Amaravati Sustainable Capital City Development Project (ASCCDP)

Final Draft
Resettlement Policy Framework

Andhra Pradesh Capital Region Development Authority (APCRDA)
Government of Andhra Pradesh, Amaravati

July 2017
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<td>Andhra Pradesh</td>
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<td>Andhra Pradesh Capital Region Development Authority</td>
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Executive Summary

The Government of Andhra Pradesh directed the Andhra Pradesh Capital Region Development Authority (APCRDA) to undertake development schemes in the Capital City area and accordingly the Capital City Development Project has been taken up. The World Bank supported - Amaravati Sustainable Capital City Development Project - ASCCDP (the project) - is aimed at providing select urban infrastructure in designated locations of Amaravati Capital City, and to develop capacity of its urban governance institutions. The land requirements for the World Bank supported project will be assembled / acquired through Land Pooling Scheme, Land Acquisition Act and Negotiated Settlement Policy as part of the overall Capital City Development Project. All sub-projects to be implemented under the project are yet to be finalized. Hence, this Resettlement Policy Framework (RPF) has been prepared to guide the assessments of sub-project specific project impacts and prepare appropriate mitigation measures. The framework includes principles, processes, institutional arrangements and process for preparation and implementation of sub-project specific RAPs.

The lands required for the project and its impacts will be segregated out of those lands assembled for AP Capital City Development Project under Land Pooling Scheme (LPS) and those opted to receive compensation under land Acquisition Act. In case of lands falling within village boundaries, the lands will be acquired through negotiated settlement or land acquisition. The payment of compensation and R&R assistance, LPS benefits, pensions to agricultural laborers, resettlement of those displaced in villages will be paid as part of overall Capital City Development Project by the district Administration. Any gaps in compensation and assistance as per this RPF provisions and local law, will be paid by way of special assistance by APCRDA.

The land pooling/land acquisition/negotiated settlement will be carried out by the District Administration and Competent Authorities for this purpose are in place. The additional institutional arrangements under this project include two dedicated staff within APCRDA and other senior staff of APCRDA who provide advice to these dedicated staff. The main task of these dedicated staff is to coordinate with district administration in timely disbursement of compensation and other benefits as available and coordinate with the implementation of various social development schemes. The Land Pooling, Land Acquisition and Negotiated Settlement implementation will be coordinated with the timing of procurement and commencement of civil works. The concurrent monitoring will be carried out through third party consultants. The LA and R&R Act 2013 provide a state level monitoring committee at project level and the Same will be established. Further, end term impact evaluation will be carried out to find out the realization of the objectives in terms of receipt of full compensation/assistance and improvement in the livelihoods and living standards. The costs of compensation and R&R assistance will be met out of counterpart funds. Grievance committee already established under LPS and LA Act by the District Administration will be in place to redress the
grievances related to LA and R&R issues. In addition, project specific grievances committee consisting of members not associated with the project implementation will be established to look after the concerns as well as receipt of social development benefits. This Committee will look into all those grievances which are not addressed to the satisfaction of PAPs by the grievance committees established for AP Capital City Development Project.

For the lands acquired under land pooling, a separate entitlement matrix is provided under APCRDA Act, 2014 and AP Capital City LPS (F&I) Rules, 2015. Care has been taken to provide compensation in kind i.e., developed residential plots and commercial plots besides other benefits to compensate livelihood loss not only to the landowners but also to all the landless families depending on such lands and losing livelihood, due to such land pooling scheme. The developed plots with basic amenities, trunk infrastructure and capital city infrastructure along with other benefits is assessed to be more than the benefits that are entitled under LA R&R Act, 2013.

A separate entitlement matrix proposed for negotiated settlement within Village Planning Zone (RI Zone) ensures land to land besides payment of the two times of estimated cost of residential houses / structures with applicable zonal regulations. In addition, other assistance required for the displaced families will be negotiated and reflected in the negotiated agreement. All basic amenities will be provided in the plot allotted areas as per needs aligning with the overall Master Plan for Capital City. The landless livelihood losers would get the R&R entitlements consisting of monthly pension and access to social development benefits proposed under LPS. These supports are in line with the World Bank operational Policy (OP 4.12).

The entitlement matrix for Land Pooling Scheme, Land Acquisition and Negotiated Settlement Policy is provided at Annexure 3. All the transactions under Land Pooling Scheme are made online and all notifications under LPS and LA R&R are kept in the websites of APCRDA - www.crda.ap.gov.in and District Collector Guntur - www.guntur.nic.in. The entitlement matrix under LPS and Negotiated Settlement was made after consultations with the stakeholders and LA R&R matrix adopted from LA R&R Act, 2013 in line with the World Bank Operational Policy for involuntary resettlement (OP – 4.12). Results Indicators to measure the implementation of progress of land acquisition and resettlement will be proposed in the RAPs which will be monitored periodically. This policy framework will be updated time to time based on the implementation experience or any new impacts encountered and require changes in the policy provisions to address those impacts.
I INTRODUCTION

Background

1.1 Government of Andhra Pradesh is developing Amaravati Capital City and Government has directed the Andhra Pradesh Capital Region Development Authority (APCRDA) to undertake construction of Capital City under section 43 (5) of the APCRDA Act, 2014, vide G.O. Ms. No. 257, MA & UD (M2) Department, dated: 30-12-2014.

1.2 As part of overall Capital City development, certain priority infrastructure within the capital city is proposed to be taken up with the World Bank assistance, through the “Amaravati Sustainable Capital City Development Project”-ASCCDP (the project). The main components envisaged in ASCCDP are - a) basic urban pro-poor infrastructure components b) Green / Climate resilient urban investment component and c) Technical assistance component. The sub-projects include road networks, flood management and village infrastructure development.

1.3 This Resettlement Policy Framework (RPF) has been prepared conforming to the provisions of LA R&R Act, 2013 and State Rules, APCRDA Act, 2014, AP Capital City LPS (F&I) Rules, 2015 and the World Bank Involuntary Resettlement Policy. The Policy Framework ensures - a) consultation with institutions of local self-government institutions, Grama Sabhas, affected people and other stakeholders b) informed and transparent process in implementation of LPS / LA for development of Infrastructure facilities; c) least disturbance to the owners of the land and other affected families, d) provide just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition to ensure replacement cost of lost assets; e) adequate provisions for such affected persons for their rehabilitation and resettlement, f) enable displaced people to improve their social and economic status. The Policy Framework describes the principles and approach in avoiding, minimizing and mitigating adverse social impacts that may arise in implementation of proposed sub-projects financed by the World Bank. The framework also provides process for consultations, impact assessment, census and socio economic surveys and preparation and implementation of mitigation plans. The RPF guides in carrying out Social Impact Assessment (SIA) and preparation of Resettlement Plan (RP) for the sub-projects.

1.4 The payment of compensation, R&R assistance, LPS benefits, pensions to agricultural laborers, resettlement of those displaced in villages will be carried out as part of overall Capital City Development Project by the District Administration. Any gaps in payment of compensation and assistance by the district administration in relation to this RPF provisions, will be paid by way of special assistance by APCRDA (under consideration).

Capital City Area

1.5 The Capital City area was identified by state government between Vijayawada and Guntur alongside the river Krishna, comprising 24 revenue villages and part of Tadepalli municipality of Guntur district covering an area of 53748 acres. The panchayats / revenue villages / habitations covered by the Capital city area are given below:

<table>
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<tr>
<th>Sl. No.</th>
<th>Mandal</th>
<th>Sl. No.</th>
<th>Revenue Village</th>
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<table>
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22 Neerukonda
23 Krishnayapalem
24 Nowlur
25 Makkivaripeta
26 Yerrabalem
27 Bethapudi
28 Bapujinagar
29 Nidamarru
30 Penumaka
31 Undavalli
32 Tadepalli Municipality (Part)
33 Nulakapeta, Dolas Nagar etc.,
Fig.: Map of Villages in the Amaravati Capital City (Source: Google maps) to be modified
1.6 All the sub-projects to be implemented under the World Bank financed project will be screened for social impacts and will comply with this Policy Framework, irrespective of the source of finance or modality of finance. The RPF will be reviewed and updated from time to time to ensure relevance and consistency with applicable national laws, state laws which are by and large in line with World Bank Operational Policy for Involuntary Resettlement (OP 4.12).

**AP Capital City Development Project and the World Bank supported Project**

1.7 The Master Plan for the Amaravati Capital City covering an area of 217.23 km² includes settlement hierarchy, commercial centers hierarchy and road hierarchy. The road network gives free access and transport to towns, neighbourhoods, educational, medical, and community service centers etc. The development scheme shall be land pooling scheme as per section 43(4) of APCRDA Act and the Development scheme shall be subject to overall conformity with the Master Plan and Infrastructure Plan.

1.8 Considering the objections received and the recommendations of the technical committee and the opinion of the public representatives, modifications to the draft master plan 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 as far as possible. (Refer Annexure 2.)

1.9 The World Bank support includes – Priority roads, flood management, village infrastructure, and technical assistance. The sub-projects may be added/ modified based on project priorities and after following required processes.

**Need for Resettlement Policy Framework**

1.10 All sub-projects to be implemented under the project will not be identified by project appraisal and thus the overall impacts on land requirement for the project will not be known. Hence, preparation of RPF has necessitated which will outline the principles, objectives and processes for preparation of sub-project specific plans as and when those are identified to be undertaken under the project. All sub-projects to be appraised, will have Resettlement Action Plans (RAPs) by appraisal and subsequently, the RAPs will be prepared for other sub-projects prior to invitation of bids for respective sub-projects.

**Objectives of RPF**

1.11 The objective of this RPF is to clarify the principles, processes, and design criteria to be applied for sub-projects and describe the organizational arrangements. Sub-project specific Resettlement Plans consistent with this framework will be submitted to the Bank’s review and approval after specific planning information becomes available prior to the acceptance of the sub-project for Bank financing.

**Principles of Mitigation of Land procurement (LA/LPS/Negotiated Settlement) Impacts**
The following are key principles:

a) Least disturbance to the owners of the land and other affected families and provide just and fair compensation to the affected families and rehabilitation and resettlement to project displaced families.

b) Consultations with institution of local self-government;

c) Project affected area shall be notified and social impact assessment study shall be finalized in consultation with the affected people and other stakeholders and necessary disclosures will be made;

d) Land survey, enjoyment survey / apportionment survey shall be conducted to facilitate entitlement of actual extents and returnable compensation and R&R Entitlements

e) Opportunity shall be given for raising objections under LPS / LA and necessary reasoned decisions shall be given.

f) Socio Economic survey shall be carried out using a structured questionnaire, that would capture details of standard of living, inventory of assets, housing related details, sources of income, level of indebtedness, profile of house hold members, health and sanitation, access to services and facilities, perceived benefits and impacts of the project, etc.. This information along with census survey data would facilitate the preparation of a resettlement plan to mitigate adverse impact.

g) As part of socio economic survey, wide range of consultations with different impacted groups as well as other stakeholders will be conducted to ascertain their views and preferences. Based on the outcome of these consultations design changes, if required and mitigation measures will be incorporated. Consultations will include women and their concerns and reactions to the project will be addressed through appropriate mitigation plan.

h) Rehabilitation and resettlement schemes shall be drafted and finalized duly conducting public hearing/consultations. The resettlement plans will comply with the principles outlined in this RPF adopted for the project.

i) No displacement shall take place without payment of compensation, alternative housing, R&R Cash benefits under LA and annuity / returnable plots under LPS or as per the Negotiated Settlement Policy as in line with the World Bank guidelines envisaged in OP 4.12

j) Vulnerable families will be identified and provided additional support in their efforts to improve their living standards under ongoing programmes of State / Central government through line departments and other support as needed

k) Mitigation plans shall be prepared and implemented to see improved living standards during acquisition or post resettlement period.

l) Forced evictions will be avoided and due process will be followed for shifting the people after payment of compensation and other benefits.

m) Compensation for losses will be paid as per RPF provisions consistent with the World Bank’s OP 4.12 Involuntary Resettlement.

n) Options will be provided whenever possible in extending entitlements; and,

o) All affected people will be assisted irrespective of their legal status in their efforts to improve their living standards as per norms.
II. LEGAL FRAMEWORK

2.1 This Resettlement Policy Framework (RPF) has been prepared in line with the provisions of National laws, the State laws and the World Bank involuntary resettlement policy. The policy framework describes the principles and approach in avoiding, minimizing and mitigating adverse social impacts associated with the implementation of the project. The framework also provides process for consultations, impact assessment, census and socio-economic surveys and preparation and implementation of mitigation plans. In case of agricultural lands, the affected land owners will have an option to join the Land pooling Scheme (LPS) or receive compensation under eminent domain- RTFCTLARR Act and in case of loss of vacant land or structure/assets within the village boundary area, the affected people have an option to negotiate the compensation and assistance as per Negotiated Settlement Policy or receive compensation and assistance under eminent domain- RTFCTALARR Act. Further, how the provisions under these options are consistent with the World Bank policy on involuntary resettlement along with a comparison matrix is placed at Annexure 7.

Land Pooling Scheme (LPS)

2.2 The lands pooled under LPS for Capital City development will be used for implementation of the project. The Government of Andhra Pradesh in exercise of powers conferred under Sub-Section-5 of Section-43 of Andhra Pradesh Capital Region Development Authority Act, 2014 directed the Andhra Pradesh Capital Region Development Authority (APCRDA) to undertake development scheme through Land Pooling Scheme in the Capital City area. The State Government notified Land Pooling Scheme applicable in Capital City area for acquiring lands for the construction of Capital City Development Project. The land pooling mechanism is mainly adopted for development of the Capital City area wherein 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 land back to the landowners for undertaking development of such areas. The various steps in LPS are provided in Annexure 2. A list of G.O.s related to LPS is provided at Annexure 4. A detailed plot allotment strategy along with the lottery process employed for returnable plot allotment is provided at Annexure 9.

2.3 The Land Pooling Scheme is a voluntary scheme since it is optional. If the land owner prefers compensation / R&R benefits under LAR&R Act, they are at liberty to opt for Land acquisition. Prior to implementation of LPS, consultations were held with the various stakeholders and arrived at a guaranteed package. During implementation, issues of jareebu lands / semi-urban areas / assignment issues have come across and they were suitably addressed. Further, decisions were taken for demarcation of village sites / extended habitations after having
consultations and reaching out a consensus. Consultations were also held during preparation of layout plans and finalizing the methodology of conduct of lottery and registration process. The exemption from capital gains tax arising out of sale of returnable plots is resolved as a result of suggestion from the consultations and approval for capital gain tax exemption is granted in the union budget of 2017-18. The landowners are guaranteed returnable residential / commercial plots along with other social welfare benefits under LPS. If cash compensation is opted, their requests would be taken up under LAR&R Act 2013 and the provisions of this RPF.

2.4 In addition to returnable plots, annuity amounts at the rate of INR 30000 / INR 50000 per acre is paid with 10% adjustment per year towards inflation. This amount is arrived at on the basis of net crop loss per an acre of dry / jareebu lands. This amount is estimated to be sufficient to maintain pre-project livelihood levels during the interim period of 10 years which is an estimated period to reap the benefits of returnable plots and other benefits as contemplated under Land Pooling Scheme. Minimum guarantee of payment of INR 30000 / INR 50000 is being provided for the marginal farmers having less than one acre of land. All other dependents upon agricultural land are being provided with pension at the rate of INR 2500 per month for a period of 10 years (application of appropriate indexation to the Consumer Price Index for agricultural labourers is under consideration). The period of 10 years is estimated for the agricultural labour to adapt to non-agricultural income generating activities, similar to the provision of livelihood support under LAR&R Act, 2013 and will have access to the Social development schemes and additional livelihood schemes to be designed for the poor and vulnerable groups as part of RAP.

2.5 The lands falling under acquisition within LA R&R, Act, 2013 shall also be included while preparing the development scheme as per Rule-9 of AP Capital City LPS (F&I) Rules, 2015. The Authority may acquire any movable or immovable property by purchase, exchange, gift, lease, mortgage, negotiated settlement as per Section-124 of APCRDA Act, 2014. Any land required in development plan shall be deemed to be the land needed for public purpose within the meaning of the LAR&R, Act, 2013 and may be acquired by the Government. In addition to LARR Act, the Land Pooling Scheme and Negotiated Settlement Policy will be applied in this project for acquiring the lands.

Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 ((RFCTLARR)

2.6 The Act provides for a transparent process and fair compensation in land acquisition for public purpose and provides for rehabilitation and resettlement of land owners and those affected by land acquisition. This Act came into effect on January 01, 2014 and the Land Acquisition Act, 1894 stands repealed. In particular, this Act would require social impact assessments for projects involving land acquisition. The Act also explains, compensation is inclusive of market value of the
land including all assets attached to land. And 12% interest on market value of the land is payable from the date of 11(1) first notification till passing of Award to adjust the price to the date of compensation award. In addition, 100% solatium will be added to the final compensation amount. Steps would be taken to update the basic rates of the lands under LA as per the provisions of Section 26 of LAR&R Act 2013. The Sub-Registrar Office (SRO) rates were updated for all the lands covered by Land Acquisition Notifications and the revised basic values or the average sale price whichever is high would be taken for fixation of market value as per the provisions of Section 26 of the LARR Act 2013. Awards would be passed duly adopting the updated market value. Damages if any are payable. The provisions of the Act is consistent with the World Bank policy provisions that all compensation and assistance to be paid prior to taking of the assets. This Act recognizes titleholders and non-titleholders affected by land acquisition, which is in line with the World Bank’s policy provisions. The key difference between this Act and World Bank policies is the cut-off date for determining the compensation and entitlements and assistance to all those who are affected by the project irrespective of the ownership of titles. According to the RFCTLARR Act, the cut-off-date for non-titleholders to be eligible for assistance is three years preceding the acquisition and for the titleholders it is the date of preliminary notification under the said Act, while the World Bank policy recognizes the date of census survey of the project as the cut-off date. To reconcile this difference, the RPF proposes that the cut-off date for non-title holders on patta lands is census survey and in case of title holders date of preliminary notification will be reckoned. For persons living on government lands without title, a separate Socio Economic Survey will be conducted and the cut-off date for such persons would be the date of Socio Economic Survey, as the provisions of LA R&R Act, 2013 are not applicable to these groups.

2.7 As per Section 107 of LA R&R Act, 2013 the State Government may enact any law/policy to enhance or add the entitlements enumerated under LA R&R Act, 2013 which confers higher compensation than payable under LA Act or make provisions for rehabilitation and resettlement which is more beneficial than provided in LA Act. In line with this provision, Section 124 of the APCRDA Act, 2014 was incorporated to acquire property by Negotiated Settlement, if any development scheme falls in the habitation areas. Accordingly, Negotiated Settlement Policy will be applied for acquisition of village sites/ habitation lands in the villages and option can be exercised by the landowner. Non-title holders to land will also be offered similar benefits. The following guidelines will apply in case of use of Negotiated policy.

a) Land to land for plinth area of houses/ house sites excluding common areas
b) Non Agricultural/ Barrons / Hayrics etc – land to land with as is use condition
c) Two times of the estimated value of the house/ structures as per PWD norms for new constructions for the year in which compensation paid;
d) Cost of construction of alternative houses /shops (INR 150000 / INR 25000);
e) Scattered residential houses – site to site excluding common area limited to 500 sq yds and the rest of the land, if any will be pooled or acquired.
f) All social development benefits available under LPS will be extended.

g) Six months’ time for construction of houses will be allowed in the rehabilitation colony from the time of payment of compensation or suitable transit accommodation will be arranged for transitional period in consultation with the PAP and reflected in the negotiated settlement agreement.

h) In case of partially affected structures, the house owner will be provided an option for acquisition of whole house/structure.

i) Compensation will be paid within 2 months of signing the negotiated agreement.

World Bank Operational Policy OP 4.12 on Involuntary Resettlement (July 2013)

2.8 The objectives of the World Bank’s policy with regard to involuntary resettlement are: (i) involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs; (ii) where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits and displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs; (iii) displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. In the event of any conflict or inconsistency between the provisions of this RPF and the provisions of World Bank’s Operational policy, 4.12 on involuntary resettlement, the provisions of the World Bank policy shall prevail.

2.9 To bring this RPF in line with World Bank requirements, this RPF mandates that in the case of land acquisition, the date of issue of preliminary notification will be treated as the cut-off date for title holders, and in case of non-titleholders such as agricultural labourers, agriculture tenants and those living on Government lands within villages, etc, the census date will be considered for extending assistance. However, for extending monthly pensions, the cut-off date is December 08, 2014, which was widely published during implementation of land pooling scheme and all those residing in the Capital City area are aware of the significance of this cut-off date. The impacts on squatters is not anticipated since the project area does not fall in urban area or road junctions where the squatters mostly reside. However, if any of those category of people are affected during the census surveys, they will be extended assistance in line with the principles of this RPF. All those living in the Capital City area as on the cut-off date will be eligible for monthly pension for 10 years and access to all other social development benefits designed to provide additional livelihood opportunities. All vulnerable families will be identified and additional support will be designed as needed to support them to come out of their
vulnerability by extending the ongoing State / Central Schemes or designing specific schemes to suit their needs. As regards replacement cost, the returnable plot and 10 year annuity under LPS will meet the replacement cost of lost assets. In case of land acquisition, the compensation as fair market value is defined as highest of (a) the market value as specified in Indian Stamp Act, 1899; (b) average sale price of highest 50% of similar transactions in the last 3 years, whichever is high. In addition, there are additional top-ups including multiplier factor of 1.25 and 100 % solarium. In case of compensation for assets, the depreciated amounts will be paid separately as special assistance. All these provisions are likely to meet the replacement cost of land and assets.

2.10 The Andhra Pradesh government has notified 217.23 Sq Kms area comprising 24 Revenue villages and part of Tadepalli Municipality as Capital City area and all the lands within the notified area shall have to be procured by implementing Land Pooling Scheme / LARR Act / Negotiated Settlement Policy and all the government lands are to be alienated to APCRDA. As implementation of LAR&R Act is time consuming, the state government made a policy of Land Pooling Scheme and the landowners are at liberty to opt for the state policy as per the provisions of Section 108 of LARR Act 2013. There was huge response for the Land Pooling Scheme as all the villages / habitations have been made part of the project without displacement except as per the requirements of the project and the landowners are made part of the capital city by way of having returnable residential / commercial plots along with other benefits. The developed plots will be having not only minimum basic amenities but also tier I and tier II infrastructure along with capital city infrastructure and the landowners are estimating the LPS benefits to be more than compensation envisaged under LA Act keeping the future benefits in view. Negotiated Settlement is an offer made for the lands to be acquired in demarcated village site / habitation and the village development plan area (R1 zone). Negotiations shall be made with the landowners with respect to LPS / Negotiated Settlement Policy. The negotiated settlement policy ensures land to land in R1 zone, besides other benefits. Provisions as applicable in respect of compensation / benefits as per World Bank Policies, National / State Acts and provisions are tabulated in Annexure – 7.

Estimated affected population

2.11 The Project comprises Road Network, Flood Mitigation and Village Infrastructure Development. The Road Network Project is taken up on priority. The first Road Network project with 10 priority roads are proposed to be laid in about 1200 acres of land belonging to approximately 3000 land owners and among them about 160 families will be displaced. The other road network project consists of 8 roads and is likely to have similar impacts while other two components will have limited impacts.
Eligibility Criteria

2.12 The following category of people are expected to have impacts associated with the lands required for the project:

- Those who have formal rights to land, including customary and statutory rights of occupancy recognized by law such as those land owners with formal titles.

- Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets provided that such claims are recognized by law or recognized through a process identified in the resettlement and compensation plan.

- Those who have no claim to land and are occupying or using such as squatters, Encroachers, etc.

- Those covered under first two categories above are to be provided compensation for land they lose, and other assistance in accordance with the policy. Persons covered under 3rd category above are to be provided with resettlement assistance in lieu of loss of livelihood on the land they occupy or use, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy or use the project area prior to a cut-off date as on the date of conduct of Socio Impact Assessment or Socio Economic Survey. Persons who encroach on the area after the cut-off date are not entitled to any form of resettlement assistance. All persons included are to be provided with compensation for loss of structures and trees other than land.

2.13 All affected persons irrespective of their status or whether they have formal titles, legal rights or not, are eligible for some kind of assistance if they occupied the land before the entitlement cut-off date. The entitlement cut-off date refers to the time when the census of persons and their property in the area is carried out, i.e. the time when the project area has been identified and when the socio-economic study is taking place. Thereafter, no new cases of affected people will be considered. Persons who encroach the area after the socio-economic study (census and valuation) are not eligible for any form of resettlement assistance.

2.14 Local Communities (villages, communes etc.,) permanently losing land and/or access to assets under customary rights will be eligible for compensation/R&R benefits as the case may be. The respective Panchayats or Gramasabhas will be consulted during process of Socio Economic Survey and preparation of R&R Scheme.

2.15 The entitlement cut-off date refers to the time when the assessment of persons and their property in the sub-project area is carried out, i.e. the time when the sub-project area has been identified and when the site-specific socio-economic study is taking place. Thereafter, no new cases of affected people will be considered. The establishment of a cut-off date is required to prevent opportunistic invasions/rush...
migration into the chosen land areas thereby posing a major risk to the sub-project. Therefore, establishment of a cut-off date is of critical importance.

*Valuation of Land and Assets*

2.16 For cases where the land is being used by the public (for instance for grazing, settling or otherwise), the Proponent will, in consultation with the land administration of the government, identify suitable replacement land for use by the public as per need and not as entitlement, aligning with the overall master plan for the Capital City.

2.17 **Land:** The compensation for land will be higher of current basic values or average of higher 50% of sale transaction three years prior to first notification. In addition 12% additional market value for the period between first notification and date of compensation award, multiplication of compensation amount by 1.25 times and 100% solatium on final compensation will be paid over and above basic compensation.

2.18 **Structures/other assets:** As per the LAR&R Act 2013 / Negotiated Settlement Policy, the structure valuations would be estimated as per the prevailing State Scheduled Rates (SSR rates) for new construction as on the cut-off date. These rates are updated annually as per PWD norms. Drawings of individual's house services and material, labour, transports costs shall be inclusive as per PWD norms while fixing SSR rates. The depreciated values, if any will be paid as a special assistance and if people are not allowed to salvage the affected materials, then the value of salvaged materials will be paid as a special assistance. *(under consideration).*

2.19 **Trees.** Given their significance to the local subsistence economy, fruit trees will be compensated on a combined replacement value. Fruit crop compensation will be the value of lost production until the replacement seedling comes into production. These values are determined and verified by Horticulture department rate schedule. The value of trees / topes shall be as per rate schedule of the agriculture/sericulture/ horticulture / forest department norms.

2.20 **Crop damages:** In cases of payment of damages the average yields shall be multiplied with minimum support price to arrive at gross income and 50% of gross income shall be payable as damages.

2.21 All other losses will be valued keeping the principles of replacement value. All the unit costs referred in the Entitlement Matrix are related to January 01, 2014 and steps would be taken to update once in 3 years and the annuity for the loss of livelihood will be paid in lieu of the consumer price index for agricultural labor. The unit rates for financial years of 2017-20 will be updated at the time of preparation of RAP and once in 3 years subsequently *(under consideration).* No income tax will be deducted for payment of compensation and R&R assistance. No registration fee would be collected for the documents during the process of LPS /
Negotiated Settlement / LA.

**Due Diligence Approach**

2.22. In case any sub projects are proposed for World Bank financing which are already under implementation, for those projects due diligence will be carried including SIA and census and socio-economic survey and identify any gaps in relation to RPF provisions. The due diligence will be carried out by the World Bank and if required third party consultant inputs will be supplemented. The gaps identified will be addressed through retro-fit measures or in case the retrofit measures are not possible, such projects will not be included as part of the World Bank financed project.

**Outcomes from Technical Assistance (TA) undertaken with support from World Bank Loan, RPF Applicability**

2.23. A number of studies or activities are expected to be undertaken under TA component. In the event any of those studies/activities, triggers land related impacts, this RPF will apply and the outputs and reports of these studies/activities will be submitted for Bank’s review and endorsement and these will be approved by the competent authorities and disclosed. These will be prepared in a manner consistent with RPF provisions and procedures. However, if the implementation of these reports/activities is undertaken outside of the project, then those are not subject to the Bank’s supervision.
III INSTITUTIONAL ARRANGEMENTS

3.1. All impacts associated with the land required for the project will be managed by APCRDA and through district administration as appropriate. The following institutional arrangements are in place / will be put in place.

3.2. Andhra Pradesh Capital Region Development Authority (APCRDA): The Government vide G. O. Ms. No. 255, MA & UD (M2) Department, dated: 30-12-2014 constituted the Andhra Pradesh Capital Region Development Authority with Chief Minister of Government of AP as Chairman, Minister for MA & UD Department as Vice-Chairman and 9 other members consisting ministers and senior officers. The Authority passes resolutions for acquisition of lands and prescribes rules / regulations for implementation of LPS / Negotiated Settlement under the Act. This RPF will be approved by the Authority followed by a Government Order and any updates and modifications carried out from time to time will be approved by the Authority.

3.3 Supporting Staff for implementation of LPS / LA: The Government sanctioned staffing pattern of APCRDA vide G.O. Ms. No. 81, MA & UD (M2) Department, dated: 16-04-2015 for implementation of AP Capital City Development Project and land for the project will be acquired as part of AP Capital City Development Project.

3.4. The Commissioner, APCRDA, Additional Commissioner, Director- Planning, Director - Estates, Director - Economic Development, Director - Information Technology, Director - Finance, will support the Competent Authorities under Land Pooling and Land Acquisition. The Commissioner, will be the approving authority for sub-project specific RAPs and other safeguards related documents for the project.

3.5 The Competent Authority, Tahsildars, Deputy Inspector of Surveys, Surveyors, Deputy Tahsildars, Computer Operators are formed into one unit and positioned in 26 units in Capital City Area to work under the administrative and functional control of the District Collector, Guntur the appropriate authority for Land Acquisition and the Joint Collector, Guntur who is the Project Administrator for implementing R&R.

Implementation Mechanism for LPS / LA / Negotiated Settlement Policy

3.6 Implementation Mechanism for LPS. The process includes several steps and various agreements and consultations. The key steps include notification of LP scheme, hold consultations and hear objections/suggestions, invitation to participate in LPS, execution of development agreement, formulation of redevelopment schemes, allotment of re-developed plots and registration of redevelopment plots in favour of land owners and surrendered land in favour of APCRDA. As per Section
57(4) of the APCRDA Act 2014, the land pooling ownership certificate (LPOC) shall be the conclusive evidence of the title of the property in respect of the reconstituted plot / land and shall be eligible for transfer of rights of the property in accordance with the provisions of the Registrations Act 1908. The issuance of LPOC is equivalent step of payment of compensation under LARR Act 2013. The detailed steps for implementation of LPS are summarized in Annexure 5.

3.7 **Implementation Mechanism under LA R&R Act, 2013.** The land acquisition under RTFCTLARR Act, 2013 is preceded by Social Impact Assessment study to document the impacts and assess the land acquisition requirements and conclude that the benefit of project outweigh the costs of land acquisition. Once the SIA report is heard through public hearing, reviewed by an Expert committee and approved by the Government, the land acquisition process is initiated. The land acquisition for those who have not joined the land pooling is being carried out for each village separately. The key outcomes of SIA, public hearing and Expert committee’s views and Government’s approval of the village level land acquisition will be summarized in RAP. The detailed steps and process to be followed for land acquisition is outlined in Annexure 6.

3.8 The areas of requirement of land in the village settlement zone are not covered by Land Pooling Scheme. Any land required for formation of Roads, Metro Lines etc., within the Non-LPS area is contemplated to have a Negotiated Settlement instead of acquiring under LA R&R, Act, 2013. Section-124 of APCRDA Act, 2014 enables the Authority to acquire any property by way of negotiated settlement and in cases where the negotiated settlement fails the provisions of LA R&R Act, 2013 would be made applicable as per requirement of development plan.

- Once the Negotiating committee and displaced family negotiates on package offered by APCRDA, the agreed assistance will be reflected in the negotiated agreement.
- Negotiated settlement policy is estimated to be not lower than the provision of LA R&R Act as land to land lost in village site/ habitation is being allotted in a developed Rehabilitation Centre and it is optional.

