

**Amaravati Capital City Development Project
(ACCDP)**

**Draft
Resettlement Policy Framework**



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

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**Amaravati Capital City Development Project
Resettlement Policy Framework**

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ACRONYMS

AP	Andhra Pradesh
ACCDP	Andhra Pradesh Capital City Development Project
APCRDA	Andhra Pradesh Capital Region Development Authority
APSSDC	Andhra Pradesh State Skill Development Corporation
AIUDP	Amaravati Integrated Urban Development Program
BSO	Board Standing Orders
CA	Competent Authority
CBD	Central Business District
DC	District Collector
DT	Deputy Tahsildar
EC	Encumbrance Certificate
GP	Gram Panchayat
GTP	Gujarat Town Planning
IAY	Indira Awaas Yojana
LA	Land Acquisition
LPOC	Land Pooling Ownership Certificate
LPS	Land Pooling Scheme
MA&UD	Municipal Administration & Urban Development
MIS	Management Information System
MNREGS	Mahatma Gandhi National Rural Employment Guarantee Scheme
MoU	Memorandum of Understanding
NIC	National Informatics Centre
PAP	Project/Program Affected Person
PAF	Program Affected Family
PDF	Program Displaced Family
POT	Prohibition of Transfer
R&R	Resettlement & Rehabilitation
RPF	Resettlement Policy Framework
RSR	Resettlement Register
LARR Act	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement
SIA	Social Impact Assessment
SWM	Solid Waste Management
TDR	Transferrable Developmental Rights
ULB	Urban Local Body
URDPFI	Urban and Regional Development Plan Formulation and Implementation
VGTM UDA	Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority

EXECUTIVE SUMMARY

Background and Context

1. In June 2014, the state of Andhra Pradesh was bifurcated into the successor states of Andhra Pradesh and Telangana, through the Andhra Pradesh Reorganization Act (2014) of the Indian Parliament. A new state administration was set up to govern the new state, and the development of a new administrative center, Amaravati Capital City, was announced. Amaravati was finalized as the site for the new capital city by the Government of Andhra Pradesh (GoAP). The Capital City area was identified by Andhra Pradesh State Government between Vijayawada and Guntur alongside the river Krishna, comprising 24 revenue villages¹ and part of Tadepalli municipality of Guntur district covering an area of 53,748 acres and a population of about 100,000². At the time of the announcement of the Capital City in 2014, the area predominantly was an agricultural field, mainly with commercial crops.
2. The Capital Region is characterized by strong network of transport infrastructure via rail (Vijayawada and Guntur cities have major railway stations), roads (the NH-16 and the NH-65 pass through the region), and a domestic airport near Vijayawada city (proposed to be converted into an international airport). Further, the region is located in proximity to a seaport coming at Machilipatnam.
3. Andhra Pradesh Capital Region Development Authority (APCRDA) was entrusted with the task of Capital City construction, and thus the Amaravati Capital City Development Project (ACCDP) came under implementation. However, the development of the capital city was delayed due to a change in the policy by the succeeding government in 2019, which the farmers vehemently opposed through a long and persistent agitation and legal battles.
4. The new government came in June 2024 and initiated the development of the capital city again. The GoAP has planned Amaravati Capital City Development Project (ACCDP) targeting a population of about 3.5 million by 2050, with an estimated investment of \$6.3 billion for infrastructure creation in two phases. Phase I is planned to be implemented over five years (2025-2029) with an estimated investment of \$3.64 billion, which is the overarching government program, and comprises three main components: (i) development of the Amaravati Government Complex to enable necessary public functions of the state capital with an investment of ₹10,171 crores (\$1.2 billion); (ii) construction of the trunk infrastructure works to provide basic services to the city with an investment of ₹8,845 crores (\$1.1 billion); and (iii) delivery of neighborhood basic infrastructure for priority development areas with an investment of ₹10,949 crores (\$1.3 billion). The APCRDA sought assistance from several multi-lateral and Govt. of India agencies in this regard.
5. As part of this ACCDP project, the World Bank (under the Program for Results

¹ There are 29 habitations, including 24 villages, one part -urban municipality and 4 hamlets within the perimeter of Amaravati city. Throughout the remainder of the document, these will be referred to as "25 villages".

² Census 2011

- P for R) and the Asian Development Bank (under Results-based Lending -RBL program) are extending funding of \$800 million each, and along with GoAP's contribution, this program amounts to \$1.785 billion. Likewise, efforts to obtain financial assistance from the Ministry of Housing and Urban Affairs, Government of India, New Delhi, and few other multi-lateral agencies are in advanced stage.

6. The World Bank (WB) and the Asian Development Bank (ADB) Programs are supporting Phase -1 of Amaravati Capital City Development Project known as Amaravati Integrated Urban Development Program (AIUDP) for the World Bank and Amaravati Inclusive and Sustainable Capital City Development Program (AISCCDP) for ADB, collectively referred to as AIUDP. The key focus areas under AIUDP include (a) Strengthened Governance and Financing Framework, (b) Inclusive Socio-economic Growth and Community Development, and (c) Resilient Infrastructure and Sustainable Service Delivery.

Resettlement Policy Framework

7. This Resettlement Policy Framework (RPF) has been prepared for the entire Amaravati Capital City Development Project (ACCDP), which is the mega funding plan comprising several Programs like AIUDP (supported by the World Bank and ADB), HUDCO supported program, etc., - to guide the preparation of investment-specific RAPs for the sub-programs including APCRDA Phase I activities. The RPF includes principles, processes, and institutional arrangements for preparing and implementing all investment-specific Resettlement Action Plans (RAPs) for all investments obtained from multi-lateral agencies and the Government of India. This RPF applies to the entire ACCDP area for the land to be assembled. For the land already assembled, livelihood measures and other benefits continue to be honored as per the APCRDA Act 2014, LPS rules, and the earlier RPF policy where applicable.

8. The present RPF is in conjunction with the RPF disclosed by the APCRDA in 2018 taking into account the recent measures by the Government such as enhancing landless pension from Rs.2500/ per month to Rs.5,000/ per month and resolution of the CRDA Authority to extend Annuity and pension to LPS contributed farmers and landless labourers successively for another five years.

9. The Capital City Development works under Phase 1 are taken up in different packages and can be grouped as sub-programs and accordingly, specific safeguards instruments, including Environmental Management Plans, as well as Resettlement Action Plans (RAPs) are being prepared separately.

10. The Capital Region Development Authority (CRDA), GoAP is guided by four principles in this regard: 1) Land Pooling Scheme (LPS) - shall be the principal method ensuring win-win situation for farmers and the government; ii) Negotiated Settlement Policy - where land pooling is not applicable like in case of properties situated within Gramakantam; iii) LARR Act, 2013 - shall be used very sparingly as the last resort when the above two methods do not succeed; and iv) all the mechanisms used for taking land shall be in accordance with National Laws, and guidelines of multi-lateral agencies, and to ensure minimum displacement to the extent possible, and all such displaced people shall be assisted to improve or at least restore their livelihoods.

Land assembly instruments used in Amaravati

11. **Land Pooling Scheme (LPS)** - The entitlement matrix is provided under Andhra Pradesh Capital Region Development Authority Act, 2014 and Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015. The Land Pooling was initiated way back in 2015 and was hugely successful with farmers contributing 34,568.8 acres of land against the target of 37,941.58 acres fixed for Land Pooling for the entire Amaravati. The detailed entitlement matrix is included in Annexure 2.

12. As of 10 February 2025, all LPS farmers had received a Land Pooling Ownership Certificate (LPOC) as proof of the holder's title to that land and registration has been completed for about 82 per cent of them. The registration of remaining land is expected to be completed by end-March 2025 and to expedite this process, APCRDA has opened 11 field offices, and nine additional registration centers.

13. In addition to the market value of their returnable plots, landowners have received annual payments and other benefits from APCRDA since May 2015 as per LPS provisions. Unless they sell their plots, they will continue to receive these additional payments and benefits for a total of fifteen years including extension of five years announced recently vide resolution of 36th meeting of CRDA Authority dated 2nd August 2024 to adequately compensate landowners for their plots.

14. **Negotiated Settlement Policy (NSP)** - The entitlement matrix for Negotiated Settlement Policy is included in Annexure 3. This is made applicable to the properties - structures and vacant lands affected within Gramakantam areas or scattered residential houses in LPS area due to infrastructure works under sub-projects. The provisions under the Negotiated Settlement (NS) Policy includes: (i) land-for-land, and (ii) payment of two times the cost of the structures at the current scheduled rates without deducting the depreciation value. Other benefits include construction grant and transitional support (shifting allowance and subsistence allowance are provided for one year), and one-time grant to artisan/ small traders, etc., and grant for loss of livelihood to PAFs (if not being received under LPS) to help improve or at least restore their living conditions to pre-Capital City standards over time.

15. **Land Acquisition under LARR Act 2013** - The entitlement matrix for Land Acquisition is included in Annexure 4. The Eminent Domain Doctrine is used very sparingly and so far for the entire Amaravati capital city, only 134.38 acres have been acquired under LARR Act, 2013. A review of the LARR 2013 Act highlighted certain gaps which includes (i) structure valuations are estimated as per the prevailing Standard Schedule of Rates (SSR rates), and depreciated values for structures are paid to affected people; (ii) the cut-off-date for non-titleholders to be eligible for assistance under the 2013 LARR Act is three years preceding the acquisition, and for the title holders it is the date of preliminary notification; and (iii) no assistance to those using/occupying public lands (for example, squatters).

16. To address these gaps, provisions are made under this RPF as (i) compensation of structures will be paid as per the provisions of the LARR Act, 2013 but without deducting depreciation value; (ii) the cut-off date for non-title holders is the date of declaration of Capital location i.e., 8th Dec 2014 and in case of title holders, the cut-off date is the date of preliminary notification; and (iii) all those occupying public lands will receive assistance, as per applicable provisions of LPS and NS policies, as follows: (a) those who are dependent on agriculture lands will receive smaller size *returnable plots* and pensions, as per LPS (see Annexure 2); and (b) those residing in public lands in village areas will be provided one-time construction grant as per NS Policy (see Annexure 3).

