literacy rate in the village Undavalli is (76.66%) compared to that of the State average of 73%, but most of them are dependent on cultivation and semi-skilled wage earning activities. Therefore there is a need to provide skill development and to create employment opportunities to earn their bread but with immediate payment of unemployment gratuity especially based on individuals' minimum needs rather than based on a family because all the members in landless family in a village are mostly daily wage earners. Further, 27.69 per cent of the PAPs are more than 50 year old, who needs much health care and financial assistance.


Ameliorative Measures Recommended:

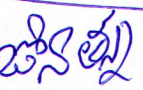
In addition to giving suitable positive consideration to those concerns of the people affected as listed earlier, the Committee recommends the following measures:

1. The agricultural livelihoods are to be converted into non-agricultural livelihoods and urban agricultural livelihoods, which calls for immediate measures for up gradation of skills.
2. Provision of ample access to interest free credit to encourage self-employment.
3. All PAFs should be provided with healthcare and quality education.
4. Creation of varied opportunities for the people affected and impart them the skills accordingly.
5. New Technologies like Urban intensive and terrace production of vegetables growth can be promoted.

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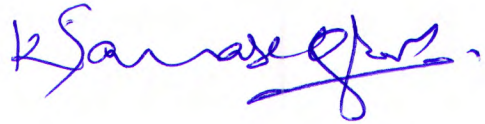


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6. Timely and regular disbursement of monthly compensation for unemployment that needs to be based on persons and not based on family for all the affected landless people and daily wage earners in the project areas. The minimum wage used to be Rs. 100/- and maximum used to be Rs.500/- depending on the nature of work and season and the average wage per day is calculated as Rs.300/- and thus the minimum earning of a land less labour per month used to be Rs.9000/- per head as it used to be a land with agricultural activity in the village throughout the year, whereas the Government's plan of paying only Rs.2500/- per family as compensation amounts just 27.8% of an individual's average earnings and it needs to be calculated by multiplying with number of individuals working in the family. Therefore, every member in the family should get at least Rs.9000/- per month. Further, these affected families may be considered for more entitlements under the regular public distribution system.
7. Establishment of homes for the aged people, who are neglected by their families due to the impact of the project.
8. Livelihood opportunities may be provided for the project affected families who loses livelihood by way of land acquisition as per the provisions of LAR&R Act, 2013.
9. As the soils in the area are largely deep black cotton type, the bearing ability and foundation design got to be studied scientifically with state of art technology and expertise before going for construction of any public structure in the project area.
10. A proper grievance redressal mechanism should be established for resolving disputes on LA.
11. Proper and humane arrival at payment of compensation and timely disbursement of all such benefits as contemplated under the LA R&R Act, 2013.

Finally, the Committee feels that the land proposed for acquisition under LA R&R Act, 2013 is for public purpose and the affect on the families is much higher than that of the other villages because of the strategic location. Therefore, there is a need not only to extend entitlements under LA R&R Act, 2013 but also to give priority in all sectors of the Central / State Government Schemes that would be implemented through line departments. Further the Capital City Development is a historic opportunity that provides long term multiplying benefits to current as well as future residents/ population in the region as a whole.

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