3.9 Interested persons may come forward to opt for negotiated settlement policy instead of LA. The Competent Authority representing the APCRDA will enter into negotiated settlement through process of negotiation by the Committee headed by District Collector / Joint Collector and the concerned technical persons as members. The compensation and assistance under negotiated policy includes:

- Land to land for plinth area of houses/ house sites excluding common areas
- Non Agricultural/ Barrons / Hayrics etc – land to land with as is use condition
- Two times of the estimated value of the house/ structures as per PWD norms for new constructions for the year in which compensation paid;
• Cost of construction of alternative houses /shops (INR 150000 / INR 25000);

3.10 Those who are not having formal legal rights over land would be rehabilitated under affordable housing schemes of Government of Andhra Pradesh including payment of structure value.

**Coordination with District Administration for Land Acquisition**

3.11 Administrative Roles of the Officers / Authorities for Land Acquisition. The following officers will have the required administrative powers to deal with the land acquisition and related activities:

<table>
<thead>
<tr>
<th>Officers</th>
<th>Roles and Powers</th>
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<tbody>
<tr>
<td>Government</td>
<td>• Notify District Collector as appropriate Government.</td>
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<td></td>
<td>• Designates Special Deputy Collectors as Collector (LAO) under the Act.</td>
</tr>
<tr>
<td>Commissioner, APCRDA</td>
<td>• Requisition Authority on behalf of APCRDA / Government.</td>
</tr>
<tr>
<td>Commissioner, R&amp;R</td>
<td>• Selection of SIA Team and Terms of reference</td>
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<td></td>
<td>• Approval of R&amp;R Scheme</td>
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<tr>
<td>District Collector</td>
<td>• Notify 4(1) Notification for commencement of SIA.</td>
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<td></td>
<td>• Appointment of Expert Group.</td>
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<td></td>
<td>• Decision on Acquisition of Land.</td>
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<td></td>
<td>• 11(1) PN Notification</td>
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<td></td>
<td>• Decision on objections against 11(1) Notification</td>
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<tr>
<td></td>
<td>• Review of draft R&amp;R Scheme with Project Level R&amp;R Committee</td>
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<td></td>
<td>• Publication of Declaration u/s 19</td>
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<td></td>
<td>• Approval of preliminary valuation</td>
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<td></td>
<td>• Approval of draft Compensation Award</td>
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<tr>
<td>Project Administrator</td>
<td>• Conduct of Socio Economic Survey</td>
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<tr>
<td></td>
<td>• Preparation of R&amp;R Scheme</td>
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<td></td>
<td>• Approval of draft R&amp;R Award</td>
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<tr>
<td>Land Acquisition Officer (LAO)</td>
<td>• Conduct of Social Impact Assessment</td>
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<tr>
<td></td>
<td>• Submission of report u/s 8(2)</td>
</tr>
<tr>
<td></td>
<td>• Conduct of Gramasabha u/s 11(2)</td>
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<td></td>
<td>• Conduct of Survey u/s 12 and 20</td>
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<tr>
<td></td>
<td>• Hearing of Objections on 11(1) PN Notification</td>
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<tr>
<td></td>
<td>• Assist Project Administrator for conducting SES and preparation of R&amp;R Scheme</td>
</tr>
<tr>
<td></td>
<td>• Conduct of Award Enquiry u/s 21</td>
</tr>
<tr>
<td></td>
<td>• Preparation of valuation statements u/s 26 to 30</td>
</tr>
<tr>
<td></td>
<td>• Passing of LA R&amp;R Award u/s 23 and Individual Compensation Awards u/s 30(2)</td>
</tr>
</tbody>
</table>
### R&R Awards u/s 31(1)
- Passing consent Awards as per State Level Negotiation Committee
- Payment of compensation, R&R benefits and providing rehabilitation entitlements
- Taking possession
- References to LA R&R Authority and Depositing Amounts in disputed cases.

### R&B Department
- Preparation of estimates for Residential Houses / Structures

### Horticulture / Forest / Sericulture Departments
- Estimation of Trees and Topes

### Ground Water Department
- Estimation of Well value

### Any other Department
- As per requisition of District Collector.

### Project Implementation Unit

3.12 In order to coordinate with district administration and manage project related impacts, surveys, studies, monitor implementation and interact with World Bank, the following dedicated officers will be put in place:

- In addition to various district administrations who are involved with implementation of LPS, LA and negotiated settlement, the following dedicated project level staff will be positioned in the Project Management Unit of APCRDA
  - Land Acquisition Officer to coordinate with all land acquisition/Negotiated settlement, LPS and related issues related World Bank financed sub-projects; and
  - Social Development Officer to coordinate with census, socio-economic surveys, consultation, delivery of annuity and pensions, implementation of RAP, support to vulnerable people, etc. The above two officers will be reporting to Project Director of PMU for the World Bank financed project.
- These two officers will have support of all senior staff of APCRDA.

### Sub-Project Social Impact Assessments

### Screening of Road-Projects:

3.13 Once a sub-project is identified for financing under the World Bank loan, those projects will be screened for social impacts based on site visits and other appropriate means to assess the likely impacts. The required lands for the project and its impacts will be segregated out of LPS and LA process for Capital city development project and those land owners of land parcels for the project will be considered as Project
affected Persons in addition to correspondingly impacted non-title holders.

3.14 Built-up sections will be identified during screening and possible options will be explored to avoid or minimize those impacts. For the purpose of segregation, the land owners belonging to all survey numbers where the sub-project will be implemented are considered as project affected people. Since it is not possible to identify those depending on survey numbers, all non-title holders (agricultural laborers/agricultural tenants) registered for pensions and living in those villages where sub-projects will be implemented, will be treated as project affected for the purpose of implementation of payment of pension and other social development benefits available under LPS and for design of any additional support that is needed in their efforts to improve the livelihoods and living standards.

Census Survey

3.15 Once the details of project affected people is determined, the census details of those people will be gathered from already available records and additional details as needed will be gathered to supplement the already available information. The census survey will focus on gathering identification details and losses and other details required to propose entitlements and support to the affected people. Census survey will cover all affected people on 100% basis.

Socio Economic Survey

3.16 The purpose of the baseline socio-economic sample survey of affected persons is to establish baseline socio-economic characteristics which will become basis for measuring impacts in the post compensation /resettlement period. The data analysis will include gender disaggregated data. The socio economic survey shall be carried out using a structured questionnaire that would capture details of standards of living, inventory of assets, sources of income, employment, level of indebtedness, housing characteristics, profile of household members, health and sanitation, access to services and facilities etc. This information along with the census survey data would facilitate the preparation of a resettlement plan to mitigate adverse impact. As part of socio-economic survey, wide range of consultations with different impacted groups as well as other stakeholders will be conducted to ascertain their views and preferences. Based on the outcome of these consultations the design changes, if required, and mitigation measures will be incorporated. Consultations will include women and their concerns and reactions to the project will be addressed through appropriate mitigation plan.

Preparation and approval of sub-project specific RAPs

Resettlement Plan

3.17 The resettlement plan will be prepared based on the findings of the census and socio economic survey, and outcome of consultations. It will include the
findings of the census of displaced persons, and their entitlements to restore losses, socio economic characteristics of the displaced persons, implementation schedules, budgets, assessment of feasible income restoration mechanisms, development of resettlement sites and relocation, grievance redress mechanism, coordination of implementation in conjunction with civil works procurement and construction schedules and internal and external monitoring mechanisms. The resettlement plan should be structured as needed depending upon the magnitude and nature of impacts. The impacts and mitigation measures will be presented by contract wise, if sub-project involves more than one contract so as to coordinate with the procurement and construction schedules of the respective roads. The resettlement plans will comply with the principles outlined in this RPF. The SIA and RP for all sub-projects will be reviewed and endorsed by the World Bank and approved by competent authority in the Government prior to invitation of bids for civil works. Disbursement of compensation payments and entitlements will be made prior to displacement and prior to handing over of the land parcels to contractors. In case of LPS, the equivalent milestone of payment of compensation is allotment of returnable plots to land owners. The payment of compensation and entitlements and completion of allotment of returnable plots in case of LPS will be certified by Competent Authorities of Concerned LPS units prior to hand over of the lands to the contractors. The payment of compensation and R&R assistance under Land Acquisition Act and Negotiated settlement will be certified by the Joint collector who is the competent authority for the land acquisition. As needed, the land hand over to the contractors will be provided in two or three milestones to enable the completion of land acquisition in a phased manner. The land handover milestones will be spelled out in the bid documents and contracts of civil works. This is to ensure compliance with RPF and that there are no impediments in execution of the project once the land is handed over to the contractor. While developing the RAP, the contents of RAP will be followed as available in the World Bank’s OP 4.12, Annex “A”.

**Targeted Support to Vulnerable Groups**

3.18 For the purposes of this project, different criteria and categories of vulnerability have been defined. Through census surveys and other studies, the project will determine who among the affected population may be considered as vulnerable or at risk, or who are likely to be excluded from the normal benefits of growth and development. Vulnerable groups may include but not limited to – women headed households, widows, women divorcee, women deserted, physically handicapped, SC/ST, old and children and those marginal land holders (prior to LPS/LA). These vulnerable people will be assisted to access the national and state development schemes and based on the outcome of consultations, additional support will be devised as appropriate to the specific categories of the vulnerable groups, as per State / Central Government norms executable through line departments. Steps would be taken to devise additional support schemes based on specific needs of the relevant vulnerable groups in addition to the existing central / state government programmes. These steps would be in the form of policy
guidelines which shall be implemented by the Government and other implementing agencies as well as fiscal benefits.

Public Consultation and Participation

3.19 Projects involving the community owe their success to community participation and involvement from the planning stage to implementation. Hence public consultations shall be compulsorily undertaken for all projects involving land acquisition, compensation and resettlement.

3.20 Two stage consultations will be followed: During screening / census survey / socio-economic surveys consultations will be held with various focus groups including separate focus consultations with women to seek their views on the impacts and proposed mitigation measures. Subsequently when the draft plans are available, those will be shared to inform the mitigation measures, compensation and entitlements and assistance as available to them to seek their feedback before finalization of those documents. The outcome of the consultations will be incorporated in the project design and mitigation plans as appropriate and relevant. The attendance and minutes of the meetings will be documented.

Time Frames

3.21 The following key timeframes shall apply unless otherwise agreed between the executing agency and APCRDA.

- the inventory shall be completed at most four months prior to the commencement of work;
- the Resettlement Plan shall be submitted to implementing agency for approval immediately after completion of inventory;
- civil works shall commence after compensation, resettlement and rehabilitation activities have been effected.
- comprehensive time frames shall be drawn up and agreed upon by all parties including the PAPs.
- compensation payments for acquired land and affected assets and resettlement of households as described above, must be completed as a condition for the taking away of land and before commencement of the civil works under the project.
- adequate time and attention shall be allowed for consultation of both the displaced and host communities before bringing in the new comers. The actual length of time will depend on the extent of the resettlement and compensation and will have to be agreed upon by all parties.

Notification Procedure
3.22 The Project (through the appropriate implementing authority) shall by public notice, and public announcement in the media (Daily newspapers, National Television, National Broadcasting Radios), notify the public of its intention to acquire land earmarked for the project. The notice shall state:

- government’s proposal to acquire the land
- the public purpose for which the land is needed
- that the proposal or plan may be inspected by Project Planning teams or the offices of the District Administrator in the respective districts, during working hours
- that any person affected may, by written notice, object to the transaction giving reasons for doing so, to the Project Planning teams with copies to District Administration and the Local Village Chief’s Headquarters within 14 days of the first public announcement or appearance of the notice. Assurances must be made that affected persons have actually received this information and notification.

Public Consultation Mechanism

3.23 Public consultation and participation are essential because they provide an opportunity for informing the stakeholders about the proposed project. Public consultation and participation creates a sense of ownership for the project, providing an opportunity for people to present their views and allows consideration and discussion of sensitive social mitigation measures and trade-offs.

3.24 Public consultation and participation will accord the PAPs an opportunity to contribute to both the design and implementation of the program activities. In doing so, the likelihood for conflicts among the affected and with the management committees will be reduced.

3.25 In recognition of this, particular attention shall be paid to public consultation with PAPs, households when resettlement and compensation concerns are involved.

3.26 As a matter of strategy, public consultation shall be an on-going activity taking place throughout the entire project cycle. Hence, public consultation shall take place during the:
- project inception and planning
- Screening process
- feasibility study,
- preparation of project designs
- resettlement and compensation planning
- Drafting and reading/signing of the compensation contracts.
- payment of compensations
- resettlement activities and
- implementation of after-project community support activities
3.27 Public consultation and participation shall take place through local meetings, radio and television programmes, request for written proposals/comments, completion of questionnaires/application forms, public readings and explanations of the project ideas and requirements.

3.28 Public documents shall be made available in appropriate languages at the national and local levels and at suitable locations including the village offices and village elders. Public consultation measures shall take into account the low literacy levels prevalent in the rural communities, by allowing enough time for discussions, consultations, questions, and feedback.

Public Information Center

3.29 Public Information centers will be established at Thullur CRDA office, where project related documents and information will be made available. The PAPs and other interested people can visit this center and access all related information. This PIC will be headed by Director Information Technology of APCRDA. Public Information Centres (PIC) shall provide access to publications, reports, and other operational documents. This is in support of the World Bank's policy of disclosure about its activities, open access to its documents, and to explain its work to the widest possible audience.

3.30 The PIC also serves as the central contact in the affected area for persons seeking to obtain documents and other requests for information.

3.31 Public Information Centres are open to the public. No fee is required to use the PIC. Users can access information through the internet. The Public Information Centre's services include:

- online access to project documents, publications, and other developments-related to execution of work;
- access to a special collection of CDs and videotapes on development;
- access to development sites on the Internet;
- online access to projects, documents, and reports;

Grievance Redressal Mechanism (GRM)

Stages of Grievance Redressal

3.32 Two-stage grievance committees have been constituted to look after the grievances pertaining to both LA and LPS for AP Capital City Development project. The scope of this committee includes inter-alia access to social development benefits for LPS beneficiaries, returnable plot related issues, etc., whereas, in case of Land acquisition, the scope of this committee includes discrepancies in extents and boundaries, enumeration, ownership related issues, Eligibility for R&R
entitlements, etc.. The Stage I Grievance Redressal Cell will be at Competent Authority / LAO level at the village itself. The Stage II Grievance Redressal Cell will be AP Capital City Development Project Level where the Joint Collector who is the Project Administrator will Chair the Grievance Redressal Cell and apprise the GRC.

3.33 In addition, a project specific grievances committee for the World Bank financed project will be established. This Committee will consist of minimum 3 members not associated with the project implementation to lookafter the concerns as well as receipt of social development benefits related to the people affected by the project including agricultural labourers and tenants. This Committee will look into all those grievances which are not addressed to the satisfaction of PAPs by the grievance committees established for AP Capital City Development Project.

3.34 Information Brochures with process of filling grievances and contact details of grievance officers will be widely circulated among the project affected people in the affected villages.

**Funding arrangements, Costs and Escrow Account**

3.35 The Government of Andhra Pradesh / APCRDA, the requisitioning Authority for acquiring lands required for the project, shall make arrangements for funds:
- Required for establishment of land acquisition / land pooling units.
- Required for payment of annuity towards net crop loss
- Required for payment of pensions through Capital Region Social Security fund.
- Required for payment of Compensation, R&R Cash benefits
- Required for depositing the LA R&R Cash Benefits for the cases referred to LA R&R Authority under section 64(1) of the LA R&R Act, 2013.
  - Proved non-title holders – benefits under LA R&R Act
  - Not proved but below poverty line – pension under LPS

3.36 The payments shall be through bank transfers into the accounts of Awardees / beneficiaries. In case of land owners refusing to receive compensation or not available to receive compensation, the amounts would be deposited with the LA R&R Authority which was formed vide G.O.Ms.No.91, Revenue (Land Acquisition) Department, dt. 03-03-2017. The key role of LAR&R Authority is to adjudicate the references made against the Awards on compensation / apportionment / R&R entitlements following the parameters set out under Section 26 to Section 30 of LAR&R Act 2013. This LAR&R Authority will act as the Grievance Redressal Mechanism to deal with complaints related to the implementation of rehabilitation and resettlement schemes or plans under LAR&R Act 2013.