Requirement of Land Assembly

17. Of the 37,941.58 acres target for total land assembly, for the completion of Amaravati Capital City Development Project, an extent of 34,568.8 acres have been pooled through LPS, and 134.38 acres have been acquired through LARR Act 2013 as of 10th February, 2025. The total area of the AIUDP is 12769 acres, out of which 5059.19 acres is the area required for laying the infrastructure. At the time of preparation of RPF, land assembly for AIUDP works is completed to the extent of 95.6 per cent (4867.991 acres) and only 4.4 per cent (222.895 acres) remains to be assembled.

Entitlement Matrix

18. Under the RPF adopted for the ACCDP, an Entitlement Matrix has been developed wherein several categories of project affected persons are recognized with varying eligibility for the compensation and assistance packages. This entitlement matrix has been developed in accordance with the basic principles adopted in the RPF. A summary of the entitlement matrix is presented in Table A below.

Table A: Entitlement Matrix

	Land Pooling Scheme	Land Acquisition using LARR 2013*	Negotiated Settlement
Land and Asset	<ul style="list-style-type: none"> • Returnable urban land up to 25-30 per cent that of the original plot (of higher value ranging from 1250 sq. yards for dry land and 1450 sq. yds. for irrigated/ jareebu land) • Returnable urban land of varying sizes (250 sq.yds to 1000 sq. yds) to the assigned landowners (pre- and post June 18, 1954) and other land occupiers/Sivoi 	<ul style="list-style-type: none"> • Higher of the two values: (i) current government guideline value, and/or (ii) average of highest 50 per cent of sale transactions three years prior to first notification • This value will be multiplied by 1.25 times and 100 Per cent solatium • Add additional amount calculated @ 12 per cent per annum on Market Value for 	<ul style="list-style-type: none"> • Non-agricultural land (residential and commercial) - Equal Land for land (within villages/ R1 zone) • Scattered residential structures in Agricultural fields - Equivalent land (up to 500 sq.yds.) in resettlement colony • Two times the estimated value of the house/ structures (as per R&B norms) without deducting depreciation

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	Land Pooling Scheme	Land Acquisition using LARR 2013*	Negotiated Settlement
	jamadars** <ul style="list-style-type: none"> • Waiver and exemptions (fees & capital tax gain) 	<ul style="list-style-type: none"> the period between first notification and date of award • Twice the value of trees and structures affected 	
Livelihoods/ Rehabilitation and Resettlement	<ul style="list-style-type: none"> • Annuity (unit cost rate estimated based on returns from agricultural land - for 10 years, 10 per cent annual increase; now extended to another 5 years³ without further annual increase) • Those losing less than one acre of land will receive annuity payment equivalent to one acre • Agricultural Loan Waiver (one-time) up to Rs. 150,000/ • Facilitate to access interest free loan of up to Rs. 25 lakhs to all the poor families for self-employment • One-time additional payment of Rs. 1 lakh for gardens like lime, sapota/ guava/ amla and jasmine • Sivoijamadars to receive pensions as landless laborers 	<ul style="list-style-type: none"> • One-time resettlement grant/annuity to all affected families/ tenants irrespective of legal status (Rs.5,00,000/) • Subsistence grant Rs.3000/ per month for a period of one year • Onetime Transport cost Rs.50,000/ • Reconstruction grant of Rs.25,000/ (for cattle shed/petty business structures) • Financial assistance to artisans/small traders/ self-employed Rs.25,000/ • Resettlement allowance Rs. 50,000/ • Harvesting of standing crops and damages for crop loss. • Provision of IAY Housing to PDF 	<ul style="list-style-type: none"> • One-time construction grant as per GoAP norm or minimum Rs. 1,50,000/ • Transportation/relocation grant (Rs. 72,217/) • Reconstruction of cattle sheds/petty shops (Rs. 36,108) • One-time grant for artisans, small traders, others (Rs. 36,108/) • Loss of livelihood grant to all PAFs who are not receiving CRDA pension (Rs. 5000/per month for 10 years. • One-time resettlement allowance to all PAFs (Rs.72,217/) • Subsistence grant to all PDFs @Rs.4333/ per month for a period of 12 months. • Compensation to be paid within two months of signing the Negotiated Agreement
Other Benefits	<ul style="list-style-type: none"> • Free Education and Health facilities to all those residing in capital city villages as on December 8, 2014 (both BPL and APL families). • MNREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual) • Training/ skill development for economic empowerment 		
Safety nets (Statewide)	<ul style="list-style-type: none"> • Social Security Pensions (old age, widows, disabled) based on eligibility • Affordable housing to homeless 		

³ announced recently vide resolution of 36th meeting of CRDA Authority dated 2nd August 2024 to adequately compensate landowners for their plots.

	Land Pooling Scheme	Land Acquisition using LARR 2013*	Negotiated Settlement

Note:

* Livelihood and resettlement amount as per the G.O.Ms.No.350, Revenue (Land acquisition) Department, dated:01.08.2019

** Sivoijamadars are paid monthly pensions (same as landless) instead of Annuity payments. Note-Sivoijamadar is one who has been in occupation of the land at the time of consideration for its assignment provided he had been in continuous occupation of the land from the fasli immediately preceding the one in which the assignment is considered.

Note : Inflation indexation for benefits under LARR Act is under consideration of GoAP.

Measures for Landless laborers

19. Landless Agricultural laborers working in the capital city area in 2014-15 lost their primary source of income as land was assembled for the development of Amaravati. For this RPF, all landless families registered with APCRDA for pension by July 15, 2018, are considered as Program Affected Persons (PAPs) for the provision of livelihood restoration measures. The payment of pension and other livelihood-related benefits will be monitored for the list of registered landless families as per this RPF. As of July 15, 2018 the total number of landless households was 21,374. As of 1st February 2025 landless pensions are paid to 17,164 families. The decline in the number of beneficiaries is mainly due to employment opportunities obtained by members of these families, cases of death without legal heirs, and those who were found to have owned land. The establishment and functioning of the Government Secretariat, High Court, and four leading educational institutions offered employment opportunities in service activities ranging from drivers to office assistants including sanitation workers, etc.

20. Registered Landless labourers as mentioned above working in the Capital City area are eligible to receive a combination of livelihood restoration benefits that includes:

- (i) Payment of pensions @ Rs. 2,500 per month per family for a period of 10 years as per the initial policy and is now extended to 15 years (until 2029-30) with enhancement from Rs.2500 to Rs.5000/ per month applicable from February, 2024 onwards
- (ii) Access to skill upgrading and training opportunities;
- (iii) Free access to medical and educational benefits and
- (iv) Facilitate access to Interest free loans for self-employment for poor people
- (v) NREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual)

21. It is pertinent to note that 5,048 landless families are getting Social Security pension of state government @Rs.4000/ per month in addition to landless pension of CRDA. Further, of the vulnerable families which were identified in 2018- basing on criteria like women headed families, single women, SC/ST families, disabled, and chronic disease affected- many have been covered with both these pensions.

22. **Most vulnerable among landless:** Following typologies of landless households are recognized as vulnerable as those facing the highest risk: (i) families headed by women; (ii) households where family members have physical disabilities; (iii) families with members suffering from chronic diseases; (iv) households with aging family members who are unable to work (over 60 years old); (v) families with no alternative sources of income other than APCRDA pension; and (vi) families of Scheduled Castes/Scheduled Tribes whose sole source of income is APCRDA pension. Following these criteria, 857 vulnerable households were identified in the year 2018 and were provided with special assistance through social security pensions, the allocation of TIDCO houses, and skill development training to facilitate employment. Regular monitoring through the network of social facilitators to provide additional opportunities and safety networks has yielded good results. The efforts will continue to identify new potential vulnerable families and additional assistance, will be prioritized to them.

Consultation and Communications

23. **Consultations:** Since 2014, extensive consultations have occurred following each phase of the Capital City's development, starting with the Master Plan preparation. Initially informal, door-to-door conversations in villages, and community meetings at the start of the LPS evolved into structured consultations with hundreds of stakeholders. Program Information Centers (PICs) were established in every village for ongoing, on-demand consultations. These have been conducted in person, in writing, and by phone, in both English and Telugu. A communications campaign utilizing printed materials, newspapers, radio, videos, the internet, and social media has supported these consultations. They have focused on various milestones throughout the Capital City's evolution:

- i. *Master Plan preparation and notification* - extensive consultations took place during the timeline of preparation of the draft Concept Plan and until the notification of the final Master Plan in February 2016;
- ii. *Announcement of Capital City Development Program and of LPS* - The official start of the LPS was January 1, 2015. Pre-LPS consultations started in September 2014, and hundreds of distinct events were carried out by APCRDA to inform residents of the capital city area of the development of the new city. Efforts were made to organize consultations at different times (daytime and evening). Consultations continued in 2015. During consultations, the various steps of the process were explained to landowners. Based on the feedback from consultations, APCRDA revised the program's entitlement matrix, including, *returnable plot sizes*, and inclusions of various categories of impacted people. As a result of the consultations, some farmers who had initially opted out have joined the LPS. Consultations also resulted in changes in the design of the program, for example: (a) livelihood restoration benefit packages; (b) the need for different packages (compensation values) for dry lands and lands irrigated with ground water (*Jareebu*), which was petitioned by farmers; and (c) during consultations and in the early days of the LPS, APCRDA organized travel to

- other places in India and abroad (e.g. Mumbai, Gujarat, Singapore) for select farmers to learn from other previous similar experiences and have an informed understanding of all the challenges, opportunities and risks of the LPS.
- iii. *Roll out of LPS* –Extensive consultations with farmers and landless workers took place during the process of joining LPS, while layouts for returnable plots were agreed upon and until the *returnable plots* were allotted and accepted by the farmers. Nearly 30,000 farmers have joined the LPS as of mid-2018, and were consulted at different periods in time, in person if they reside in the area, or via absentee communications if they lived away.
 - iv. *Consultations on Social Impact Assessment (SIA) under the LARR Act 2013.* As part of the land acquisition process for capital city development under the LARR Act 2013, the district administration has conducted consultations and public hearings on village-specific SIAs in every affected village. Consultations were held by independent consultants. The minutes of these consultations are disclosed on the APCRDA website. All those going through Land Acquisition procedures, as per the LARR Act, are informed and notified multiple times during the process.
 - v. *Regular grievance redress meetings* - ACPRDA conducts regular weekly grievance redress meetings to resolve landowners’ concerns regarding the LPS and other aspects of the development of Amaravati City.
 - vi. *Program Information Centers (PICs)*- They are established at the office of each competent authority and open to the public. Grievance logs and documentation are maintained, including descriptions of the Program. Information on safeguards documents will be available for consultation at the PICs as well as online, once the safeguards instruments have been finalized and disclosed (in English and Telugu).
 - vii. *Safeguard instruments* - Additional rounds of consultations have been carried out as pre-requisite for the World Bank-ADB assistance at present and more specifically to finalize safeguards instruments and to strengthen the existing systems. Separate consultations have been held with multiple stakeholders, in preparation of the Environmental and Social Systems Assessment (ESSA)- which is adopted as common document by World Bank and ADB for AIUDP program- during Sep-Oct 2024 and multi-stakeholder consultation on draft ESSA was organized on 2nd November 2024.
 - viii. Separate rounds of consultations were held for preparation of this RPF in 2018, and to update the same in November 2024.