3.37 The resettlement plan shall contain the budget estimates and its sources. All expenditures related to the implementation of RAPs will be met out of counterpart funds of the project or General Funds that are already in place for LPS or land
acquisition. The RAP budget will be placed with district administration who is the deemed appropriate government as per LA R&R Act 2013. The funds would be deposited in the P.D. Account of the District Collector which would be operated through Treasury. The Collector / Joint Collector would certify to APCRDA to that effect. APCRDA will have a separate account for payment of differential cost arising due to application of RPF provisions in relation to provisions applied by the District administration.

**Disclosure**

3.38 Information will be disseminated to project affected people at various stages. In the project initiation phase, the LAO will be responsible for issue of public notice to acquire particular land/property for road-project component along with program information/details. The notice will be published once in local newspapers. The LAO along with local self-government leaders/revenue officials/officials from District Collector / LAOs office will also conduct meetings with DPs in addition to the public notification to ensure that the information is given to all of them, as per LA, R&R Act provisions.

3.39 For the benefit of the community in general and DPs in particular, a summary of this RPF will be made available in local language during public meetings at the community level, and disclosed in public places both as draft and final version after it is approved by appropriate Government. The disclosure of draft will enable stakeholders to provide inputs on the resettlement process.

3.40 Each project resettlement plan will be disclosed to the displaced community detailing information including measurement of losses, detailed asset valuations, entitlements and special provisions, grievance procedures, timing of payments and displacement schedule by the LAO with assistance from the NGO/agency hired for assisting in RP implementation. This will be done through public consultation and made available as brochures, leaflets, or booklets, using local languages.

3.41 Gist of each RP will be translated and made available to the DPs. Hard copies of the resettlement plan will also be made available at: (i) Offices of the LAO; (ii) Office of the District Collectors; (iii) Taluk Office; and (iv) Office of the Panchayat / Union / Municipality / Corporation, as soon as the plans are available and certainly before land is acquired for the project. For illiterate people, other communication methods will be used. A report of disclosure, giving detail of date and location, will be shared with World Bank along with the Quarterly Progress Report (QPR). The basic information in the resettlement plan including project locations, magnitude of impact, entitlements, implementation schedule, etc., will be presented in the form of a brochure that will be circulated among the DPs.

3.42 Electronic version of the Framework as well as the RPs will be placed on the official website of the District Collector and APCRDA, after approval and
endorsement by Government of Andhra Pradesh and World Bank. In addition, all safeguard documents, including the quarterly progress reports and concurrent monitoring reports, any studies related to LPS or LA, impact evaluation reports, list of eligible PAPs will be disclosed. The RPF and RPs will be maintained throughout the life of the project.

**Management Information System (MIS)**

3.43 Keeping in line with the provisions of RFCTLARR Act, 2013, a well-designed MIS will be created and maintained at District Collector / LAO offices. This MIS will be supported with appropriate software and will be used for maintaining the DPs baseline socio-economic characteristics, designing and developing pre-defined reports, algorithms and calculations based on the available data and updating tables/fields for finding compensation and assistances, tracking the land acquisition and resettlement progress.

3.44 The MIS tool developed in-house by APCRDA through Tata Consultancy Services, for monitoring entitlements, eligibilities and payments is employed. This works with the Aadhaar number of the beneficiaries.

3.45 The online progress reports will be kept on the website of APCRDA as well as Chief Minister’s Dash Board for effective implementation and monitoring.

**Monitoring and Evaluation**

3.46 In order to assess whether the goals of the resettlement and compensation plan are being met with, a monitoring plan will be required. This monitoring plan will indicate parameters to be monitored, institute monitoring milestones and provide resources including responsible persons or institutions to carry out the monitoring activities. APCRDA will commission an agency experienced in land acquisition, resettlement and community development to carry out a concurrent monitoring of the implementation of LPS, Land acquisition and related impacts and assistance to Landless laborer and agricultural tenants and access to various social development benefits. The details of concurrent monitoring will be described in the RAPs. As needed, NGOs will be appointed to assist APCRDA in implementation of sub-project specific action plans. In addition, APCRDA will constitute a committee consisting of Project Stakeholders, local institutions, experts from local universities in the relevant field, citizen forums to periodically review the implementation progress and also take up with district administration on timely implementation of the project.

3.47 Monitoring the resettlement and compensation activities will fit the overall monitoring programme of the entire Project, which will fall under the overall responsibility of the different executing agencies. The executing agencies, with support from the Resettlement Specialist, will institute an administrative reporting system that:
• alerts project authorities on the necessity and procedures for land acquisition for the project activities and the need to incorporate land acquisition, resettlement, loss of assets and impact on livelihood provisions in the design technical specifications and budgets;
• provides timely information about the asset valuation and negotiation process,
• maintains records of any grievances that require resolution, and
• Documents timely completion of project resettlement obligations (i.e. payment of the agreed-upon sums, construction of new structures, etc.) for all permanent and temporary losses, as well as unanticipated, additional construction damage.
• updates the database with respect to changes that occur on the ground as resettlement and compensation activities are being implemented

3.48 Periodic evaluations will be made in order to determine whether the PAPs have been paid in full before implementation of the sub project activities; and whether the PAPs enjoy the same or higher standard of living than before.

3.49 This framework suggests that where appropriate and where it is determined to be cost effective, the office of the District Administration shall be structured to host the monitoring and evaluation component of the project/program. This will take the form of giving the districts the mandate to carry out independent monitoring of the implementation of the resettlement and compensation plans at periodic intervals of quarterly or half yearly (as circumstances dictate) during the program life.

3.50 The objective of final evaluation is to determine whether affected people have received full compensation and assistance; and whether they have improved their living standards compared to the base line situation. A separate consultant who is not associated with the implementation will be hired to carry out the impact evaluation after one year of substantial implementation.

Monitoring Indicators

3.51 A number of objectively verifiable indicators (OVI’s) shall be used to monitor the implementation of RAPs and its outcomes. The indicative indicators are provided below and will be firmed up as part of RAPs. The concurrent monitoring will be focused on: progress in compensation payments, delivery of R&R assistance, delivery of LPS returnable plots, coordination with civil works, implementation of social development schemes, grievances handled, timely payment of annuities and pensions, consultations, compliance with RPF/RAP provisions, timely handover of land to the contractors, delay in implementation from RAP time-table, etc. The impact evaluation will focus on documenting the changes in income, poverty levels, ownership of assets, creation of employment opportunities and ways of spending compensation amount, how returnable plots are being used, etc. Controlled
population surveys will be undertaken for comparison purposes.

**Capacity Building**

3.52 Competent and experienced staff is already present as part of APCRDA structure with a total strength of 23 personnel headed by Director, Social Development and ably supported by community mobilizers, social development officers. This set up has been effectively implementing the programmes and schemes over the last two years without any default of compliances as well as major grievances.

3.53 However, the staff is required to be exposed and trained on Bank safeguard policies, procedures and implementation mechanisms through targeted capacity building programmes which will be taken up periodically over the project implementation period.

3.54 Capacity enhancement of the Social Development Cell shall ensure implementation of the Resettlement Policy Framework, Preparation, review and monitoring of RAPs, enable Redressal of grievances, etc.,

3.55 The capacity building programmes will also focus on livelihood improvement of affected people / beneficiaries. The technical assistance component of the project will be utilized for formulating and implementing specific target oriented capacity building programmes.

**Disclosure and Public Consultations**

3.56 The draft Resettlement Policy Framework (RPF) was prepared and disclosed on 31-12-2016 on the website of CRDA and the general public is notified through public notice. Comments and suggestions on the draft documents were invited. Also a public consultation workshop was held on 19th January 2017 to seek feedback / suggestions at the APCRDA Office, Thulluru, and Guntur District.

3.57 The minutes of consultation workshop is provided in Annexure 8. In addition, few suggestions were offered as a result of disclosure of draft RPF related to Zonal regulations and clarifications of LPS agreements enforceable, revision of basic land values, and fair compensation values. The key suggestions related to land acquisition and land pooling considered in the RPF include: annual increase in pension amounts, top-up payment to cover the costs of depreciated amounts for structure valuation and cost of un-salvaged materials provisions for additional support to vulnerable people, peg marking of the affected properties in the villages, capital gain tax exemption on the value of returnable plots, updation of basic values as per Section 26 of LA R&R Act, registration of plots duly creating transferrable rights as per the provisions of Transfer of Property Act, enforcement of development agreements under LPS in a court of Law / Conciliation Board.
Annexures

Annexure 1 - Definitions

Unless the context dictates otherwise, the following terms shall have the following meanings:

1. ‘agriculture’ includes horticulture, farming, raising of crops, fruits, vegetables, grass, fodder, trees or any other kind of cultivation, breeding and keeping of live-stock, including horses, donkeys, mules, pigs, fish, poultry and bees; and the use of land for any purpose which is ancillary to the farming of land or any other agricultural purposes, but does not include the use of any land attached to a building for the purpose of a garden to be used along with such building and the expression ‘agricultural’ shall be construed accordingly;

2. ‘authority’ means the Andhra Pradesh capital region development authority constituted under section 4 (1) of this Act and includes Commissioner or Competent Authority not below the rank of Deputy Collector appointed by Government to discharge certain functions under this Act or rules or standing orders made there under;

3. ‘capital city area’ means area within capital region identified and notified by the Government of Andhra Pradesh as the capital city area for the State of Andhra Pradesh under section 3 (3) of this Act;

4. ‘development plan’ means a comprehensive plan for the development or redevelopment or improvement of a local area within the jurisdiction of the Authority covering the whole or part thereof, conceived within the framework of the perspective plan providing medium-term (five years) policies, programmes and detailed proposals for socio-economic and spatial development of such area indicating the manner in which the use of land and development therein shall be carried out and includes a capital region development plan, capital city development plan, area development plan, town development plan, zonal development plan, village development plan, or any other plan or scheme prepared under the Act by whatsoever name known;

5. ‘development project or project’ means plans conceived within the framework of approved development plan, containing detailed working layouts with all supporting infrastructure and documents including cost of development, source of finance and recovery instruments for their execution;

6. ‘development scheme’ means the method of securing land required for a development plan by means of land acquisition or land pooling or any other means, and the details of implementation of the plan in the secured land.
these details are incorporated in a document conferring rights on land by specifying how this land may be used and developed, and outlines the processes to be followed before development occurs;

7. ‘infrastructure plan’ means a plan showing existing and proposed major infrastructure facilities like circulation network including ring/radial/grid roads connecting all the settlements, transport, power, water supply, natural drainage, sewerage system, solid waste disposal and management system, communications network and related facilities like power plants, roads, highways, railways, metro ways, airports, and the like;

8. ‘land pooling scheme’ means assembly of small land parcels under different ownerships voluntarily into a large land parcel, provide it with infrastructure in a planned manner and return the reconstituted land to the owners, after deducting the land required for public open spaces such as parks and play grounds, social housing for economically weaker sections, social amenities such as school, dispensary and other civic amenities, road network, and other infrastructure as specified under the Act as well as such extent of land in lieu of the cost of development towards the provision of infrastructure and amenities and other costs and expenses to be incurred for the scheme and external trunk infrastructure;

9. ‘master plan’ means a land use, infrastructure and transportation plan, indicating the location of residential, commercial, transportation, green/open, mixed use, utilities, social infrastructure, industrial, agricultural areas and ecologically fragile areas, prepared for the whole of the capital region or part thereof and could be at the concept level for a twenty year period reviewed every five years having a low level of detail or at a detailed level for up to ten year period;

10. ‘occupier’ includes:
   a. a tenant,
   b. an owner in occupation of, or otherwise using his land,
   c. a rent-free tenant of any land,
   d. a licensee in occupation of any land, and
   e. any person who is liable to pay to the owner charges for the use and occupation of any land;

11. ‘Sub-projects’ means any subprojects or activities which are directly related to the World Bank project.

12. ‘Census’ means a field survey carried out to identify and determine the number of Project Affected Persons (PAP), their assets, and potential impacts; in
accordance with the procedures, satisfactory to the relevant government authorities, and the World Bank Safeguard Policies. The meaning of the word shall also embrace the criteria for eligibility for compensation, resettlement and other measures, emanating from consultations with affected communities and the Local Leaders.

13. ‘Compensation’ means the payment in kind, cash or other benefits / entitlements given in exchange for the taking of land, or loss of other assets, including fixed assets thereon, in part or whole.

14. ‘Cut-off date’ - Under the LA R&R Act, 2013 the compensation is payable basing on the market value as on 11(1) notification and till award interest is payable. Regarding R&R under LA R&R Act, 2013 the cut off date shall be 3 years prior to date of Award. As per the Act the expected period for passing Award is 3 years viz., SIA Process 1 year [4(1) to 11(1)] - Preliminary Notification 1 year [11(1) to 19(1)] - Declaration 1 year [19(1) to Award u/s 23]. Hence the cut off date for R&R benefits is the date of 4(1) Notification. Census Survey will be conducted taking the cut off date of 4(1). Regarding persons living on land without title a separate Census Survey will be conducted and the cut off date for such persons would be the date of Census Survey, as the provisions of LA R&R Act, 2013 are not applicable.

15. ‘Project affected persons’ (PAPs) means persons who, for reasons of the involuntary taking or voluntary contribution of their land and other assets under the project, result in direct economic and or social adverse impacts, regardless of whether or not the said Project affected persons are to be physically relocated. These people may have their:

   a. standard of living adversely affected, whether or not the Project Affected Person must move to another location ;

   b. right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed, temporarily or permanently, adversely affected;

   c. access to productive assets adversely affected, temporarily or permanently; or

   d. business, occupation, work or place of residence or habitat adversely affected.

16. ‘Involuntary Displacement’ means the involuntary taking of land resulting in direct or indirect economic and social impacts caused by:

   a. Loss of benefits from use of such land;

   b. relocation or loss of shelter;

   c. loss of assets or access to assets; or
d. Loss of income sources or means of livelihood, whether or not the project affected person has moved to another location.

17. ‘Involuntary Land Acquisition’ is the taking of land by government or other government agencies for compensation, for the purposes of a public project against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights.

18. ‘Land’ refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the Project.

19. ‘Land acquisition’ means the taking of or alienation of land, buildings or other assets thereon for purposes of the Project.

20. ‘Rehabilitation Assistance’ means the provision of development assistance in addition to compensation such as land preparation, credit facilities, training, or job opportunities, needed to enable project affected persons to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-project levels.

21. ‘Resettlement and Compensation Plan’, also known as a ‘Resettlement Action Plan (RAP)’ or ‘Resettlement Plan’ - is a resettlement instrument (document) to be prepared when subproject locations are identified. In such cases, land acquisition leads to physical displacement of persons, and/or loss of shelter, and/or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAPs are prepared by the party impacting on the people and their livelihoods. RAPs contain specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts.

22. ‘Resettlement Assistance’ means the measures to ensure that project affected persons who may require to be physically relocated are provided with assistance such as moving allowances, residential housing or rentals whichever is feasible and as required, for ease of resettlement during relocation.

23. ‘The Resettlement Policy Framework (RPF)’ has been prepared as an instrument to be used throughout the Road Network Project implementation. The RPF will be publicly disclosed in impacted areas to set out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the program. The Resettlement Action Plans (“RAPs”) for the Road Network Project will be prepared consistent with the provisions of this RPF.

24. ‘Resettlement Action Plan’: see Resettlement and Compensation Plan above

25. ‘Vulnerable Groups’ refers to: women headed households, Widows, women
divorce, women deserted, physically handicapped, SC/ST, old and children and marginal landowners

26. ‘Incapacitated households’ – those no member of the household is fit to work and; Child-headed households and street children. This group is among other things, characterized by low nutrition levels, low or no education, lack of employment or revenues, old age, ethnic minority and/or gender bias.

All other words used shall have the meaning specifically mentioned under any law or policy of the Government of Andhra Pradesh.
Annexure 2 - Steps in Land Pooling Process

A. Background and process of finalization of LPS package

1. Andhra Pradesh Reorganization Act came into force on June 2nd, 2014 which provided for reorganisation of the existing state of Andhra Pradesh. Section 5 of the Act mandates that Hyderabad shall be the common capital for such period not exceeding 10 years and compelled the state of Andhra Pradesh to identify a suitable location for building the capital at the earliest. An expert committee was constituted under Section 6 of the Act under the Chairmanship of Shri. K. C. Sivaramakrishnan to conduct studies and make recommendations regarding the new capital of Andhra Pradesh. In addition to largely relying on secondary data such as reports and studies already available, the Committee had also invited opinion from the general public. Out of the 4728 responses received by the Committee, majority of the people voted in favour of Vijayawada – Guntur area (1156, with Vijayawada coming second (663) and Guntur third (372). Taking into account the various criteria that facilitate developing a vibrant capital, and the recommendations and suggestions from the report, including the public opinion, the Government decided to locate the capital in Vijayawada – Guntur area. The decision of the government is a reflection of the popular sentiment as well, as majority views expressed in the representations received by the Committee favoured Vijayawada – Guntur region as the best location for the capital city.

2. Pursuant to identification of the location of the capital city area, the government announced in its address to the state legislature in the first week of September 2014, that the government is deeply committed to ensuring that the process of building the new capital involves the participation of people. And in this context the Cabinet has suggested the use of Land Pooling Schemes to consolidate the land required for the capital. The land pooling scheme will create a win-win situation for the landholders, citizens and government, and as a result the new capital city of the state of Andhra Pradesh can proudly call itself a people’s capital.

3. It is proposed by the government that the modalities of land pooling system would be worked out by a cabinet sub-committee consisting of 4 Ministers after undertaking extensive visits to the villages of the proposed capital city area and conducting consultations with the farmers. Accordingly, the cabinet sub-committee extensively toured the villages and interacted with farmers, farmer representative groups, village elders and sought their inputs for devising the land pooling policy with majority acceptance.

4. On 27th September, 2014, a workshop which was attended by over 30 senior officials across the country, was organized on “Alternative approaches to Land Procurement and Value Capture for the Capital City of Andhra Pradesh” at ASCI, Hyderabad with a view to discussing and sharing relevant approaches and good practices from Indian cities on land pooling to draw lessons for devising the land pooling scheme for the proposed new capital city of Andhra Pradesh at Vijayawada. The experiences pertaining to town planning schemes in Gujarat, land procurement in Chattisgarh for its new capital city, land pooling scheme of Greater Mohali Area Development Authority, land pooling experiences of Mumbai and MMRDA were extensively deliberated. This was followed
by detailed discussions on fast tracking land procurement for the new capital city with a focus on land pooling scheme.

5. With inputs from the cabinet sub-committee, representations from individual farmers, groups of farmers, village elders, learnings and recommendations from the above referred workshop, on December 7, 2014 the government has announced the Land Pooling Policy consisting of a package which will take care of long term interests of farmers and other stakeholders. The details of the package are outlined in the subsequent sections.

6. On 30th December 2014, the APCRDA Act was enacted and the Land Pooling Scheme (Formulation & Implementation) Rules were notified. The land pooling scheme came into existence from January 01, 2015 and in a span of 60 days, agreements covering an extent of over 30000 acres were received from over 25000 farmers which has never been accomplished anywhere in the world.

7. On February 26, 2015, taking into consideration, the representations given by the farmers from the Riverfront villages (Jareebu lands) and after multiple discussions with capital city farmers, the government has enhanced the package for the land pooling scheme. The enhanced scheme would enable the farmers of Jareebu lands to receive 450 sq. yds. of commercial plot instead of an earlier offer of 300 sq.yds.

8. On April 25, 2016, the government has announced an additional 50 sq.yds. of land towards compensation to LPS farmers covered under the dryland package. This enhancement was carried out after having consulted the farmers taking into account various representations made by them.

9. Consultations and interactions with the farmers, therefore, predominantly influenced the announcement of the LPS package in December 2014, enhancements to package during February 2015 and April 2016.

10. As outlined in the following sections, a strong implementation framework, grievance Redressal mechanism, timely disbursement of benefits have all contributed in ensuring LPS a major success. The returnable plots as per the plot allotment policy, a transparent plot allotment process through lottery, over 4000 options to opt for returnable plot, a well-conceived LPS returnable layout have further contributed to the confidence of the LPS farmers and enabled obtaining consent of the farmers at every stage LPS process.

11. APCRDA constituted under APCRDA Act 2014 which came into existence on 1st January 2015 was in its infancy during the massive exercise of land pooling schemes’ crucial stage of obtaining consent. All the functionaries mobilized for the LPS have focused on building awareness, conduct consultation workshops, and undertake various statutory processes. During these initial days, implementation took centre stage over documentation of the process, because of which, very little process documentation could be made. The above referred developments and process during initial days has been compiled from various media articles, government orders of that time.

B. LPS stages
12. Land Pooling scheme is a voluntary scheme with returnable land and other benefits. The land parcels owned by individuals are group of owners legally consolidated and transfer the ownership to the Authority which later transfers the ownership of a part of the developed plots back to the landowner along with other benefits.

13. The Land Pooling Scheme is implemented in a systematic manner. Public consultations or ‘Grama Sabha’ were held in villages to make people aware about the Land Pooling Scheme, Delineation of village boundaries and Capital City Master plan process. Voluntary Development Agreements were signed between Competent Authorities and Landowners coming forward to join the LPS. The implementation consists of two parts:

   a. Extending returnable plots and other benefits

   b. Implementation of the development plan and registration of plots with transferable rights.

14. **LPS Notification:** By means of Government Order, Municipal Administration and Urban Development Department, has appointed local Competent Authorities in the envisaged Capital City Area of 217 sq.km comprising 24 Revenue Villages (covering 29 habitations) and part of Tadepalli Municipality has been notified for LPS, expressing the Government’s intent to begin the development of the New Capital City.

15. **Demarcation of Existing Village Sites / Habitations:** Keeping in mind, the concerns of people in the existing villages and considering the complete resettlement of existing villages would be challenging and difficult, the existing village settlements are exempted from Land Pooling, thus avoiding physical displacement. Public consultations or ‘Grama Sabha’ were held in villages to make people aware about the Capital City Master plan process, Land Pooling Scheme and Delineation of village boundaries. Voluntary Development Agreements were signed between Competent Authorities and Landowners coming forward to join the LPS.

16. **LPS Consent, Agreement and Plot Options:**

   - Of the 26 LPS units, each LPS unit consists of one Special Deputy Collector and one Tahsildar with supporting staff. The LPS unit staff assists the landowners in preparation of revenue records, maps, and agreements with Authority, concluding the required plot counts.
   - Declaration of intention to undertake LPS
   - Declaration of final area for LPS in Form 9.5
   - Landowner after finalizing objection in Form 9.2 participates in LPS in Form 9.3 and enters agreement of development with APCRDA in Form 9.14 to enable the Authority to proceed further for planning, allotment and development of LPS layouts.
o Land owners are given 498 varieties of residential categories, 493 varieties of commercial categories - 991 varieties of category options for selection of the size of the plot required
o The plot codes are opted by the land owners in Form 9.18
o The Competent Authority checks the options given by the landowner with the revenue records and forwards the data of the required plots and category to the - Estates and Planning departments of CRDA. Ownership information is kept confidential. Size, category of the plot and number of plots to be planned are only shared.

17. **Mapping**: *Map x (x represents village name)*

- *Map x* shows the tentative location of the allocation of the returnable residential and commercial plots.
- *Map x* is displayed, explained and discussed with the landowners to create more awareness.

18. **The farmers’/ land owners’ demands on LPS layouts**: During the extensive public consultations and awareness sessions held, it is observed that the farmers/landowners have raised the following demands.

- Different parcel of lands in the same village should be given returnable plots together, within the same village or nearby villages.
- Choice to choose different sizes of plots.
- Jareebu returnable plots within jareebu lands.
- Plots should orient to true North.
- Bigger plots should be on bigger roads.
- No road hits to the residential plots (Vasthu Compliant).
- No chamfers to the plots and the plots should be rectangular.
- Plot allotment by category wise (size) through lottery.
- The farmer should get his entire same category (size) of plots side by side to live with family member together.

19. **LPS Plot allotment policy, Options to farmers**:

- Accordingly plot allotment policy is approved by the Govt. vide: G.O. M.S.NO:207 Dt 08-08-2016.
• As per the farmers' views/demands, returnable plots are divided as jareebu and dry and proposed within the same village boundary to the extent possible.
• Draft LPS layout is prepared taking these inputs from farmers within the framework of the planning principles.
• The plot allotment policy brochure in Telugu is made available to the landowners for better information.
• A farmer can choose the plots on his own or can join with his family members or friends and can choose joint allotment of plots.
• Farmers were also given the option to choose some plots on their own and some joining with others.
• Farmers can also choose residential plots on their own and can join with others for the commercial plots.
• Totally around 5000 options with all combinations are received from farmers.
• For the balance area, the farmers can request undivided shares in an earmarked standard plot identified by CRDA or bonds having transferable development rights (TDR Bonds).

20. **LPS layout preparation**
• Accordingly, Draft Layouts were prepared and notified for each village in Form 9.20 uploaded in APCRDA website, notified in the district gazette and given 30 days time for filing objections/suggestions.
• After compiling the received objections/suggestions by the Competent Authority, several consultation meetings were held both at villages and in APCRDA office.
• Accordingly, Final LPS Layout was prepared and notified for each village in Form 9.22, the final layout maps are displayed at the village panchayat office, uploaded in APCRDA website, notified in the district gazette.
• The lottery date was announced after few days and the returnable plots were allotted to the landowners through lottery.

21. **LPS Lottery process:** Lottery is the most important milestone in the entire LPS process, as the farmer will get the returnable residential/commercial plot allotted through this process. A detailed account of LPS lottery process is presented in Annexure – 9.

22. **LPS Layout Peg Marking**
• The returnable plots to the landowners are marked on land by using a DGPS machine (Differential Global Positioning System) and pegs are marked on the boundaries.
• Digital coordinates are included in the ownership details, making it easy for digital cadaster.
• Awareness sessions are conducted with respective returnable plot owners, village-wise before proceeding for peg marking.
23. Allotment, LPOC and Plot Registrations:
- As per Section 57(4) of the APCRDA Act 2014, the land pooling ownership certificate (LPOC) shall be the conclusive evidence of the title of the property in respect of the reconstituted plot / land and shall be eligible for transfer of rights of the property in accordance with the provisions of the Registrations Act 1908.
- Government of Andhra Pradesh (GoAP) bears all the costs incurred for registration of farmer’s land to CRDA as well as registration of returnable plots to farmers by CRDA.
- Government also bears the cost of registration if the allottee one time registers the plot to his own family member (i.e. spouse or children)
- CRDA has opened help desk/ facilitation center in the Sub Registrar’s office to ease the registration process for the farmer/landowner.
- Registration documents are prepared by Competent Authorities to reduce the burden on farmers/landowners and fasten the registration process.
- Each registration document is provided with the following for clear understanding.
  - Plot dimensions derived from DGPS measurements.
  - Cadastral correlation for enabling encumbrances verification (EC)
  - Site plan, Block plan, Colony plan explaining physical features

24. Infrastructure in LPS layouts: The Government has prepared plans to develop world-class infrastructure for the Land Pooling Scheme layouts, the detailed designs of which have been finalized. Developing LPS infra is a commitment as part of LPS process under the Act.

25. Reservation: Lands pooled under LPS will include: reservation of land up to 50% inclusive of 5% affordable housing towards amenities and facilities to be maintainable by Authority. Balance land after allotment of developed plots to landowner’s vests in the Authority in lieu of cost of development.

C. Process of consultations, grievances, objections and suggestions

26. A strong consultations, grievances, objections and suggestions process is put in place to ensure that the LPS farmers are continuously attended to for resolving various issues around LPS. Over 17,000 objections on 9.2 of LPS were received from farmers out of which 7,859 were resolved by the Competent Authority, i.e., the Commissioner, APCRDA and 9,237 objections were rejected on merits. On these rejections, 1052 appeals have been received which are under process by a team comprising of village committee, Competent Authority for resolution. An abstract of village-wise objections received is accessible in the project files.
### Annexure 3 - Entitlement Matrix for Different Impact Categories

#### A. Land Pooling Scheme: Returnable Plots and Annuity

<table>
<thead>
<tr>
<th>Land Categories</th>
<th>Dry lands</th>
<th>Jareebu lands/Semi-urban</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Commercial</td>
</tr>
<tr>
<td>A) Private lands</td>
<td>1000</td>
<td>250</td>
</tr>
<tr>
<td>B) Assigned lands</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ex-Serviceman / Political Sufferer</td>
<td>1000</td>
<td>250</td>
</tr>
<tr>
<td>Assignments before June 18, 1954</td>
<td>1000</td>
<td>250</td>
</tr>
<tr>
<td>Assignments After June 18, -1954</td>
<td>800</td>
<td>100</td>
</tr>
<tr>
<td>Resumed lands – eligible Sivoijamadar occupation **</td>
<td>500</td>
<td>50</td>
</tr>
<tr>
<td>Un-Objection able Gouvernement lands – Eligible Sivoijamadar **</td>
<td>500</td>
<td>50</td>
</tr>
<tr>
<td>Objection able Govt. lands – Eligible Sivoijamadar **</td>
<td>250</td>
<td>0</td>
</tr>
<tr>
<td>C) Yearly payment of annuity to all land owners losing land*</td>
<td>INR.30,000/acre</td>
<td></td>
</tr>
<tr>
<td>D) Yearly increase</td>
<td>INR.3000/acre</td>
<td></td>
</tr>
<tr>
<td>E) One-time additional payment for gardens (INR)</td>
<td>100000</td>
<td></td>
</tr>
<tr>
<td>(d) Agricultural labourer/ Agricultural Tenants (residing in LPS villages as on December 08, 2014)</td>
<td>Rs.2,500 /Per month/10 years (yearly adjustment for inflation is under consideration)</td>
<td></td>
</tr>
</tbody>
</table>

*In case of those losing less than one acre of land will receive the annuity equivalent to one acre.

** These three categories of people are paid monthly pensions instead of annuity.

### Other Benefits

In addition to above entitlements, the farmers who have joined or those registered for pensions can access to the following additional benefits.