24. **Communications campaign** - The communication team at APCRDA aims to significantly strengthen the communications campaign through: (i) increased social media presence and grass-root communications efforts in the local language. ii) production of videos, printed materials (pamphlets, books, posters, banners), radio and TV campaigns (in English and Telugu) that describe the overall Amaravati City Development Project and funding programs in all languages; and (iii) frequent updating of Website including current information.

25. **Grievance Redressal Mechanism (GRM)** - A robust GRM Mechanism for the overall Capital City has been set up by APCRDA. The GRM provides multiple avenues, covering physical, web-based, and weekly public interaction for registering and seeking redress of grievances, all of which are operational. These include: (i) Public Grievance Redressal Management System (PGRMS)- state-wide single-window, online framework for receiving grievances, and complaints, covering all government departments. Complaints are routed to the concerned department, including APCRDA for Amaravati-related grievances; (ii) a physical system in which designated officials, i.e. Competent Authority (CA) at various zonal offices throughout the city, can be approached by citizens to address grievances. At present, there are 11 offices of Competent Authority monitoring all 26 LPS units of the Capital City. Every Friday, a grievance redressal meeting is held at APCRDA, Thulluru office with the Additional Commissioner, CRDA, and CAs to address public grievances; and (iii) separate online system 'Parishkaram' being operated by APCRDA through their portal.

26. Additionally, Program Information Centers (PICs) are revived at CA offices with a Social Facilitator as a contact point to attend, inter alia, public grievances and provide information. They are equipped with brochures, documents, and pamphlets (all in English and Telugu) presenting information about the project and the GRM.

27. The multiple channels for grievance redressal that have been set up by APCRDA provide adequate avenues for citizens of the Capital City area to express their grievances. They will be used as the Project-level GRM to address issues of PAPs. The GRM will have an integrated database, documentation, reporting, and feedback mechanism. Standard operating procedures for GRM, including procedures for communication and information disclosure will reinforce the GRM. Participatory systems for grievance redressal with gender and social inclusion features will contribute to GRM's effectiveness.

Implementation Mechanism:

28. The Commissioner, APCRDA assisted by the Additional Commissioners and Directors will supervise the Competent Authorities for Land Pooling and Land Acquisition. The Competent Authority, Tahsildars, Deputy Inspector of Surveys, Surveyors, Deputy Tahsildars, and Computer Operators are formed into one unit as Competent Authority Office to work under the administrative and functional control of the District Collector, Guntur who is the appropriate authority for Land Acquisition and the Joint Collector, Guntur who is the Program Administrator for implementing R&R policy. In Amaravati, 11 Competent Authority Offices have been set up to oversee the land assembly for the Amaravati capital city.

29. An Environmental and Social Management Unit (ESMU) is established in APCRDA to manage the environmental and social aspects of the program and to ensure compliance with the conditions imposed by the Ministry of Environment and Forests (MoEF & CC), SEIAA, AP, and APPCB. The unit is also responsible for ensuring that state and national laws relating to the environment, social, gender, and labour safety and complied with scrupulously during the execution of works in the capital city.

30. The ESMU is structured to oversee and coordinate various aspects critical to the program's sustainability and social safeguards, including:

- **Environment Management:** Ensuring adherence to environmental regulations and impact mitigation strategies.
- **Occupational Health and Safety (OHS):** Implementing OHS standards across all project activities to ensure worker safety and health.
- **Gender Inclusion:** Promoting gender equity in project benefits and safeguarding women's rights during resettlement and livelihood restoration.
- **Livelihood Restoration:** Facilitating skill development programs, financial support, and income restoration strategies for affected persons, including vulnerable groups.
- **Social Safeguards:** Overseeing the fair and transparent implementation of resettlement and compensation measures for all project-affected persons (PAPs).
- **Land Management:** Coordinating land assembly instruments like the Land Pooling Scheme (LPS), Negotiated Settlement Policy (NSP), and land acquisition under the LARR Act, 2013.
- **Grievance Redress Mechanism (GRM):** Managing a multi-channel GRM with physical, digital, and community-level access points for timely resolution of public grievances.

31. This policy framework will be updated from time to time based on the implementation experience, as well as on new impacts and/or required changes in the policy provisions to address those impacts.

I. INTRODUCTION

1.1 In June 2014, the erstwhile state of Andhra Pradesh was bifurcated into the successor states of Andhra Pradesh and Telangana through the enactment of the Andhra Pradesh Reorganization Act (2014). This necessitated the development of a new administrative center (Capital City) as a top priority for the new state. The Government of Andhra Pradesh (GoAP) initiated the development of Amaravati Capital City and entrusted the task to Andhra Pradesh Capital Region Development Authority (APCRDA) 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 The Amaravati Capital City Development Project (AICCDP) is a large-scale initiative aimed at developing a world-class city with a focus on sustainability, economic growth and inclusivity. The Capital City area was identified by the state government between Vijayawada (NTR district) and Guntur (Guntur District) alongside the river Krishna, comprising 24 revenue villages⁴ and part of Tadepalli municipality of Guntur district covering an area of 53,748 acres and a population of about 100,000⁵. At the time of the announcement of the Capital City in 2014, the area predominantly was an agricultural field, mainly with commercial crops.

1.3 A Concept Master Plan for the Capital City was first published in July 2015, prepared with support from the Government of Singapore. The Concept Master Plan was widely consulted with landowners and other stakeholders. Building on the feedback received, a draft Master Plan was notified in December 2015. The preparation process of the Master Plan, as per the APCRDA Act, is legally binding.

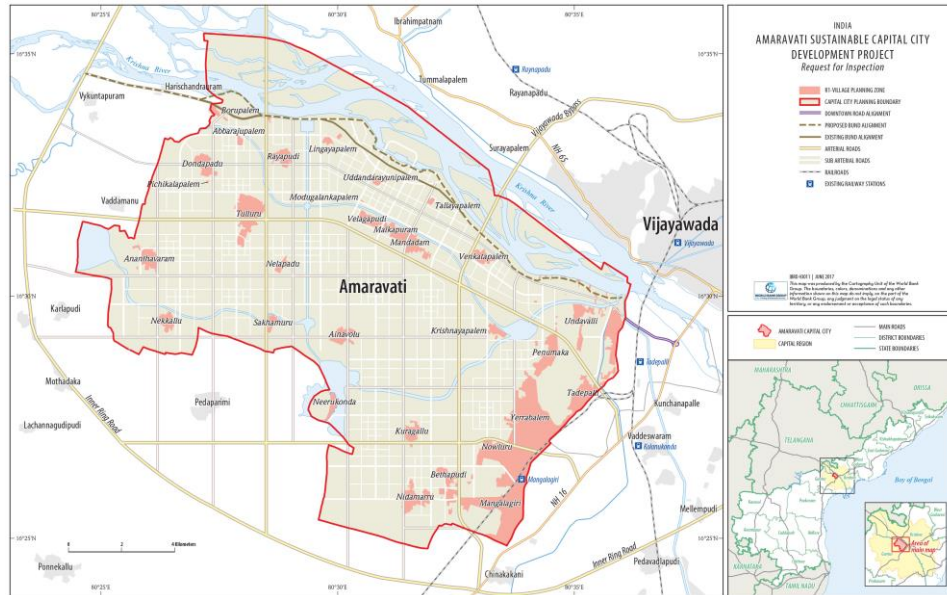
1.4 The final Master Plan was published on February 23, 2016. Revisions to the Master Plan were carried out following the process outlined in the Act. All processes around Master Plan implementation were widely circulated, and publicized amongst the stakeholders to ensure that implementation was in accordance with the notified Master Plan and any deviations were brought to the notice of concerned for duly addressing them.

1.5 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, neighborhoods, educational, medical, and community service centers, etc.

⁴ There are 29 habitations, including 24 revenue villages, one-part urban municipality and 4 hamlets within the perimeter of Amaravati city. Throughout the remainder of the document, these will be referred to as "25 villages".

⁵ Census 2011

Fig.1: Map of Villages in the Amaravati Capital City (Source: APCRDA data-GIS Section)



1.6 The Amaravati Capital City Development project (AICCDP) is slated to be implemented in two phases based on the readiness of land availability and the strategic importance of the investments for long-term development. Phase I consists of the construction of public buildings called Amaravati Government Complex, Trunk Infrastructure (road corridors with utility pipelines), flood mitigation works and LPS Works (neighborhood infrastructure that includes secondary and tertiary road networks in proposed townships with utility connections and public spaces and common community facilities).

1.7 The objective of the Phase I works is to facilitate the initial institutional, socio-economic, and infrastructural development of Amaravati. The program envisions establishing a robust foundation to achieve the long-term development aspirations of Amaravati as an economically vibrant, inclusive, and sustainable metropolis. During 2017-19, some major infrastructure works were grounded including setting up of transient structures to accommodate Government Secretariat, Legislative Assembly and High Court of Andhra Pradesh. However, the change in succeeding Government policy on capital location in 2019 halted the capital development effort. With the change of government in June, 2024, the capital city development effort started again with support from the Government of India.

Financial Assistance from Government of India and Multi-Lateral Agencies

1.8 The funding for Phase-I program is supported by Government of India, the World Bank, Asian Development Bank through 'Amaravati Integrated Urban Development Program (AIUDP)'. The World Bank under 'Program for Results' and Asian Development Bank under 'Results Based Lending' policy both extended \$800 million each and with GoAP's contribution the total investment amounts to \$1.785 billion for this program.