- **Loan Waiver:** One-time agricultural loan waiver of up to INR. 1, 50,000 is available to all farmers who have outstanding agricultural loans.
- **Loans for self-employment:** Interest free loan of up to INR. 25, 00,000 is available to all poor families for setting up any self-employment avengers (below Rs. 60,000 and 75,000 annual income in rural or urban areas respectively).
- **Education and Health:** Free education and health facilities are available to all those residing as on 8th December, 2014.
d) Old age homes will be established to take care of aged of above 65 years;

e) Subsidized canteens: To provide food at very subsidized rates

f) Wage Employment. Social Development wing is exploring possibilities to engage the farmers under LPS throughout 365 days a year per family under MGNREGA unlike the actual 100 working days per year.

g) **Establishment of skill development institution** to provide training with stipend to enhance the skills of cultivating tenants, agricultural labourers and other needy persons.
### B. Compensation and R&R Assistance under Land Acquisition Act

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Impact Category</th>
<th>Eligibility</th>
<th>Entitlement</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Loss of land</td>
<td>Patta / Temple Land / Assigned/residential/commercial/industrial Land in Rural and Urban areas</td>
<td>Higher of basic value or three year average sale price calculating on higher 50% transactions. Add value of multiplier (1.0 times in urban area or 1.25 times in rural areas) Add Estimated value of structures (value of assets without depreciation under consideration) and trees Add Solatium 100% on final compensation amount Add 12% additional market value from preliminary notification to award.</td>
<td>Steps would be taken to update basic values prior to first notification and adopt updated values prior to passing award.</td>
</tr>
<tr>
<td>b)</td>
<td>Loss of Trees / Topes</td>
<td>Affected area</td>
<td>Estimated value as per Horticulture / Forest Department plus 100% solatium.</td>
<td>GoAP rates will be adopted as on cut-off date.</td>
</tr>
<tr>
<td>c)</td>
<td>Resident House owner irrespective of legal status</td>
<td>Displacement in Rural area</td>
<td>Constructed house not less than IAY specifications or equivalent cost if opted by displaced family.</td>
<td>Prevailing Unit values as per AP Housing Department Transportation cost of Rs.50, 000/- for DPs. Subsistence grant 12 months × Rs.3,000/- One time Resettlement grant of Rs. 50,000. This assistance and alternative house under affordable housing as per GoAP norms would be available.</td>
</tr>
<tr>
<td></td>
<td>Displacement in Urban area</td>
<td></td>
<td>House with not less than 50 Sq.Mts in plinth area or not less</td>
<td></td>
</tr>
</tbody>
</table>
### Amaravati Sustainable Capital City Development Project

#### Resettlement Policy Framework

<table>
<thead>
<tr>
<th>Description</th>
<th>Condition/Details</th>
<th>Benefits</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amaravati Susta (in) able Capital City Development Project</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Resettlement Policy Framework</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Affected family without homestead land residing in the area as on the date</strong></td>
<td>more than Rs. 1.50 Lakhs if opted by displaced family.</td>
<td>Constructed house with not less than IAY specifications</td>
<td>Prevailing Unit values as per AP Housing Department</td>
</tr>
<tr>
<td>of census survey.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Advanced Materials</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>d) Cattle shed / Petty shop</strong></td>
<td>Shifting from affected area to rehabilitation center</td>
<td>reconstruction grant</td>
<td>Rs. 25000/-</td>
</tr>
<tr>
<td><strong>e) Artisan / Small trader / Self employed</strong></td>
<td>Non-agri/ commercial / industrial / institutional structure in affected area.</td>
<td>Financial assistance.</td>
<td>Rs. 25,000/-</td>
</tr>
<tr>
<td><strong>f) All Affected families / tenants irrespective of legal status</strong></td>
<td>Loss of livelihood</td>
<td>One time resettlement grant / annuity</td>
<td>Rs. 5,00,000 or Rs. 2,000 X 12 M X 20 Y</td>
</tr>
<tr>
<td><strong>g) Crop</strong></td>
<td>Crop Cut down during survey</td>
<td>Damages</td>
<td>Gross income calculated on average yield multiplied by minimum support price. Net crop loss shall be 50% of the gross income.</td>
</tr>
<tr>
<td><strong>Standing Crop</strong></td>
<td>Standing crop allowed. Damages if required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>h) Unidentified impacts</strong></td>
<td></td>
<td></td>
<td>R&amp;R assistance as per the principles of this RPF</td>
</tr>
</tbody>
</table>

#### Other Benefits

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a) Transportation cost for displaced family</strong></td>
<td>Rs. 50,000/-</td>
<td></td>
</tr>
<tr>
<td><strong>b) Re-construction of cattle shed / petty shop</strong></td>
<td>Rs. 25,000/-</td>
<td></td>
</tr>
<tr>
<td><strong>c) Resettlement Grant</strong></td>
<td>Rs. 50,000</td>
<td></td>
</tr>
<tr>
<td><strong>d) One time grant for artisan / small traders / certain others</strong></td>
<td>Rs. 25,000/-</td>
<td></td>
</tr>
<tr>
<td><strong>e) Subsistence allowance to artisan / small traders</strong></td>
<td>Rs. 2,500/- per month for a period of 10 years if not receiving pension under LPS.</td>
<td></td>
</tr>
<tr>
<td><strong>f) Subsistence Allowance @ Rs. 3000 / per month</strong></td>
<td>Rs. 36,000/-</td>
<td></td>
</tr>
<tr>
<td><strong>g) Construction Time</strong></td>
<td>12 months from allotment of developed plot or Transit accommodation in consultation with the PAP.</td>
<td></td>
</tr>
</tbody>
</table>
### C. Negotiated Settlement Policy

<table>
<thead>
<tr>
<th>SL No</th>
<th>Property Type</th>
<th>Description</th>
<th>Proposed Compensation</th>
</tr>
</thead>
</table>
| 1     | Residential use in R1 Zone | House / Residential Plot Excluding Common area | (1) Two times of compensation of the structure value.  
(2) Nearest standard plot in RH colony equal to plinth area of structure / house site with annexure-II of zoning regulations (ref. CRDA website) |
| 2     | Non Agriculture /other use in R1 Zone | As is land use i.e., barons, hayricks etc., | (1) Two times of compensation of 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) Two time of the structure value.  
(2) Nearest standard plot 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) Two times of the structure value.  
(2) Allotment of residential entitled standard plot subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations. |
| 5     | Displaced families living on Government lands | | (1) Constructed house with IAY specifications  
(2) Transitional and shifting allowance. |
| 6     | Tenants | | (1) House-less tenant will be provided IAY housing  
(2) Transitional and shifting allowance to all tenants. |
| 7     | Unidentified impacts | R&R assistance as per the principles of this RPF | |

#### Other Benefits

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Description</th>
<th>Cost/ Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Housing Unit for Residential House.</td>
<td>Construction Grant as per GoAP norms or Housing Department norms as applicable</td>
</tr>
<tr>
<td>b)</td>
<td>Transportation cost for displaced family</td>
<td>Rs. 50,000/-</td>
</tr>
<tr>
<td>c)</td>
<td>Re-construction of cattle shed / petty shop</td>
<td>Rs. 25,000/-</td>
</tr>
<tr>
<td>d)</td>
<td>Resettlement Grant</td>
<td>Rs. 50,000</td>
</tr>
<tr>
<td>e)</td>
<td>One time grant for artisan / small traders / certain others</td>
<td>Rs. 25,000/-</td>
</tr>
<tr>
<td>f)</td>
<td>Subsistence allowance to artisan / small traders</td>
<td>Rs. 2,500/- per month for a period of 10 years if not receiving pension under LPS.</td>
</tr>
<tr>
<td>g)</td>
<td>Subsistence Allowance @ Rs. 3000 /per month</td>
<td>Rs. 36,000 (Under consideration)</td>
</tr>
<tr>
<td>h)</td>
<td>Construction Time</td>
<td>6 months from allotment of developed plot or Transit accommodation in consultation with the PAP.</td>
</tr>
</tbody>
</table>

Note: The entitlements mentioned in Annexure B and C herein are as per LAR&R Act 2013 w.e.f.1.1.2014 and negotiated settlement policy w.e.f. 19-4-2017. The unit costs would be updated as specified and would be reflected in the RAPs.
Annexure 4 - List of Relevant LPS GOs

These GOs can be accessed online at www.aponline.gov.in

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>G.O.No.</th>
<th>Subject</th>
<th>Issued by Department</th>
<th>Date of issue of G.O.</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>G.O.Rt.No.72</td>
<td>MA&amp; UD Department – Capital City Development &amp; Management Corporation – Appointment of Chairman &amp; Managing Director and certain Board of Directors - Modification - Orders – Issued</td>
<td>Municipal Administration And Urban Development (CRDA2) Department</td>
<td>19-02-2016</td>
</tr>
<tr>
<td>8</td>
<td>G.O.Ms.No.493</td>
<td>Registration and Stamps Department- Indian Stamp Act, 1899-Reduction of Stamp Duty under section 9 of the Indian Stamp Act, 1899 payable on</td>
<td>Revenue (Registration. I) Department</td>
<td>31-12-2015</td>
</tr>
<tr>
<td>No.</td>
<td>G.O. No.</td>
<td>Ministry/Department</td>
<td>Document Title</td>
<td>Details</td>
</tr>
<tr>
<td>-----</td>
<td>----------</td>
<td>---------------------</td>
<td>----------------</td>
<td>---------</td>
</tr>
<tr>
<td>10</td>
<td>G.O. Ms.No.30</td>
<td>Municipal Administration And Urban Development (CRDA2) Department</td>
<td>Registration &amp; Stamps Department – Registration Act, 1908–Section 78–Table of Fees– Exemption of Registration Fee on instruments executed by or on behalf of or in favour of the Authority under the Andhra Pradesh Capital Region Development Authority Act, 2014 (Act 11 of 2014)- Amendment – Orders – Issued.</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>G.O. Ms.No.52</td>
<td>Municipal Administration &amp; Urban Development (CRDA.2) Department</td>
<td>Health, Medical and Family Welfare – Free Medical Facilities to the residents of the Amaravati Capital City who are residing as on 08.12.2014 – Implementation of free health facilities – Orders - Issued.</td>
<td></td>
</tr>
</tbody>
</table>
Annexure 5 - Detailed steps in Implementation Process of Land Pooling Scheme

<table>
<thead>
<tr>
<th>Item</th>
<th>Rule</th>
<th>Form No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notifications of declaration of intention to undertake “Land Pooling Scheme” (Publication in GP/ Locality / News Papers / Gazette / Website)</td>
<td>6(2)</td>
<td>9.1</td>
</tr>
<tr>
<td>Conduct of stake holders consultations to explain the details of Land Pooling Scheme.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inviting objections and suggestions / enquiry and publication of final area for Land Pooling Scheme.</td>
<td>6(2)(i)</td>
<td>9.2</td>
</tr>
<tr>
<td>Disposal of Objections and Suggestions with the approval of Commissioner / Appellate Authority.</td>
<td>7(1)</td>
<td>9.4</td>
</tr>
<tr>
<td>Notification of finalized area for preparation of Development Scheme (Publication in GP/ Locality / News Papers / Gazette / Website).</td>
<td>7(2)</td>
<td>9.5</td>
</tr>
<tr>
<td>Inviting participation of landowners in proposed LPS by receiving irrevocable consent applications.</td>
<td>6(2)(ii)</td>
<td>9.3</td>
</tr>
<tr>
<td>Official Receipt of application with documents</td>
<td>8(2)</td>
<td>9.7</td>
</tr>
<tr>
<td>Individual Notices of enquiry and production of records for verification of ownership</td>
<td>8(1)</td>
<td>9.6</td>
</tr>
<tr>
<td>Publication of list of claims of landowners after verification inviting objections if any</td>
<td>8(3)</td>
<td>9.8</td>
</tr>
<tr>
<td>Verification to be caused by District Collector for certain categories of lands like Assignments / Classification of lands</td>
<td>8(4)</td>
<td>9.9</td>
</tr>
<tr>
<td>Orders confirming Landownership by Competent Authority</td>
<td>8(5)</td>
<td>9.10</td>
</tr>
<tr>
<td>Any person may contest the decision in competent Civil Court</td>
<td>Section 50 APCRDA Act,2014</td>
<td></td>
</tr>
<tr>
<td>Development Agreement cum Irrevocable General Power of Attorney between landowner and APCRDA</td>
<td>8(8)</td>
<td>9.14</td>
</tr>
</tbody>
</table>

Development Scheme Process

<table>
<thead>
<tr>
<th>Item</th>
<th>Rule</th>
<th>Form No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conduct of Survey</td>
<td>9(2)(e)</td>
<td>9.15, 9.16</td>
</tr>
<tr>
<td>Certification of area statement / final base map and preparation of list of landowners.</td>
<td>9(3)</td>
<td>9.17</td>
</tr>
<tr>
<td>Application for Joint allotment of final plots</td>
<td>9(6)(i)</td>
<td>9.18</td>
</tr>
<tr>
<td>Statement of consultations made u/s 56 read with section 44</td>
<td>9(7)</td>
<td>9.19</td>
</tr>
<tr>
<td>Notification of Draft Land Pooling Development Scheme calling for objections and suggestions within 30</td>
<td>10(1)</td>
<td>9.20</td>
</tr>
<tr>
<td>Event</td>
<td>Days/Publication</td>
<td>Reference</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Days (Publication in GP/ Locality / News Papers / Gazette / Website)</td>
<td>53</td>
<td></td>
</tr>
<tr>
<td>Form of Objections / Suggestions</td>
<td>10(2)</td>
<td>9.21</td>
</tr>
<tr>
<td>Notification of Final Land Pooling Development Scheme (Publication in GP/ Locality / News Papers / Gazette / Website)</td>
<td>10(4)</td>
<td>9.22</td>
</tr>
<tr>
<td>Taking procession of land from landowners</td>
<td>10(4)</td>
<td>9.23</td>
</tr>
<tr>
<td>Conduct of lottery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Giving Provisional Allotment Certificate on the Spot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Pooling Ownership Certificate with transferrable rights</td>
<td>11(4)</td>
<td>9.24</td>
</tr>
<tr>
<td>Details of LPOCs and land contributed by Landowners for availability on website</td>
<td>11(6)</td>
<td>9.25</td>
</tr>
<tr>
<td>Registration of LPOC</td>
<td>11(4)</td>
<td></td>
</tr>
<tr>
<td>Handing over of physical possession of reconstituted plots</td>
<td>12(4)</td>
<td>9.28</td>
</tr>
<tr>
<td>Publication of reconstituted plots after carrying out mutations in land records.</td>
<td>13(2)</td>
<td>9.30</td>
</tr>
</tbody>
</table>

**NB:** - All the Land Pooling Scheme is being implemented in Online System.

The above Rules can be accessed at [http://www.crda.ap.gov.in/APCRDADOS/GOSACTSRULES/Rules/01~15701012015MAUD_MS1.PDF](http://www.crda.ap.gov.in/APCRDADOS/GOSACTSRULES/Rules/01~15701012015MAUD_MS1.PDF)
Annexure 6 - Detailed Steps in Implementation Process of Land Acquisition

a) Consultation with Grama Panchayat to fix date, time for conduct of Grama Sabha to explain intention of the Government and need for conduct of SIA.
b) Publication of SIA Notification in GP/Locality/News Papers / Gazette / Website
c) SIA Team Selection by Commissioner, R&R in consultation with District Collector.
d) EPTRI, Hyderabad, Gachchibowli was selected by Commissioner, R&R as an Independent Agency for conduct of SIA
f) Publication of Final SIA and Minutes of the Public Hearing in GP/Locality/ Website.
g) Expert Committee appointed by appropriate Government / District Collector
h) Publication of Expert Opinion / Recommendations in GP / Locality / Website.
i) Publication of Decision of appropriate Government / District Collector after examining SIA report, Minutes of the Public Hearing, Expert Opinion, LAO report, in G.P / Locality / Website
j) Notification u/s 11(1) by District Collector authorizing the Land Acquisition Officer for acquiring the lands.
k) Publication in G.P / Locality / News Papers / Gazette / Website.
l) Conduct of Grama Sabha u/s 11(2) explaining the contents of the notification, provision for filing objections within 60 days duly fixing the hearing date and information to landowners regarding conduct of preliminary survey requesting them to be present in conduct of survey and informing the prohibitive clause imposed on alienation of lands covered by notification.
m) Notice calling for objections on the preliminary notification on the area and suitability of land proposed to be acquired, justification offered for public purpose, the findings of the Social Impact Assessment report.
n) 60 days for filing objections and on enquiry by Land Acquisition officer, District Collector to take decision.
o) Appointment of Joint Collector as Project Administrator.
p) Conduct of Socio Economic Survey to identify the affected families having lands and immovable properties, identifying livelihood losers dependent on the lands being acquired. Ex: Tenants, Agriculture labour etc.,
q) To enumerate the amenities and infra structural facilities which are affected are like to be affected due to acquisition and details of common property resources etc
r) Preparation of draft R&R Scheme by the Project Administrator in consultation with the affected families and place it before Gram panchayat for conduct of Public Hearing.
s) The draft R&R Scheme and a specific report on the claims and objections raised in the public hearing to be place before project level R&R Committee to be reviewed by the District Collector and shall be submitted to the Commissioner, R&R for approval of the Scheme duly incorporation the suggestions and views of the Project level R&R Committee.

t) The Commissioner, R&R shall approve the R&R Scheme and cause publication in GP / Locality and website.

u) The District Collector to make publication of declaration along with summery of R&R Scheme and declaration of an area identified as the resettlement area in cases of displacement of affected families

v) Publication in GP / Locality / Gazette / News Papers / Website

w) Award Enquiry notices to be issued, conduct enquiry into the ownership, apportionment and interests if any and into the R&R entitlements.

x) Draft Award of LA and R&R shall be approved by District Collector and Project Administrator.

y) LAO to pronounce LA R&R Award and also shall pass individual LA Awards and individual Compensation Awards.

z) Compensation, R&R cash benefits shall be paid before taking lands and rehabilitation measures to be completed before displacement of PDF.

• **Dissatisfied with the Market Value** fixed by Land Acquisition Officer, the Interested person may make an application for Negotiations before the District Collector and on merits the District Collector may propose a consent value for which the State Level Committee may approve before (vide G.O.Rt.No. 492, Revenue (LA) Department dated: 25-04-2016)

• **Dissatisfied with the Award made**, any Awardee / interested party having claim on compensation /R&R Entitlement may approach LA R&R Authority and make a reference under section 64 of the LA R&R Act, 2013. The LA R&R Authority was constituted vide G.O.Ms.No.91, Revenue (Land Acquisition) Department, dt. 03-03-2017.

The Road projects are part of construction of Capital City Development Project with the assistance of World Bank. The State Government has authorized the APCRDA to undertake construction of Capital City Development Project through Land Pooling Scheme. The AP Capital City LPS (F&I) Rules 2015 were framed for implementation of the provisions under APCRDA Act 2014. The Land Pooling Scheme is a state policy and the land owners are at liberty to opt the state policy as was mentioned under Section 108 of LAR&R Act 2013. The APCRDA for purpose of construction of Capital City Development Project which is for a public purpose may request the government to acquire lands under LAR&R Act 2013 as provided under Section 126 of the LAR&R Act and such lands may be included while preparing the draft Land Pooling Scheme under Rule 9 of the AP Capital City LPS Rules 2015. In order to make the residents of the Capital City area as part of Capital City the government has taken the responsibility of demarcating the villages / habitations and also provided village planning zone in addition to the village settlement zone. But the road projects passing through the village planning zone are being procured under Negotiated Settlement Policy as contemplated under Section 124 of APCRDA Act 2014 in order to gain implementation time. Hence, all the processes under LPS / LAR&R Act / Negotiated Settlement Policy would be adopted suitably. A comparative statement between LPS / LARR / Negotiated Settlement / World Bank’s OP 4.12 is given under:

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<tr>
<td>1</td>
<td>Avoidance / mitigation of impacts</td>
<td>Involuntary resettlement should be avoided or minimized by exploring all viable alternative project designs or where not feasible to avoid impacts, resettlement activities will be conceived and devised as sustainable development programs.</td>
<td>Minimum area required for the project; will be acquired and unutilized land within 5 years will be returned. In addition, ensure minimum displacement of people and irrigated multi-cropped lands to be acquired under exceptional circumstances (LARR Act, 2013)</td>
<td>The World Bank policy and National law on land acquisition are similar. RPF mentions that only those lands required for the project will be separated for lands acquired/pooled for Capital City development Project. Minimization of displacements will be explored at the time of preparation of RAPs.</td>
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<td>2</td>
<td>Compensation at replacement cost for land and assets</td>
<td>Replacement cost is the method of valuation of assets that determines the amount sufficient to replace the lost assets, Depreciation of assets and structures and cost of salvaged materials will not be taken into account while estimating compensation. Cost of registration and transfer</td>
<td>In case of LPS, there is provision for developed returnable plot (residential and commercial) and 10 year annuity. In case of land acquisition, the compensation will be paid at basic value or average sale price multiplied by factor</td>
<td>1. Developed returnable lands up to 27% and annuity for 10 years and meeting of registration fee by CRDA and exemption of long term capital gain tax under LPS will be considered to meet the replacement cost of lost assets. 2. Land to land and payment of two times of the cost of the structure and exemption of</td>
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<td></td>
<td>taxes will be reimbursed.</td>
<td>1.25 in rural area and 100% solatium. In case of compensation for assets and structures, depreciation will be accounted based on age and salvage is not permitted.</td>
<td>capital gain tax will be considered to meet the replacement cost under Negotiated settlement policy. The Negotiated Settlement policy is optional and the interested person may opt Negotiated Settlement Policy or LAR&amp;R Act duly assessing the benefits.</td>
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<td>3. Compensation will be as highest of (a) the market value as per Indian Stamp Act, 1899; or (b) average sale price of highest 50% of similar transactions in the last 3 years prior to the 11(I) Notification. All necessary steps would be taken to revise and update the market value of the land before initiation of any land acquisition proceedings. This amount or average sale price whichever is high factored by 1.25 in rural area and 100% solatium and lump sum livelihood assistance or annuity for 20 years and exemption of income tax will be considered to meet replacement cost of lost assets in case of land acquisition.</td>
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<td></td>
<td>Displaced persons shall be assisted in their efforts to improve their livelihoods and standards of living or at least restore them in real terms to pre-displacement levels or prior to commencement of project implementation whichever higher.</td>
<td>The compensation levels and R&amp;R support in LARR Act, 2013 as well as Negotiated policy for acquisition of land in village areas and returnable plots, annuity, pension for dependents and access to social development schemes are intended to livelihood improvements. Post Implementation audit is also required under LARR Act, 2013.</td>
<td>The proposed compensation under LARR Act, 2013, and support under LPS will provide assistance to PAPs in their efforts to improve their living standards. RPF includes / provides scope for collecting baseline socio-economic status of affected people and to measure the changes in living standards. As needed additional measures will be proposed to improve the living standards of the affected and displaced families under central / state development schemes to be implemented by line departments.</td>
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<td></td>
<td>Date of census is considered as cut off for eligibility of compensation and assistance.</td>
<td>Under LARR Act, date of first land acquisition notification will be treated for land owners as cut off and</td>
<td>The cut-off date for title holders / non-title holders on patta lands is the date of preliminary notification under LARR Act and in case</td>
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<td></td>
<td>Cut-off date for eligibility</td>
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3. **Improvement in livelihoods and living standards**

Displaced persons shall be assisted in their efforts to improve their livelihoods and standards of living or at least restore them in real terms to pre-displacement levels or prior to commencement of project implementation whichever higher.

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4. **Cut-off date for eligibility**

Date of census is considered as cut off for eligibility of compensation and assistance.

Under LARR Act, date of first land acquisition notification will be treated for land owners as cut off and

The cut-off date for title holders / non-title holders on patta lands is the date of preliminary notification under LARR Act and in case
<table>
<thead>
<tr>
<th></th>
<th>Treatment of those who do not have legal right to land</th>
<th>Options / choice to resettlement</th>
<th>Attention to vulnerable groups among affected people</th>
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<tr>
<td>5</td>
<td>One of the eligible criteria to provide resettlement assistance includes those who do not have recognizable legal right or claim to the land that they occupy.</td>
<td>Resumption of assigned lands on payment of ex-gratia /compensation. 50% of ex-gratia payable to eligible encroachers, while carrying out eviction or limited package offered under LPS.</td>
<td>Widows, divorcees and women deserted by families are considered as separate families under LARR Act, 2013. Support to dependents on private lands is available under LARR Act, 2013 APCRDA Act considered those affected due to pooling Government lands and support has been designed to them such as pension and access to Social Development schemes to agricultural laborers.</td>
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<td>6</td>
<td>Information should be provided to affected people on options related to resettlement Consultations should be held on resettlement options</td>
<td>LARR Act provides options for resettlement (alternative house or cash) or livelihood assistance (Lump sum or annuity/jobs created by the project).</td>
<td>The RPF includes access to social Development schemes under LPS</td>
</tr>
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<td>7</td>
<td>Particular attention should be paid to the needs of vulnerable groups among displaced/affected, especially among those living below poverty line, landless, elders, women, children’s, and those not protected under national land compensation legislation.</td>
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<td>8</td>
<td>Provision for meaningful consultations with affected persons and communities, local authorities and NGOs where appropriate. Resettlement policy Framework/Resettlement Action Plan is required as a measure to identify and</td>
<td>LARR Act 2013 requires that consultations should be held with concerned panchayats for commencement of conduct of SIA – public hearing on SIA, Gram Sabha on PN; public hearing on R&amp;R</td>
<td>RPF includes two stage consultations at the time of carrying out census/socio-economic surveys and at the time of sharing draft RAPs to seek PAPs inputs and comments and provide information.</td>
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<td>Public information will be</td>
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<td>mitigated adverse impacts.</td>
<td>Scheme. Disclosures are required on the SIA and Social Management Plans. Consultations to be held for awareness, ownership enquiry, preparation of layout, conduct of lottery and allotment of plots under LPS.</td>
<td>provided through local newspaper and website publications</td>
</tr>
<tr>
<td>9</td>
<td>Grievance Redressal mechanism</td>
<td>Appropriate and accessible grievance mechanism should be established.</td>
<td>Grievance Redressal cell at village level; Grievance Redressal Cell at Project level; Grievance Redressal Cell at State level are constituted and a separate project level grievance committee will be constituted to deal with issues from PAPs of the project.</td>
</tr>
<tr>
<td>10</td>
<td>Monitoring / evaluation</td>
<td>Borrower is responsible for designing adequate monitoring and evaluation of resettlement implementation that conforms to the Bank policy. The Bank supervises the implementation to determine the compliance with the instrument. Final impact Evaluation is required to assess whether people have improved or restored living standards otherwise propose remedial measures as necessary.</td>
<td>The LARR Act, 2013 provides a State level monitoring committee; R&amp;R Committee at project level to be established for monitoring and implementation. In addition to monitoring arrangements for Capital City development project, a project specific monitoring committee will be constituted to oversee the implementation progress under the project. RPF has a provision to commission independent consultants to undertake concurrent monitoring and there is also a provision for carrying out a final impact evaluation after completion of implementation.</td>
</tr>
<tr>
<td>11</td>
<td>Application of policy to other activities that are related, necessary to realize objectives and implemented contemporaneously, if required</td>
<td>The policy applies to all components of the project regardless of source of financing and also applies to other activities that in the judgment of the Bank are directly related, need for realizing the objectives of the project and carried out contemporaneously</td>
<td>-There is no such provision under the national/state laws. As and when any linked activities are triggered / identified, the same will be discussed.</td>
</tr>
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</table>
Annexure 8 - Summary of Stakeholders Consultation

The draft RPF was disclosed in the APCRDA website and the following written suggestions were received.

Draft Safeguard Documents namely - Strategic Environmental and Social Assessment – Environmental and Social Management Framework (SESA-ESMF), Resettlement Policy Framework (RPF) were prepared and disclosed on 31-12-2016 on the website of CRDA and the general public is notified through public notice. Comments and suggestions on the draft documents were invited.

In response to the invitation to submit feedback online, 5 responses were received, of which 4 responses contained identical content. The key suggestions from these written submissions are as follows:

Suggestions on Draft ESMF:
- Include control measures for construction stage impacts
- Include worker and public safety measures
- Ensure adherence of infrastructure and service delivery to international quality standards
- Ensure sewage treatment so that the existing water bodies are not polluted
- Ensure consultation with community for planning infrastructure (e.g., village level consultation for identification of infrastructure requirements in villages, farmer consultation for flood mitigation works, etc.)
- Ensure monitoring during construction

Suggestions on Draft RPF:
- Fair compensation at market value
- Undervalue of market rates and stamp duty rates in 25 villages of Capital region
- Return of 20% of land in case of land acquired under Land Acquisition Act
- Objection to 1.25 multiple factor for compensation calculation instead of maximum of 2.00 available under new Land Acquisition act
- Legal validity of agreements executed under the LPS
- Time limit for use of lands assembled under LPS
Avoidance of grave yard lands in Gramakantha lands

All these respondents were informed by e-mail about the workshop and were requested to widely circulate information about the workshop among interested stakeholders. Further, a Public Notice (Section 3 i, ii) in both Telugu and English was published well before the workshop date and wide publicity within the capital city was undertaken about the workshop by CRDA.

**Proceedings and Minutes of Stakeholders’ Consultation Workshop**

Minutes of the Stakeholders’ Consultation Workshop on the ‘Strategic Environmental and Social Assessment – Environmental & Social Management Framework (SESA-ESMF) and Resettlement Policy Framework (RPF)’ – Safeguards’ Documents for the World Bank supported Project – Amaravati Sustainable Capital City Development Project (ASCCDP).

**Date: 19th January 2017; Time: 10:45 AM to 2.30 PM**

**Venue: APCRDA Office, Thulluru, Guntur District**

**Participants:**

1. About 150 participants Consisting of
   a. farmers who have - participated in LPS, affected by land acquisition, affected by roads passing through their sites in village sites
   b. landless people who are receiving pensions
   c. main representatives from associations / NGOs -
   i. Rajadhani Youth Organization
   ii. Capital Region Farmers’ Federation
   iii. Amaravati Rajadhani Sameekarana Raithu Samakhya
   d. Public Representatives
   e. Representatives from Print and Electronic Media

The participants included women representatives as well. The people affected by land acquisition, land less laborers, those displaced and women are observed to be a few.

2. Line department officials: About 50
   Competent Authorities from revenue units, Officials of - CRDA, PHED, Irrigation, Urban Development etc.

3. Observers:
   Four E&S specialists from the World Bank and one Senior Social expert from AIIB attended this workshop as observers.
The registration forms of the workshop consisting of name, mobile number and signature of the participants are filed in the Project dossiers and can be accessed by interested stakeholders.

CRDA made a brief power point presentation on the key aspects of ESMF and RPF and informed that this consultation Workshop is for accomplishing wider awareness, share contents of the documents and seek feedback from the participants leading to finalization of the documents and adopting for the Bank supported project - ASCCDP.

B.L. Chennakesava Rao, Director Lands chaired the workshop and introduced the priority projects funded by the Bank. Group Director Environment provided a brief on Safeguards, the greenery development taking place in the capital city and welcomed the participants to share their suggestions on the draft documents. Director Strategy briefed the day’s agenda and gave a presentation on the draft SESA –ESMF. Director Estates briefed the R & R policy, the status of Land pooling so far and also appraised on the status of LA.

The participants were invited to voice their feedback. The participants were provided with colored cards as well to pen down their feedback and submit at the venue.
Public suggestions and feedback:

The following participants voiced their suggestions during the consultation workshop which are summarized below. Detailed speaker wise record of discussions is available with APCRDA project file.


Issue - wise suggestions /feedback and action taken report is provided below:

Land Acquisition and Resettlement related:
1. Independent valuation of assets to be done at market value instead of schedule rates.
2. Minimization of physical displacement –
3. Improved entitlements under the negotiated settlement for physical resettlement including land for land based on equivalent value
4. Peg marking of road alignment in the villages in the priority roads –
5. Attention to vulnerable population such as landless, Schedule castes, etc.
6. Timely payment of pensions and considering annual increase similar to increase in annuity payments –
7. Special attention for issues related to unidentified land in small pieces and survey disputes –.