1.9 While this program is known as Amaravati Integrated Urban Development Program (AIUDP) for the World Bank and as Amaravati Inclusive and Sustainable Capital City Development Program (AISCCDP) for ADB, it is collectively referred to as AIUDP. The key focus areas under AIUDP include (a) Strengthened Governance and Financing Framework, (b) Inclusive Socioeconomic Growth and Community Development, and (c) Resilient Infrastructure and Sustainable Service Delivery.

Need and Objectives of Resettlement Policy Framework

1.10 The Amaravati Capital City Development Project (ACCDP), encompassing various programs such as AIUDP, HUDCO and other programs, requires substantial land resources and would result in different impacts on people and their assets. APCRDA has adopted Land Pooling Scheme and Negotiated Settlement Policy as primary options for mobilizing the required land, with land acquisition under LARR Act 2013 being considered only as a last resort. A Resettlement Policy Framework (RPF) is prepared to delineate the principles, objectives, and processes for land mobilization, compensation and other assistance measures for project affected people. The objective of resettlement policy is to appropriately identify, address and mitigate adverse socio-economic impacts that may occur due to the implementation of programs that involve land assembling/ involuntary acquisition of land and subsequent resettlement of affected families. The RPF articulates the principles for avoiding, minimizing, and mitigating adverse social impacts that may arise during the execution of proposed interventions. It also outlines consultations, censuses, and socio-economic surveys, along with the preparation and administration of mitigation plans. The RPF is developed in accordance with national and state laws, as well as the general guidelines of multilateral agencies. It will be reviewed and updated periodically to ensure compliance with all relevant regulations.

Scope of RPF

1.11 This RPF is in conjunction with the RPF disclosed by the APCRDA in 2018 incorporating recent measures by the Government. The notable changes are increasing the pension amount for the landless families and extension of pension and annuity from the existing ten years to another five years. It is aimed to cover the entire Amaravati Capital City Development Project (ACCDP) comprising several Programs like AIUDP. For the land already assembled, livelihood measures and other benefits

continue to be honored as per the APCRDA Act 2014, LPS rules, and the earlier RPF policy as applicable.

The Resettlement Policy Framework ensures: a) thorough consultation with local self-government institutions, affected individuals, and other stakeholders; b) an informed and transparent process for implementing land assembly instruments for infrastructure development; c) minimizes disruption to landowners and other affected families; d) equitable compensation to affected families whose land has been or will be acquired, ensuring the replacement cost of lost assets; e) adequate provisions for the rehabilitation and resettlement of affected persons; and f) assistance to affected people in their efforts to enhance or at least restore their livelihoods and standards of living.

Principles of RPF

1.12 This policy framework clarifies the resettlement principles to prepare and implement Resettlement Action Plans (RAP) for sub-programs in accordance with the provisions of national and state laws and the safe guards policy requirements of the financing institutions. The following are the agreed guiding principles for mitigating the impacts of land assembly and land acquisition practices:

- a) Aim to cause the 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 affected families.
- b) RAP(s) will be prepared based on the data collected from the census, inventory of laws and socio economic survey, carried out for affected persons (irrespective of land assembly instrument used)
- c) Meaningful Consultations⁶ must be held with all stakeholders, particularly with vulnerable groups.
- d) The resettlement plans will comply with the principles outlined in this RPF adopted for the project.
- e) No physical displacement/forced evictions shall take place without extending entitlements outlined in this RPF for LPS/NSP/LARR Act PAPs and following the due process.
- f) Vulnerable landless families will be identified and provided additional support in their efforts to improve their living standards under ongoing programs of State/ Central government through line departments and other support as needed.

⁶ Meaningful consultations would entail open and transparent stakeholder meetings, providing an opportunity for individuals to express their concerns, elucidating the advantages of the project, and addressing the issues raised by the affected parties.

II. LAND ASSEMBLY INSTRUMENTS

2.1 The land requirements for Capita City and the assembling status are presented in Table-1 below. Of the 37,941.58 acres target for total land assembly, for the completion of Amaravati Capital City Development Project, an extent of 34,568.8 acres have been pooled through LPS, and 134.38 acres has been acquired through LARR Act 2013 as of 10th February, 2025. The total area of the AIUDP is 12769 acres, out of which 5059.19 acres is the area required for laying the infrastructure. However, at the time of preparation of RPF land required for AIUDP works is completed to the extent of 95.6 per cent (4867.991 acres) and only 4.4 per cent (222.895 acres) remain to be assembled.

Table 1: Overall land assembly situation of the Amaravati capital city

		Extent in Ac. Cts
1)	Geographical Extent as per Implemented RSR	53749.49
2)	Government. Lands / Village Sites/ Extended Habitation etc.,	15807.91
3)	Target for land assembly	37941.58
4)	Procured under LPS	34,568.8
5)	Award Extent	134.38
6)	Balance to be assembled	3238.4

2.2 Government of Andhra Pradesh, through CRDA, has adopted three land assembly mechanisms to assemble the land needed for the development of the Capital City:

- (i) **Land Pooling Scheme (LPS)** - Innovative scheme whereby landowners voluntarily surrender their agricultural land (within villages of Capital City but outside of Gramakantam area) in return for a smaller plot of urban, serviced land (returnable plot). The value of the returnable plot is expected to be higher than that of the land relinquished and continue to increase further in value as the development of the Capital City progresses.
- (ii) **Negotiated Settlements** - Land assembly mechanism applicable primarily for land and assets located within existing village boundaries (within the perimeter of the Capital City), where LPS does not apply. The government and landowners agree on a compensation package that is consistent with the provisions of the 2013 LARR Act, in which the compensation involves a land-for-land exchange rather than cash, along with other compensations intended to cover the costs of construction of replacement housing and for relocation.
- (iii) **Land Acquisition through 2013 LARR Act** - Follows the land acquisition through eminent domain, following the provisions of the LARR Act 2013 and by which compensation along with R&R for lands acquired (replacement value and livelihood support) is provided.

Land Pooling Scheme (LPS)

2.3 The Government of Andhra Pradesh in exercise of powers conferred under Section-43(5) of Andhra Pradesh Capital Region Development Authority (APCRDA) Act, 2014 directed APCRDA to undertake development through Land Pooling Scheme (LPS) in the Capital City area and notified the same. The LPS is mainly adopted for the 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 APCRDA, which later transfers the ownership of *returnable plots* through Land Pooling Ownership Certificates (LPOCs) to the landowners for undertaking the development of such areas. (Refer Annexure 2).

2.4 By 10th February 2025, all LPS farmers had received a Land Pooling Ownership Certificate (LPOC) as proof of the holder's title to that land and registration has been completed for about 82 per cent of them. These registrations are free of any registration charges to the farmers. The registration of remaining land is expected to be completed by End-March 2025 and to expedite this process, APCRDA has opened 11 field offices and three additional registration centers.

2.5 The LPS is an option that landowners can choose voluntarily. Landowners are at liberty to decide not to join the LPS and to opt for Land Acquisition, under the provisions of the 2013 LARR Act. No physical displacement results from the LPS as the land parcels pooled are outside habitation areas, and mainly utilized for agricultural activities.

2.6 In return for contributing their land, landowners participating in the LPS are entitled to a combination of benefits that include: (i) *returnable plots* of urban nature within the Amaravati City perimeter; (ii) *Annuity payments* for a period of ten years which is now extended to fifteen years; and (iii) *other benefits* including one-time waiver of agricultural loans, skill training, Facilitation to access interest free loans for Self-Employment for poor people, NREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual) , and educational and health benefits. The entitlement matrix for the LPS is presented in Table-2.

2.7 *Returnable urban plots* are allotted in and around the same village where landowners have given up their agricultural lands under LPS. Landowners were entitled to choose the type of *returnable plot* they wished to receive from a broad menu of residential and commercial land plot options.⁷ The process of selection and allotment of *returnable plots*, to date, involved multiple stages: (i) draft LPS layouts/maps were prepared by the APCRDA showing the location of *returnable plots* were shared with all participants of the LPS.

2.8 The entitlement matrix under land pooling scheme is presented below.

⁷ Landowners chose their *returnable plots* from multiple alternatives. Specifically, these alternatives included: (i) single plots; (ii) multiple plots of smaller areas adding up to the total returnable area; (iii) plots in residential areas; (iv) plots in commercial areas; or (v) combinations of all the above options. Landowners can also decide to merge plots with others (such as family members for example), in both residential and commercial areas.

Table 2. Entitlements under LPS

Land		Category (Square Yards)/Acre			
		Dry Land		Jareebu/ Semi-Urban land	
		Residential	Commercial	Residential	Commercial
1	Private Land	1,000	250	1,000	450
2	Assigned Land				
(a)	Ex-serviceman/political sufferer	1,000	250	1,000	450
(b)	Assignments before June 18, 1954	1,000	250	1,000	450
(c)	Assignments After June 18, 1954	800	100	800	200
(d)	Resumed lands - Sivoijamadar occupation**	500	50	500	100
(e)	Un-objectionable government lands - Eligible Sivoijamadar**	500	50	500	100
(f)	Objectionable government lands - Eligible Sivoijamadar**	250	0	250	0
3	Yearly payment of annuity to all landowners losing land for 10 years* (extended to another 5 years without further yearly enhancement)	INR 30,000 per acre (with a yearly increase of INR. 3,000) (Rs.57000/acre for the year 2024-25-10th Year)		INR 50,000 per acre (with a yearly increase of INR. 5,000) Rs.95000/acre for the year 2024-25-10th Year)	
4	One-time additional payment for garden such as lime/sapota/guava (INR)	100,000			
5	Agricultural laborer/ agricultural tenants (residing in the LPS villages as on December 8, 2014)	INR 2,500 per month/10 years - enhanced to Rs.5000/- from Feb 2024 and extended for another 5 years up to 2029-30			
<p><i>Note:</i></p> <p>* Those losing less than 1 acre of land will receive the annuity equivalent to one acre.</p> <p>** These three categories of people are paid monthly pensions instead of Annuity payments.</p>					

2.9 *Annuity payments* are the second component of the compensation package that landowners who have contributed their land to LPS will receive from APCRDA. Annuity payments were proposed to continue for ten years and now extended by another five years and are proportional to the land that was contributed to the LPS. Annuity payment amounts at the rate of Rs. 30,000/and Rs.50,000 per acre for dry land and *Jareebu*⁸/semi-urban land respectively, are paid with an addition of Rs.3,000/and Rs.5000/ every year towards inflation upto ten years. In 2024-25 the annuity stands at Rs. 57,000 per acre for dry land and Rs. 95,000 per acre for *Jareebu*/semi-urban land.

2.10 This amount was estimated to be sufficient to improve or at least restore pre-

⁸*Jareebu* lands refer to multi-crop land with access to underground percolated water

program livelihood levels during the interim period of 10 years (extended to another five years now), which is the estimated period to reap the benefits of returnable plots and other benefits as contemplated under LPS. In the 36th meeting, it is resolved by the Andhra Pradesh Capital Region Development Authority Committee to extend annuity for LPS farmers for another five years. During 2015-16 and 2023-24, a total amount of Rs. 1539.47 crore is paid towards annuity to LPS farmers.

2.11 *Other benefits** that LPS participants receive:

- a) Loan Waiver: One-time agricultural loan waiver upto Rs. 1,50,000/
- b) Education and Health: Free education and health facilities to all those residing as on December 8, 2014.
- c) Facilitating access to avail interest free loan of up to 25 lakhs for self-employment for poor people
- d) NREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual) and
- e) skill development to enhance the skills.

2.12 As of 10th February 2025, the results achieved under various livelihood restoration initiatives is presented in Table 3. below:

Table 3 - Progress on implementation of livelihood Measures

People trained in skill development institution set up in July 2016	2881
Number of people gainfully employed (Trained & Non Trained)	2049
Agricultural loan waivers awarded (for land owners)	19709
Amount availed by 7452 students under Fee reimbursement	42.02 Cr
Amount availed by 8311 beneficiaries under Free Health Scheme	23.62 Cr
No. of TIDCO Houses to shelter less families	5024
Number of health cards issued	38,438

*The skill development courses, free education, and free health are universally applicable to all residents of Capital City Villages. The exclusive benefits are Annuity, returnable plots and one-time loan waiver to LPS farmers and pensions to landless labourers.

2.13 As a result of consultations prior to the start of LPS in 2015, adjustments were made to its design to reflect feedback from residents of the Capital City area. The notable changes are differentiation of compensation based on type of land (Dry/Jareebu/Semi-Urban), modus operandi of lottery system and demarcation of habitations.

2.14 The outcomes of LPS will be monitored over time to elicit the impact on LPS families.

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

2.15 APCRDA 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 the development plan shall be deemed to be the land needed for public purpose within the meaning of the LARR Act, 2013. Lands falling under acquisition shall also be included in the development scheme.

2.16 The LARR Act provides for a transparent process and fair compensation in land acquisition for public purpose and provides for rehabilitation and resettlement (R&R) of landowners and those affected by land acquisition. It requires social impact assessments for Programs involving land acquisition. The compensation for land will be the higher of two values: (i) current government guideline value, and/or (ii) average of highest 50 per cent of sale transactions three years prior to first notification. This value will be multiplied by 1.25 times and 100 per cent solatium⁹ will be added. In addition, amount calculated @ 12 per cent per annum on Market Value for the period between first notification and date of award, will be paid. Twice the value of trees and structures would be added.

2.17 Steps need to be taken to update basic rates of land under LARR Act as per the provisions of Section 26. The Sub-Registrar Office rates (e.g. guideline rates) should be updated for all the lands covered by Land Acquisition Notifications. The revised basic land values or the average sale price (prior to notification), whichever is higher, will be taken as market value (per the provisions of Section 26 of the LARR Act 2013). Compensation will be finalized by adopting updated land value.

Negotiated Settlement Policy

2.18 As per Section 107 of the 2013 LARR Act, State Governments may enact any law/policy¹⁰ to enhance or add to the entitlements covered under the Act, which

⁹Additional amount paid to "solace" recipient for compulsory land acquisition. Corresponds to 100 per cent of the compensation amount.

¹⁰In July 2018, the Andhra Pradesh Legislature modified several aspects of the LARR Act as it applies in the State, under the Right to Fair Compensation and Transparency in Land Acquisition,

confers higher compensation than that payable under LARR Act, or make provisions for rehabilitation and resettlement which is more beneficial than that provided in LARR 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.

2.19 The Negotiated Settlement Policy will be applied primarily for the acquisition of village sites/ habitation lands in the villages. Non-title holders (e.g. occupants of government lands) will be offered similar benefits as per policy. The following guidelines apply to various categories of land and assets when the Negotiated Settlement Policy¹¹ is used (for details refer to Annexure 3):

- i. Non-agricultural land (residential and commercial uses)
 - a) Equal land-for-land compensation, where the location of exchanged land can be negotiated between the landowner and APCRDA. Typically, the land will be located within the same village as the original land
 - b) Compensation for structure amounts to two times the estimated value of the house/ structures (as per Public Works Department norms), and without deducting depreciation values.
- ii. Scattered residential structures (isolated houses on agricultural land)
 - a) Compensation for structure. Compensation amounts to double the structure value
 - b) Equivalent land (up to 500 sq. yds.) will be provided in resettlement colony¹². The rest of the land, if any, will be assembled through LPS.
 - c) Resettlement site is within capital city area, mostly within same village and close to existing residence.
 - d) In case of partially affected structures, the house owner will be provided an option for acquisition of whole house/ structure.
 - e) Compensation will be paid within two months of signing the Negotiated Agreement.
- iii. Other benefits
 - a) One-time construction grant as per GoAP norms or minimum Rs. 1,50,000/
 - b) Transportation/relocation grant (Rs. 72,217/)
 - c) Reconstruction of cattle sheds/petty shops (Rs. 36,108/)
 - d) One-time grant for artisans, small traders, others (Rs. 36,108/)
 - e) Loss of livelihood grant to all PAFs who are not receiving CRDA pension (Rs. 5000/per month for 10 years)

Rehabilitation and Resettlement (Andhra Pradesh Amendment) Act, 2018. The Act provides for (a) waiver of the social impact assessment required by LARR Act, and (b) waiver of the LARR Act's restrictions on the acquisition of multi-crop land.

¹¹ Resettlement sites will be allotted through lottery to these PDFs.

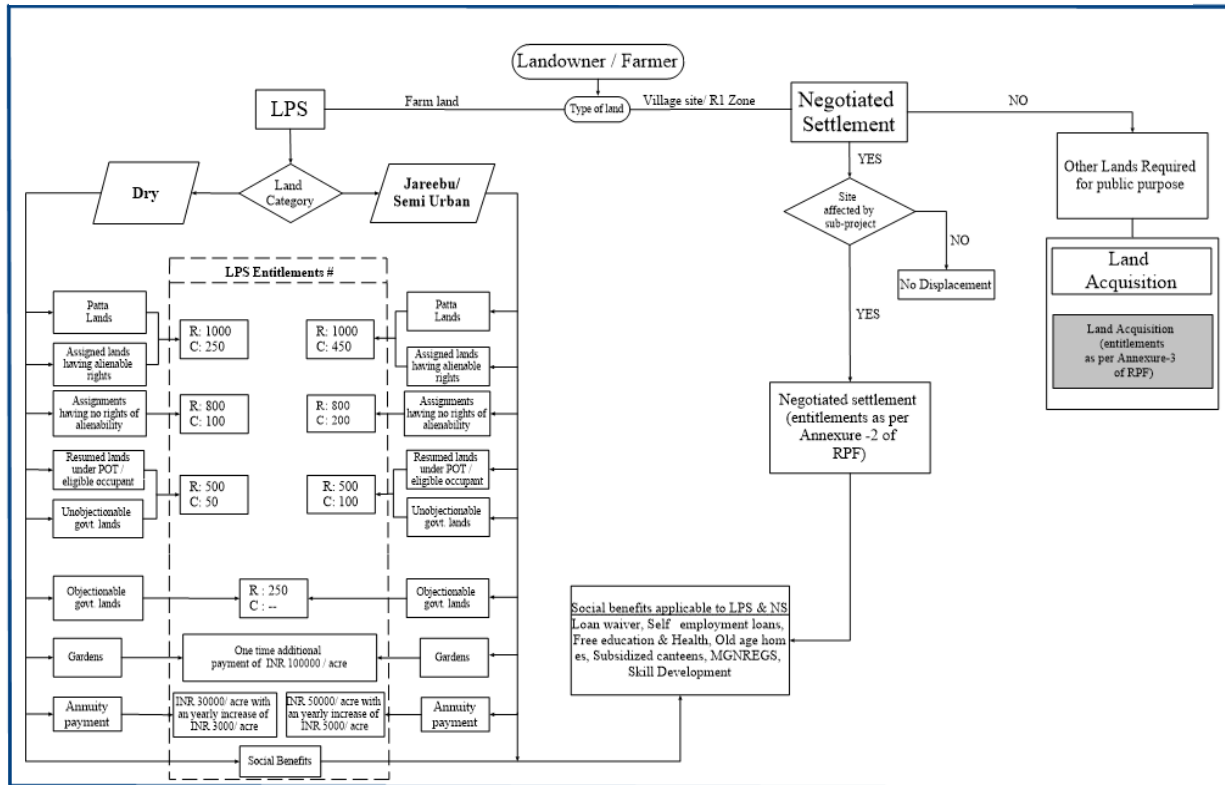
¹² A resettlement colony is a parcel of land owned by APCRDA that has been zoned for residential purposes, and ownership is transferred to affected people under Negotiated Settlement Policy

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- f) One-time resettlement allowance to all Program Affected Families Rs.72,217/
- g) Subsistence grant to all Program Displaced Families @Rs.4333/ per month for a period of 12 months.

The above land assembling mechanisms are presented schematically in Figure 2.

Fig.2 - Land Pooling Scheme, Land Acquisition and Negotiated Settlement Policy - At a glance



* R - Residential in sq. yards, C - Commercial in sq. yards - Land returned per acre ;
R1 Zone - Village planning Zone including village site and extended habitations;
POT: Prohibition of transfer

LPS entitlements as per Annexure - 2 of RPF

% Occupants of Government lands will be assisted as per Negotiated Settlements Policy

Summary of Entitlements

2.20 This entitlement matrix has been developed in accordance with the basic principles adopted in the RPF. A summary of the entitlement matrix is presented in Table 4 below.