Construction and Project related:
8. Ensuring good quality of construction under the project through monitoring involving local people and publicly sharing contract details
9. During road construction, display boards to be placed with road construction standards.
10. Standards for road construction must integrate considerations for flood risk and provision for utility ducts
11. Village level awareness campaign to be made about 7 roads where World Bank is giving loans.
12. Ensuring local employment under contractors as well as jobs to educated youth for all works undertaken in capital city
13. Managing impacts due to construction works and vehicle movements
14. Attention to issues associated with outside labour
15. Safety at work places and system for compensation for accidents required and it is to be implemented by incorporating suitable plans in the project implementation guidelines.
16. Construction related environmental management plan to be enforced on the contractor to mitigate pollution.
17. Apex coordination committee to be formed with 50% farmer’s representation along with experts and engineers to streamline and strengthen project execution.
18. In every decision making process, farmer representatives shall be included as special invitees. Information sharing to be strengthened by prior intimation and information to be provided regarding projects on hand and projects coming up
19. Seeking suggestion from Grama sabhas and local institutions
20. Seeking suggestions from villages on flood mitigation since they have first-hand knowledge of the situation related to this aspect.
21. In addition to Kondaveeti Vagu flood mitigation, strengthening of the Krishna River bank is required for flood protection.
22. There is need to widen and strengthen the Bund. The height should be increased 2 meters and the width should be increased 200 meters
23. Dried-up small water tanks which were earlier used for irrigation have impacted recharge of nearby borewells and water availability for livestock
24. Alleged pollution due to Secretariat Complex at Velagapudi
25. All the impact studies have to consider the large sphere rather than the primary or directly affected people

**Land Pooling related**

26. Delivering LPS promises
27. Returnable plot allotment at village level, only after 90% of land is secured
28. Under the Negotiated Settlement Policy, land to double the land shall be considered. 3 times the structure value shall be paid.
29. The construction on the plot shall be allowed without insisting set-backs. Barrens, etc., shall be allowed for construction of Residential houses
30. Separate registration of plots be allowed viz., commercial, residential and different sizes
31. Road hit plots shall be reduced.
32. LPOC shall be issued with Transferrable rights. Registration of plots shall be done
33. Capital gains tax shall be exempted

**Capital City Development:**
34. Prioritization to village infrastructure upgrading and paying attention to sanitation and drainage issues
35. Considering constitution of Farmers integrated monitoring cell to deal with farmer concerns
36. Strengthening implementation of social development schemes such as loans for entrepreneurial development, health and educational schemes
37. Partnership in development of capital city
38. Strengthening skill development programs
39. Legal advice and strengthening grievance process
40. Need for design a policy to engage them in developmental activities
41. Assessing impacts to Tanks
42. Affordable Housing to houseless
43. Plot allotment policy including issue of lands on lease basis instead of free hold
44. Discrepancies in payment of daily wage rates
45. Pollution control measures to be taken up
46. Cattle to be protected. Grazing grounds to be earmarked
47. World Bank loans may be extended for developments taken up by landowners and for providing drinking water facilities.
48. Defecation free village development projects to be taken up and make the villages at par with the Capital City area.
49. Smart village concept to be developed.
50. Medical / Educational facilities shall be extended to the residents living outside the Capital City area for the landowners who have given their lands under Land Pooling Scheme
51. If the government allocates lands at lesser rate to institutions, the value of the plots returned to landowners also becomes less valued. Price protection mechanism to be put in place.
52. Farmers’ welfare complex in an extent of 20 acres to be developed.
53. Behavioral concepts to be propagated to enable high quality of living in the capital city.
54. Youth policy to be announced for Capital City.
55. Interest free loans up to INR 25.00 lakhs announced by government. Implementation guidelines shall be given. The Loan shall be given only to those who have the ability to utilize it to the best
56. There should be coordination among different departments right from the design phase till implementation to ensure the proposed infrastructure is not disturbed on account of other departments works.
57. A mechanism shall be put in place which takes accountability for the current developments and their impacts on the future developments.
Others:
58. Financing from the World Bank should be in the form of Grant rather than Loan.
59. Telugu translation of the documents may be provided.
60. Public consultations to be taken up on broader scale as appropriate

A brief stoppage during workshop deliberations triggered when one of the speaker made certain remarks related to – 1. Land Pooling impacts and 2. World Bank loan conditions. This has resulted in shouting and cornering him by those who have joined the land pooling. The organizers pacified the parties and the speaker could complete his response thereafter.

Closing remarks:
The consultation workshop concluded with the receipt and acknowledgement of the comments and views expressed by the participants.
Further it is informed that feedback can be submitted by way of online transmission, hard copy submission at any of the CRDA offices till 31st Jan 2017.

Next Steps:
Relevant inputs received both through written submissions as well as during the workshop will be addressed and incorporated suitably in the SESA-ESMF and RPF Safeguards’ Documents.
Those issues which are outside the scope of the safeguards documents have been compiled and circulated to the respective authorities for taking necessary further steps.

Photo Report of consultation workshop:

<table>
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<tr>
<th>Image 1</th>
<th>Image 2</th>
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<tbody>
<tr>
<td>Sri Bellamkonda Narasimha Rao submitting his suggestions</td>
<td>Sri Dr. Madala Srinivas addressing the workshop with inputs on behalf of the Farmers’ Federation</td>
</tr>
<tr>
<td>Sri Babu Rao, public representative, sharing comments on the SESA-ESMF &amp; RPF</td>
<td>Landless Pensioner sharing her concerns during consultation workshop</td>
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<tr>
<td>Comments being shared by Sri Seshagiri Rao, Capital Region Farmers Federation, in the Consultation Workshop</td>
<td>Participant sharing his comments during consultation workshop</td>
</tr>
</tbody>
</table>
Sri Dhanekula Rama Rao, sharing comments on the SESA-ESMF & RPF documents

Smt. Padmalatha, sharing comments on the SESA-ESMF & RPF documents

Sri. T. Samba Siva Rao, sharing his comments on the SESA-ESMF and RPF documents during consultation workshop

Sri Harendranath Chaudhary expressing his opinions on the SESA-ESMF and RPF documents during consultation workshop
Sri Lenin, Rajadhani Youth Organization, sharing his comments on the SESA-ESMF and RPF documents during consultation workshop

Sri M. Krishna Rao of Mandadam sharing his feedback
Invitation for attending meeting

Invitation - Telugu Pamphlet:

ప్రస్తుతితీ సాధనాలను మిగిలిన ఆయకిడును కూడా మాత్రమే పరిస్థితి వరదలు

1. అమరావతి సాధనాలు సాగించిన ప్రశ్నాంశాలను - చేసుకోవడం బాధ్యత ప్రయత్నించడానికి
2. ప్రశ్నాంశాలు ప్రశ్నాంశాలు ప్రయత్నించడానికి
3. ప్రశ్నాంశాలు ప్రశ్నాంశాలు ప్రయత్నించడానికి - మధ్యాంశాలు గాను చేసుకోవడానికి
4. ప్రశ్నాంశాలు ప్రశ్నాంశాలు ప్రశ్నాంశాలు ప్రయత్నించడానికి - మధ్యాంశాలు గాను చేసుకోవడానికి యభిచారం మిగిలిన ప్రశ్నాంశాలు ప్రయత్నించడానికి మధ్యాంశాలు, మధ్యాంశాలు మధ్యాంశాలు మధ్యాంశాలు, మధ్యాంశాలు మధ్యాంశాలు ప్రయత్నించడానికి మధ్యాంశాలు.
Amaravati Sustainable Capital City Development Project  
Resettlement Policy Framework

Invitation - English Pamphlet:

ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
LENIN CENTRE, VIJAYAWADA

INVITATION FOR PARTICIPATION IN WORKSHOP ON DRAFT REPORTS:

1. Strategic Environmental & Social Assessment - Environmental and Social Management Framework (SESA-ESMF);
2. Resettlement Policy Framework

Project Objective

World Bank supported "Amaravati Sustainable Capital City Development Project (ASCCDP)" , is aimed at supporting specified components/Sub projects identified by APCRDA / Government of Andhra Pradesh, related to the initial and most critical infrastructure to help develop the city.

The Project Development objective for the proposed ASCCDP - "To build sustainable urban services and capacity of urban institutions for the development of Amaravati Capital City" - reflects the objectives of the specific components/ sub projects being supported under this project by the Bank.

Main components of the project are envisaged as - a) basic urban pro-poor infrastructure components b) Green / Climate resilient urban investment component and c) Technical assistance component. To further explain, the major components of the World Bank assisted project include Village Infrastructure; Road Network; Flood Mitigation and Technical assistance.

BRIEF DETAILS ON DRAFT REPORTS FOR WORKSHOP

1. Strategic Environmental & Social Assessment - Environmental and Social Management Framework (SESA-ESMF) and

The SESA-ESMF outlines the policies and procedures that will ensure ASCCDP Bank funded sub projects are developed in accordance with SESA - ESMF and are adequately protected from associated risks. The document also aims to sensitize field staff and contractors in the assessment and management of environmental and social issues arising in ASCCDP sub projects.

THE Resettlement Policy Framework (RPF) will help mitigate any potential impact arising due to loss of land, restriction on use of land, impact on livelihood and / or restricted access to natural resources. These two documents are meant to ensure that
the impact on environmental and social aspects during implementation of the sub-projects are assessed and mitigation measures are in line with the requirements of World Bank Operational Policies and the Indian National and State Laws.

These reports are made available to access on the APCRDA Website - www.crda.ap.gov.in for public disclosure.

The salient features of the above reports include:

Project Background, structure, methodology of development of SESA-ESMF, National and State policies, laws, regulations, acts pertaining to environmental and social management, application of World Bank’s environment and social safeguard policies, situation analysis and assessment of environmental priorities, strategies to address environmental priorities, stakeholder analysis and assessment of institutions, potential impacts of project activities such as livelihood, generic environmental impacts and sub-project-wise generic environmental impacts, in-migrant labour, framework to be adopted for categorization of the sub-projects the EIA process, guidance on preparation and implementation of Environment Management Plans, mitigation measures for potential impacts identified, SIA process, gender mainstreaming, citizen engagement, HIV AIDS prevention, etc., Organizational structure and institutional arrangement for monitoring and implementing Environmental and Social Management Framework, Grievance Redressal Mechanism, Monitoring and Evaluation of the Project, Capacity building plan including assessment of existing and planned capacity for environment and social management and interventions required.

**Workshop and Consultations:**

A workshop is scheduled on 19th January 2017 at 9.30 AM at APCRDA, Thulluru Office, Guntur District, Andhra Pradesh. The public from all walks of life, who are affected by the project and who have the concerns on the above aspects are invited to the workshop for consultations and detailed discussions on the aforementioned draft reports. The suggestions / concerns raised in the workshop will be incorporated in the draft proposals for effective implementation of the project.
Website clipping: Intimation of Consultation Workshop

Paper Clippings of Public Notice regarding Disclosure of ESMF and RPF on 31st December 2016 in Andhra Jyoti (Telugu) and The Hindu (English)
Public Notice regarding workshop held on 19th January 2017
Public Notice in English Daily Newspaper, Deccan Chronicle Dt. 17-01-2017

Deccan Chronicle on 17-01-2017


In this regard, concerned experts are invited to participate in the above workshop for consultation and detailed discussions on the above mentioned draft documents. The suggestions / concerns raised in the workshop will be incorporated in these documents for effective and impactless implementation of the projects with the support of World Bank. For details, please visit our website: www.crra.ap.gov.in

Sd/-
Commissioner, APCRDA
Press Coverage in Regional Media

The public consultation was widely covered by the regional media. Copies of press clippings are available in the project files at APCRDA.
Annexure 9 - Plot Allotment Strategy and Lottery Process

1. PLOT ALLOTMENT STRATEGY

1.1 The landowners may opt as per their eligibility different sizes of standard plots. The landowner as per their entitlement may opt largest size plot or different standard sizes of residential / commercial plots. For the balance area they may opt for joint share in a standard plot with other landowners or undivided share in the earmarked plots by CRDA or bonds having transferrable development rights (TDR Bonds). The Plot holders who have the undivided share in a standard plot can request the CRDA by giving a written consent of the undivided shareholders to conduct public auction by fixing upset price and the realized amount shall be paid to the owners on prorata basis duly accounting for taxes and charges.

1.2 The landowner along with his family members or friends may request for joint allotment of different sizes of plots. For the balance area they may request undivided shares in a earmarked standard plot identified by CRDA or bonds having transferrable development rights (TDR Bonds). The Plot holders who have the undivided share in a standard plot can request the CRDA by giving a written consent of the undivided shareholders to conduct public auction by fixing upset price and the realized amount shall be paid to the owners on prorata basis duly accounting for taxes and charges.

1.3 The plot allotments pertaining to the lands in a revenue village shall be within the same revenue village boundary only. The landowner who is having different parcels of lands in different revenue villages, the plots would be allotted in the respective revenue villages only.

1.4 The allotment of plots would be category wise and by lottery system. The lottery will be conducted taking the revenue village as a unit but not LPS unit offices.

1.5 The undivided shares in a standard plot size cannot be divided. The undivided shares can be sold as undivided shares only.

1.6 The plots / undivided shares allotted for jareebu category of lands as per the eligibility shall be requested only in jareebu lands. The returnable plots in dry category will not be allotted in Jareebu lands as plots / undivided shares.

1.7 If any application [9.18 (A) / (B)] is not filed, the eligible big standard size plot will be allotted and undivided share will be allotted for the balance area.

1.8. The beneficiary will not have the option to select his location of returnable plot even within the same revenue village. It will be allotted purely based on the lottery outcome.

1.9 Totally around 5000 options with all combinations are received from farmers. Land owners are given - • 498 varieties of residential categories, • 493 varieties of commercial categories • Total of 991 varieties of category options for selection of the size of the plot required.
2. LOTTERY PROCESS

2.1 To make the process of distribution of developed plots completely transparent and unbiased, Govt. decided to adopt dynamic allocation of plot through a lottery system. To meet this objective, AP Online (a joint venture company between TCS and Govt of AP) developed an online solution of dynamic allocation of plots.

2.2 Process of Lottery: Just before the commencement of lottery, the Farmer’s Master (list of farmers) and Plot Master (list of plots) is given to APOnline. APOnline ports the masters into the database maintained for lottery system.

2.3 Data Validation: The online system designed for lottery validates the matching of number of farmers vs number of plots mentioned in the masters provided by APCRDA. In case of any difference, it is informed either to Planning Department or Competent Authority depending upon whether the difference is in the number of plots or in list of farmers.

2.4 Marking of Single opted Plot and Multiple (1 opted, 2 opted, 3 opted ...): After Data validation, Data will be arranged in ascending order of Plot Sub category, Township, Sector, Colony, Block, and Plot Number. Once the masters are ready, online system prepares list of Sub category Farmers. Next it identifies the minimum number of plots opted by a single farmer under that sub category. Then it marks the same number of plots opted by a single farmer side by side to the extent possible. For example, if for H5 sub category of commercial, total 30 farmers have shown interest and one farmer has opted 4 such plots while others have shown interest for less than 4 plots. Online system will first mark 1 H5 plot and then followed by sequence of opted plots (1, 2, 3…). After identification of these plots lottery starts.

2.5 During lottery, system will pick the first set of Minimum number of opted plot under each sub category (A1 – 1). Then it will pick the list of farmers who have opted for same category (A1 – 1) of plots and allocates. Whosoever allocates the plot is removed from the lottery. The same process repeats till all the identified sets are allocated to farmers opting for such set (A1 – 1).

Note: (A1 – 1) means A1 is subcategory and 1plot opted by farmers.

(A1 – 2) means A1 is subcategory and 2plots opted by farmers.

2.6 Next, the same process is repeated for next number of plots opted together for each sub category. This whole process of allocation of plots may be conducted as Trial Run or Final Run as per the majority choice. There should be at least one trail run before a final run. At each run a list of allotments is created which is displayed in APCRDA website after completion of allotment process during the lottery. The allotment is made based on the list generated after the Final run. No allotment is allowed after final run.

2.7 A provisional certificate containing a QR code is immediately issued to each allocated based on the outcome of final run.

Example in A1 Sub Category
(For Example, In A1 Subcategory if there are 70 farmers in which 50 farmers had opted for single plots, 20 farmers opted for 2 plots in the same subcategory i.e. A1.)
2.8 The lottery process starts as the application picks the single marked plot and selects a random farmer who opted for single plot and allocates that plot and the allocated farmer will be removed from the loop, like this application allocates all the 50 farmers who opted for single plots. Then the loop continues for two marked plots and application picks the two marked plot and selects a random farmer who opted for two plots and allocates that plot and the farmer then the will be removed from the loop like this all the 20 farmers will be allocated.

2.9 Technical Process used in Lottery: “New ID” Concept of SQL Server Data Base software is used to pick a farmer from the list, which creates a unique row number of each run.

2.10 Security Features Implemented: QR Code (With parameters like Allocated plot code, Aadhaar Number, farmer name, village). The final list of allocation is digitally signed through a 64Bit Secured Encryption Key (Digital Key).

2.11 Additional Functionality Used, Immediately after final allotment, a SMS with the details of individual allotment is sent to each farmer and a List of final allocation is immediately uploaded on APCRDA website.

2.12 The respective villagers are notified about the lottery date, venue and the time of lottery to all the villagers participated in the LPS thru SMS, Local dandora and other means.

2.13 The public representatives are invited to conduct and witness the lottery and the entire lottery process is videographed.

2.14 In case of those who have given Jareebu lands (multi cropped areas), the returnable plots were given in Jareebu lands to the extent possible. In case of bigger plots, these plots are located along proposed roads taking into account bigger plot holders needs such as car parking and easy entry and exist. The lottery is drawn within among different categories so that all stand equal chance of receiving favorable plots.

2.15 The following committee has been constituted to conduct the lottery in transparent process: Joint Collector – Guntur Chairman, Director Lands, Director IT, Director Planning, Competent authority (members from CRDA).

2.15 As of 31st May 2017, a total of 57188 plots which include 33,203 residential plots and 23,796 commercial plots have been allotted to for all the farmers who have joined LPS in 22 out of 24 villages amounting to 22,525 (about 85%) farmers. Those landowners who are opting to LPS will be provided with returnable plots through lottery, subsequently. Details of the returnable plot allotment are available in project files.
Map showing land parcels under LA (shown in red). The rest of the area consists of LPS area and government lands.