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Table 4: Entitlement Matrix

	Land Pooling Scheme	Land Acquisition using LARR 2013*	Negotiated Settlement
Land and Asset	<ul style="list-style-type: none"> • Returnable urban land up to 25-30 per cent that of the original plot (of higher value ranging from 1250 sq. yards for dry land and 1450 sq. yds. for irrigated/ jareebu land (Refer Table 3 above for details) • Returnable urban land of varying sizes (250 sq.yds to 1000 sq. yds) to the assigned landowner (pre and post June 18, 1954) and other land occupiers/Sivoi jamadars** (Refer Table 2 above for details) • Waiver and exemptions (fees & capital tax gain) 	<ul style="list-style-type: none"> • Higher of the two values: (i) current government guideline value, and/or (ii) average of highest 50 per cent of sale transactions three years prior to first notification • This value will be multiplied by 1.25 times and 100 per cent solatium to be added • Add additional amount calculated @ 12 per cent per annum on Market Value • Twice the value of trees and structures affected 	<ul style="list-style-type: none"> • Non-agricultural land (residential and commercial) - Equal Land for land (within villages/ R1 zone) • Scattered residential structures in Agricultural fields - Equivalent land (up to 500 sq.yds.) in resettlement colony • Two times the estimated value of the house/ structures (as per PWD norms) without deducting depreciation
Livelihoods/ Rehabilitation and Resettlement	<ul style="list-style-type: none"> • Annuity (unit cost rate estimated based on returns from agricultural land – for 10 years, 10 per cent annual increase; now extended to another 5 years¹³ without further annual increase) • Those losing less than one acre of land will receive annuity payment equivalent to one acre • Agricultural Loan Waiver (one-time) of up to Rs. 150,000 	<ul style="list-style-type: none"> • One-time resettlement grant/annuity to all affected families/ tenants irrespective of legal status (Rs. 5,00,000) • Subsistence grant Rs. 3000/ per month for a period of one year • Onetime Transport cost Rs.50,000/ • Reconstruction grant of Rs.25,000/ (for cattle shed/petty business structures) • Financial assistance to artisans/small traders/ self-employed 	<ul style="list-style-type: none"> • One-time construction grants as per GoAP norm or minimum Rs. 1,50,000/ • Transportation/relocation grant (Rs. 72,217/) • Reconstruction of cattle sheds/petty shops (Rs. 36,108) • One-time grant for artisans, small traders, others (Rs. 36,108/) • Loss of livelihood grant to all PAFs who are not receiving CRDA pension (Rs. 5000/ per month for 10 years. • One-time resettlement allowance to all PAFs

¹³ announced recently vide resolution of 36th meeting of CRDA Authority dated 2nd August 2024 to adequately compensate landowners for their plots.

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	Land Pooling Scheme	Land Acquisition using LARR 2013*	Negotiated Settlement
	<ul style="list-style-type: none"> Facilitate access to interest free loan of up to Rs. 25 lakhs to all the poor families for self-employment. One-time additional payment of Rs. 1 lakh for gardens like lime, sapota/ guava/ amla and jasmine Sivoi jamadars to receive pensions same as landless laborers. 	<p>Rs.25,000/</p> <ul style="list-style-type: none"> Resettlement allowance Rs. 50,000/ Harvesting of standing crops and damages for crop loss. Provision of IAY Housing to PDF 	<p>(Rs.72,217/)</p> <ul style="list-style-type: none"> Subsistence grant to all PDFs @Rs.4333/ per month for a period of 12 months. Compensation to be paid within two months of signing the Negotiated Agreement
Other Benefits	<ul style="list-style-type: none"> Free Education and Health facilities to all those residing in capital city villages as on December 8, 2014 (both BPL and APL families). MNREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual) Training/ skill development for economic empowerment 		
Safety nets (Statewide)	<ul style="list-style-type: none"> Social Security Pensions (old age, widows, disabled) based on eligibility Affordable housing to homeless 		

Note:

* Livelihood and resettlement amount as per the G.O.Ms.No.350, Revenue (Land acquisition) Department, dated:01.08.2019

** SivoiJamadars are paid monthly pensions (same as landless) instead of Annuity payments.

Note-Sivoijamadar is one who has been in occupation of the land at the time of consideration for its assignment provided he had been in continuous occupation of the land from the fasli immediately preceding the one in which the assignment is considered.

Note : Inflation indexation for benefits under LARR Act is under consideration of GoAP.

III. ASSISTANCE TO LANDLESS LABORERS

3.1 As agricultural land has been taken over for capital construction, agriculture as a source of livelihood ceased to exist in the capital city villages. Landless labourers working in the Capital City area lost their primary source of income as land was assembled by APCRDA for the development of Amaravati. As such, most landless labourers have been directly impacted by the capital city development Program. APCRDA, therefore, has agreed that for purposes of this RPF, all landless families registered with APCRDA for pension by July 15, 2018, will be considered Program affected persons (PAPs), for the provision of livelihood restoration measures. Based on eligibility, the pension payment stood to 17,164 landless labourers as of 1st February 2025, and they are given an enhanced pension of Rs.5,000/ per month.

3.2 Livelihood restoration packages have been uniformly extended to all the identified and registered landless labourers within Amaravati City since April 2015. As of May 2015, approximately 15,000 landless families were registered with APCRDA as residents of the Capital City area (families who resided in the area by December 2014). Subsequently, the number of landless families registered has increased to 21,374 as APCRDA has allowed registration of additional labourers including, for example, cases of family members of original residents getting married and establishing a separate family. Unregistered landless families who wish to enrol in livelihood restoration programs need to demonstrate that they lived in the Capital City before December 2014. Proof of residence for registration includes Ration Cards, Aadhar Cards, and Voter Id Cards.

3.3 The registered landless labourers working in the Capital City area are eligible to receive a combination of livelihood restoration benefits that includes:

- (i) Payment of pensions @ Rs. 2,500 per month per family for a period of 10 years, which is now extended for another five years and enhanced to Rs.5,000/ per month from Feb 2024.
- (ii) Access to skill upgrading and training opportunities.
- (iii) NREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual)
- (iv) Free access to medical and educational benefits in designated facilities and
- (v) Facilitate Access to avail Interest free loans of upto Rs.25.00 lakhs for self-employment for poor people.

3.4 **Most Vulnerable:** APCRDA has established a methodology to identify the most vulnerable among the landless families, i.e. households for whom the package of livelihood restoration benefits – either by design or by nature of benefits – are not sufficient to help them restore their livelihoods to pre-Capital City standards, and who may need additional assistance.

3.5 The indicators used for identifying most vulnerable landless families include-women-headed households including (i) *families headed by women*; (ii) *households where family members have physical disabilities*; (iii) *families with members suffering from chronic diseases*; (iv) *households with aging family members who are unable to work (over 60 years old)*; (v) *families with no alternative sources of income other than APCRDA pension*; and (vi) *families of Scheduled Castes/Scheduled Tribes whose sole source of income was APCRDA pension*. In June - July 2018, APCRDA identified 857 such families in the Capital City area and provided special assistance through social security pensions, the allocation of TIDCO houses, and skill development training to facilitate employment.

3.6 The change in government policy regarding the location of the Capital in 2019 has significantly altered the scenario. Landless families, who were previously finding alternative employment in the construction and service sectors related to Capital City development, faced difficulties due to the stoppage of construction works. Over time, these families have managed to secure alternative livelihood opportunities. The policy shift has adversely affected their livelihoods in the absence of agricultural work, as the lands remained fallow for five years. Some villages near Vijayawada, which are traditionally urban-oriented, have relied on non-agricultural employment in the informal sector and experienced limited impact.

3.7 The extraction of sand from the Krishna River has provided some relief and employment to the villages located along its banks, while other villagers have found work in agricultural operations of nearby villages, often commuting or migrating for employment. The establishment and functioning of the Government Secretariat, High Court, and four leading educational institutions have created job opportunities in service activities ranging from drivers to office assistants, including sanitation work.

3.8 As of February 1st, 2025, landless pensions are being paid to 17,164 families. The decline in the number of beneficiaries is primarily due to employment opportunities secured by family members, deaths without legal heirs, and those who were found to own land. Notably, 5,048 landless families receive Social Security pensions from the state government at a rate of Rs.4000 per month, in addition to the landless pension provided by CRDA. Furthermore, the most vulnerable families identified in 2018 have largely been covered by both CRDA as well as social security pension schemes.

3.9 Skill training for those eligible including vulnerable households -With the establishment of the Government Secretariat, High Court, and educational institutions, 2572 individuals have already gained employment in SRM/VIT, High Court/IGC and other Institutions. The skill development program conducted during 2017-19 focused on women and youth and will continue to benefit landless families and others. This program aims to enable these groups to access employment and service opportunities associated with the resumption of capital construction works and city development processes. The goal is to empower landless families to achieve wage employment or start their own small businesses or enterprises for improved livelihoods. Focus areas for skill development initiatives will include emerging sectors in the new capital city such as construction, horticulture, fashion and apparel, food processing, electronics, health, and education. the program will be tailored to the skills,

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interests, and market demands of the beneficiaries. The social facilitators and ESMUs/PGMC will be involved in designing, implementing, and monitoring the program.

3.10 SHGs, coordinated by APCRDA, will continue to receive training to establish women-owned enterprises. This includes conducting customized Entrepreneurship Development Programs in areas such as fashion, apparel, and food processing to help them take advantage of emerging economic opportunities in the capital city.

IV. INSTITUTIONAL ARRANGEMENT AND IMPLEMENTATION MECHANISM

Institutional Arrangements for LPS / LA / Negotiated Settlement Policy

4.1 APCRDA, through district administration, will manage all impacts related to the land required for the Program using the following institutional arrangements.

4.2 **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 nine other members consisting of ministers and senior officers. The Authority inter alia passes resolutions for the acquisition of lands and prescribes rules/ regulations for implementation of LPS/ Negotiated Settlement Policy under the Act.

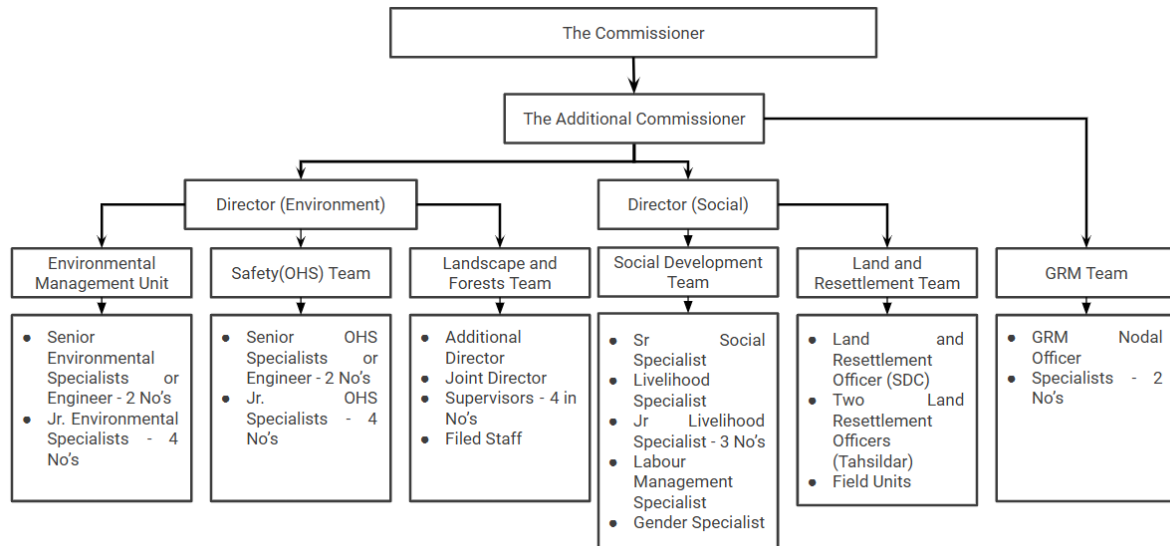
4.3 **Supporting Staff for LPS/LA implementation:** The Government approved the APCRDA staffing pattern as per G.O. Ms. No. 81, MA & UD (M2) Department, dated 16-04-2015, for implementation of AP Capital City Development Program, including land acquisition.

4.4 **The Commissioner, APCRDA and two Additional Commissioners assisted by Directors** will supervise the Competent Authorities for Land Pooling, Negotiated Settlement and Land Acquisition. The Authority/Commissioner, APCRDA will be the approving authority for RAPs and other safeguard-related documents for the Program.

4.5 **The Competent Authority (11 Units) will work under,** administrative and functional control of the District Collector, Guntur who is the appropriate authority for Land Acquisition and the Joint Collector, Guntur who is the Program Administrator for implementing R&R policy.

4.6 **Environmental and Social Management Unit (ESMU) in APCRDA:** The Government vide G.O.MS.No. 112, MA & UD (CRDA.2) department, dated 29-10-2024 established the Environmental and Social Management Unit (ESMU). This unit is responsible for managing the environmental and social aspects of the Programs supported by the World Bank and Asian Development Bank for the development of Amaravati Capital City. The structure of the Environmental and Social Management Unit (ESMU) is provided below:

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4.7 The primary responsibilities of the ESMU include the following:

- a. *Statutory Compliance Management:* Environment clearance, Consent obtained for the entire Amaravati capital city and its interlinked Programs, land assembling. The unit shall ensure that the compliance of the conditions is submitted periodically to the Ministry of Environment and Forests (MoEF&CC), SEIAA, AP, and APPCB.
- b. *Implementation Monitoring of Environmental and Social Safeguards:* The environmental and social safeguards are to be integrated typically at the planning and design stage and shall be complied with during the construction and operational stages.
- c. *Guiding Departments:* The ESMU shall provide the necessary training and capacity building on environmental and social management plans to the relevant departments.

4.8 The implementation of the AIUDP involves a collaborative framework with multiple entities working alongside ESMU. The **Program Management Consultant (PgMC)** provides strategic guidance, policy alignment, and technical expertise for planning and policy compliance, including support for safeguard frameworks and capacity-building efforts.

4.9 The **Project Management Consultant (PMC)** is responsible for the day-to-day operational management of the project, ensuring timely execution, quality assurance, and proper coordination between contractors, APCRDA, and the community. They manage project documentation, monitor progress, and ensure that safeguard measures, including those related to gender, social inclusion, and livelihood restoration, are effectively implemented.

4.10 **Contracting agencies** are responsible for the on-ground execution of infrastructure works, ensuring compliance with environmental and social standards. They maintain workforce welfare, adhere to safety protocols, and regularly report progress to the PMC and ESMU. This multi-tiered structure ensures effective project delivery with transparency and accountability.

Implementation Mechanism for LPS / LA / Negotiated Settlement Policy

4.11 **Implementation Mechanism for LPS:** The LPS unit headed by Competent Authority/ Special Deputy Collector will supervise the Land Pooling Process as per the provisions of A.P Land Pooling Scheme (Formulation & Implementation) Rules 2015. The process includes several steps and various agreements and consultations. The key steps include notification of the Land Pooling scheme, holding consultations and hearing objections/suggestions, invitation to participate in LPS, execution of development agreement, formulation of redevelopment schemes, allotment of re-developed plots, and registration of redeveloped plots in favor of landowners, and surrendered land in favor 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.

4.12 **Implementation Mechanism under LA R&R Act, 2013.** The land acquisition process under the LARR Act, 2013, begins with a Social Impact Assessment (SIA) study, which documents the impacts and assesses the land acquisition requirements. After a public hearing, expert review, and government approval of the SIA report, the land acquisition process begins. The detailed steps and procedures for land acquisition and the entitlement matrix are outlined in Annexure 4.

Coordination with District Administration for Land Acquisition

4.13 **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 5: Administrative Roles of the Officers / Authorities for Land Acquisition

Officers	Roles and Powers
Government	<ul style="list-style-type: none"> • Notify District Collector as appropriate Government. • Designates Special Deputy Collectors as Collector (LAO) under the Act.
Commissioner, APCRDA	<ul style="list-style-type: none"> • Requisition Authority on behalf of APCRDA / Government.
Commissioner, R&R	<ul style="list-style-type: none"> • Selection of SIA Team and Terms of reference • Approval of R&R Scheme.

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District Collector	<ul style="list-style-type: none"> • Notify 4(1) Notification for commencement of SIA. • Appointment of Expert Group. • Decision on Acquisition of Land u/s 8(2) • 11(1) PN Notification • Decision on objections against 11(1) Notification • Review of draft R&R Scheme with Program Level R&R Committee • Publication of Declaration u/s 19 • Approval of preliminary valuation • Approval of draft Compensation Award
Competent Authority/Land Acquisition Officer	<ul style="list-style-type: none"> • Assist Social Impact Assessment agency in conducting SIA • Submission of report u/s 8(2) • Conduct of Grama Sabha u/s 11(2) • Conduct of Survey u/s 12 and 20 • Hearing of Objections on 11(1) PN Notification • Assist Program Administrator for conducting SES and preparation of R&R Scheme • Conduct of Award Enquiry u/s 21 • Preparation of valuation statements u/s 26 to 30 • Passing of LA R&R Award u/s 23 and Individual Compensation Awards u/s 30(2) and Individual 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	<ul style="list-style-type: none"> • Preparation of estimates for Residential Houses / Structures
Horticulture / Forest / Sericulture Departments	<ul style="list-style-type: none"> • Estimation of Trees and Topes
Ground Water Department	<ul style="list-style-type: none"> • Estimation of Well value
Any other Department	<ul style="list-style-type: none"> • As per requisition of District Collector.

4.14 Implementation Mechanism for Negotiated Settlement. Section-124 of APCRDA Act, 2014 enables the Authority to acquire any property by way of a negotiated settlement, and in cases where the negotiated settlement fails the provisions of LA R&R Act, 2013 would be made applicable as per the requirement of the development plan.

- i. Once the Negotiating committee and affected family negotiate on the package offered by APCRDA, the agreed-upon assistance will be documented in the negotiated agreement.
- ii. The negotiated settlement policy is estimated to meet or exceed the provisions of the LA R&R Act as an equal amount of land is allotted in the village site/

habitation or a developed Rehabilitation Centre, and this option is offered as optional.

4.15 Interested individuals have the option to choose a negotiated settlement policy rather than land acquisition (LA). The Competent Authority representing the APCRDA will engage in a negotiated settlement through a negotiation process conducted by a committee formed by the APCRDA, which includes members from land administration and technical expertise.

Census Cum Socio-Economic Survey

4.16 During Jan-Feb 2015 census survey was conducted in all the Capital City Villages and the data relating to 38963 households was captured and treated as baseline data for extending entitlements and benefits from the CRDA and the government. It is proposed to monitor the impact of capital development process on these households periodically through sample studies and also through collection of additional details from all the households. As part of this, in 2024 Skill Census is conducted of all the households to elicit the data relating to the skill needs of the existing population. The CRDA will conduct a Socio-Economic survey of all project affected families to capture the revised base-line data of March 2025 and to monitor the impact of capital development on all the families through sample studies over time.

Resettlement Action Plan (RAP)

4.17 It is proposed to prepare and disclose Resettlement Action Plan for each of the sub-programs taken up as part of Amaravati Capital City Development Program with particular reference to those funded by any of the multilateral agencies. These resettlement plans will comply with the principles outlined in this RPF. RAPs will apply to all affected persons, regardless of the land assembly tool employed with special emphasis on those families affected under LARR Act and Negotiated Settlement Policy. The idea is that while LPS contributors have received land with higher economic value compared to pre-project conditions, on the other hand, the other two categories need to be monitored with the aim of restoring their financial position to pre-project status and, if possible, improving their economic situation further. The resettlement action plan outlines the land assembly procedures, related entitlements, implementing and monitoring mechanisms.

4.18 The plan should be adjusted to the nature and scale of impacts, presenting impacts and mitigation measures by sub-programs if multiple contracts are involved.

4.19 Compensation payments and entitlements will be disbursed prior to physical displacement and before transferring the corresponding land parcels to contractors. For LPS, the equivalent milestone for compensation is the allotment of returnable plots

to landowners. The payment of compensation and entitlements along with the completion of returnable plots allotment in case of LPS, will be certified by Competent Authorities of the respective LPS units before handing over the lands to the contractors.

4.20 The payment of compensation and R&R assistance under the Land Acquisition Act and Negotiated Settlement policy will be certified by the District Collector/ Joint Collector, Guntur who is the competent authority for the land acquisition. As needed, the land handover to the contractors will be provided in two or three milestones to enable the completion of land acquisition in a phased manner. This measure is to ensure adherence to this RPF and to eliminate any impediments in the execution of the Program once the land is handed over to the contractor.

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

- i. Those who have formal rights to land including customary and statutory rights of occupancy recognized by law such as those landowners with formal titles.
- ii. 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.
- iii. Those who have no claim to land that they are occupying or using, such as squatters, encroachers, etc.
- iv. Those covered under first two categories above are to be provided compensation for land they lose, and other assistance as per the policy. Persons covered under 3rd category above are to be provided with resettlement assistance in lieu of loss of structure and or 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 Program area prior to the cut-off date as on the date of conduct of Socio Impact Assessment or Socio-Economic Survey. All persons included are to be provided with compensation for the loss of structures and trees other than land.

4.22 All affected persons irrespective of their status or whether they have formal titles, legal rights or not, are eligible for assistance if they occupied the land before the entitlement cut-off date. The entitlement cut-off date refers to the time when the declaration of Capital was done by the Government i.e., 8th December 2014.

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

Valuation of Land and Assets

4.24 **Land:** The compensation for land will be the higher of two values: (i) current government guideline value, and/or (ii) average of highest 50 per cent of sale transactions three years prior to first notification. This value will be multiplied by 1.25 times and 100 per cent solatium will be added. In addition, amount calculated @ 12 per cent per annum on Market Value for the period between the first notification and date of compensation award, will be paid.

4.25 **Structures/other assets** - According to the LA R&R Act 2013 and Negotiated Settlement Policy, structure valuations are estimated using the prevailing Standard Scheduled Rates (SSR rates) for constructions existing as of the cut-off date without deducting depreciation value. These rates are updated annually per Public Works Department (PWD) norms. The salvage value is paid to the affected people.

4.26 **All other losses** will be valued, keeping the principles of replacement value. All unit costs are referenced in the Entitlement Matrix and compensation will be paid as per the RPF.

4.27 The matrix will be updated every year subsequently. 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. The Entitlements for Land Pooling Scheme and Negotiated Settlement Policy are provided in Annexure 2 and Annexure 3 respectively.

Targeted Support to Vulnerable Groups

4.28 Vulnerable families will be identified periodically based on defined indicators, and targeted efforts will be undertaken to enhance their well-being. Social Facilitators will monitor these families at the village level, coordinating and facilitating access to benefits from various government programs. At present, along with livelihood measures for landless, special assistance provided to vulnerable families through (i) *social security pensions*, (ii) *allocation of TIDCO houses*, and (iii) *skill development training to facilitate employment*.

Time Frames

- 4.29 The following timeframes are being proposed by APCRDA:
- i. the inventory of losses shall be completed before the commencement of RAP preparation.
 - ii. civil works shall commence only after compensation, resettlement, and rehabilitation activities have been completed for the corresponding stretches/ parcels of land.

Public Consultation Mechanism

4.30 Public consultation and participation are essential because they provide an opportunity to inform the stakeholders about the proposed program. CRDA will ensure that it will be a continuous process throughout the implementation of the program. Providing an opportunity for people to present their views and allowing consideration and discussion of sensitive social mitigation measures and trade-offs.

Program Information Centers and Communication Strategy

4.31 Program Information Centers (PICs) have been established in the villages at the office of Deputy Collector/Competent Authority¹⁴ (CA) offices. The CA will be designated as Program Information Officer to provide the required information on the overall Capital City Program in the form of printed documents, information available on the website, etc. Social Facilitators of the respective villages will be trained as information assistants so that they can be more accessible to the villagers to seek the required information.

Grievance Redressal Mechanism (GRM)

4.32 There already exist multiple channels for public grievance management, and all of these would remain operational for ACCDP and the proposed AIUDP. A brief description of the existing grievance redress arrangements as well as the proposed strengthening of the GRMs is as follows:

1. 'Meekosam' ('for you' in English):

4.33 This is a statewide single-window, online framework for receiving grievances, and complaints, covering all government departments. Complaints are routed to the department concerned, including APCRDA for Amaravati-related grievances/complaints. In addition to reporting complaints, people can also give suggestions to the government directly through this web portal. All the reports and suggestions will be accessible to the respective departments and the office of the Chief Minister: <https://meekosam.ap.gov.in>

4.34 The main features of the 'Meekosam' system include:

- The recording of grievances is based on the Aadhar number.
- The person who posted grievance or suggestion can track the progress of his/her application.

¹⁴There are 11 CA units in Capital City area, they report to District Collector, as all CAs are under the functional and administrative control of District Collector..

- An acknowledgment of receipt of the complaint will be received via SMS/ e-mail once a grievance is registered.
- The grievance will be registered, tracking ID issued, categorized, and forwarded to the department concerned.
- Grievances will be escalated to higher authorities if the grievance is not addressed within a certain time frame.

4.35 Each Competent Authority Unit is separately registered in the Meekosam portal to ensure that the grievance is expeditiously addressed by the concerned officer. The progress of redressal is monitored by Commissioner APCRDA at the organization level and by Hon'ble CM at the state level, during regular review meetings.

2. PARISHKARAM APCRDA Grievance Redressal Mechanisms

4.36 APCRDA has its own GRM that includes: (i) Approaching Competent Authority in the field/additional commissioner during weekly public interaction/Representation to Commissioner, APCRDA and (ii) an online system through the portal:

<https://crda.ap.gov.in/APCRDA/Userinterface/Admin/GrievanceRedressalSystem.aspx>

4.37 Any citizen who wishes to register a grievance with CRDA can enter the details of the problem in the *Parishkaram* app by registering through his/her mobile number. The complaint will be fed to the department concerned in the CRDA and each HOD will be accountable for timely and qualitative disposal. The petitioner can check the status of grievance by using the unique Grievance ID which will be shared with the complainant by SMS message. The status of the grievance will be shared as SMS to the petitioner at every stage.

Strengthening the GRM

4.38 APCRDA will continuously strengthen its existing grievance management system and ensure that it is accessible, effective, and responsive, with defined processes and timelines for resolution. APCRDA will develop standard operating procedures on grievance management and formalize the GRM based on the SOP to ensure accessibility, registration, assessment and resolution of complaints in a time bound manner, including progress tracking and feedback mechanism.

4.39 The GRM will comprise arrangements for grievances received at the field as well as PMU levels. The field-level GRM will cater to grievances received through field unit offices or competent authority office (CAO)/ APCRDA or contractor's office. At the PMU level, a GRM Cell within the ESMU will be established that will report directly to the Additional Commissioner. It will be supported initially by a GRM Nodal Officer, and two support staff and the staffing may be enhanced to four support staff as and when required. All grievances received at the field level will be documented and progress status communicated to the PMU. Further, all grievances

received through online platforms (APCRDA web portal or directed by state PGRMS) will be assessed and referred to the concerned department and offices (e.g. field offices). Grievance registers will be placed at the village level and the staff in the field offices will be responsible for recording verbal grievances for the people who lack literacy or proficiency in electronic media. The grievance unit under the ESMU in the PMU will be responsible for coordinating (with various departments and offices), progress monitoring, documentation, and reporting tasks at the program level. The unit will also monitor the effective functioning of the grievance management systems at the field level including grievance recording and documentation and progress reporting in the program system. Regular public outreach and disclosure meetings will be undertaken. The program will assess any legal issues through the GRM and proactively settle any legacy issues unless these are under legal procedures. The status of grievance redress will be reported through monitoring reports and corrective actions if needed will be developed and implemented.

4.40 The GRM will ensure that grievance data generated through the PGRMS and other channels including grievance data reported by the field offices are integrated into one common database, documentation, reporting, and feedback mechanism, to also facilitate in effective monitoring of program GRM. The proposed system will feed into the web-based program M&E data management system. The Standard operating procedures for GRM, including procedures for communication and information disclosure will reinforce the GRM. Participatory systems for grievance redressal with gender and social inclusion features will be adopted to enhance GRM effectiveness.

3. Right to Information (RTI) Act implementation at APCRDA

4.41 GoAP / APCRDA is also covered by Right to Information (RTI) act-2005, which provides another avenue for Grievance Redressal through receiving applications filed U/s 6(1) and 1st appeals filed U/s 19(1) of the Act. The CRDA U/s 5(1) has designated one First Appellate Authority, Three Public Information Officers and Seven Assistant Public Information Officers to cover all the departments.

Disclosure

4.42 The copies of RPFs & RAPs will be made available at office of (i) Competent Authority to the public at (ii) Office of the District Collectors; (iii) Mandal Revenue Office; and (iv) Office of the Panchayat/ Municipality, the plans are available and certainly before land is acquired for the Program. An electronic version of the RPF as well as the RAPs and other relevant documents will be placed on the official website of the District Collector, Guntur, and APCRDA, after approval and endorsement by the Government of Andhra Pradesh. The RPF and RAPs will be maintained throughout the life of the Program and will be made available in local languages to the public including affected persons.

Monitoring

4.43 Monitoring of involuntary resettlement and implementation of resettlement action plans will be ensured through a robust MIS and database management system and supported by adequate reporting arrangements established for the project. Arrangements will be equipped with AIUDP (and similar supported programmes) specific monitoring and reporting requirements. A number of Objectively Verifiable Indicators (OVIs) shall be used to monitor the implementation of RAPs and its outcomes. The indicative indicators are included in the 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 timetable, 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. Sample studies and surveys will be undertaken for comparison purposes.

Budget and funding arrangements

4.44 The government of Andhra Pradesh/APCRDA, the requisitioning authority for acquiring lands required for the project, shall make arrangements for: fund required for land acquisition, land pooling units, and Negotiated settlement; payment of annuity; payment of pension through Capital Region Social Security Fund; payment of compensation, R&R cash benefits under LAR&R Act, non-title holders eligible for benefits under LAR&R Act and other benefits and entitlements under LPS and NS.

4.45 The resettlement plan shall contain budget estimates covering benefits and entitlements to all affected persons. The budget shall provide resettlement cost estimates for each land assembly instruments, with information on its sources. These will include costs of consultations, awareness raising and public outreach activities, GRM besides costs for land assembly and entitlements as per the entitlement matrix. All expenditures related to the implementation of RAPs will be met out funds of the Program or General Funds that are already in place for LPS or land acquisition.

4.46 The payments shall be through bank transfers into the accounts of Awardees/beneficiaries (women in case of pensions). The LAR&R Authority will act as the Grievance Redressal Mechanism to deal with complaints related to compensation and R&R benefits under LAR&R Act 2013.

Other Related Issues

4.47 The Citizen's Committee to be constituted by APCRDA will also monitor the implementation progress and also take up with district administration on timely implementation of the Program.

4.48 Periodic evaluations will be made to determine whether the PAPs have been paid in full before implementation of the sub Program activities.

4.49 The objective of the evaluation is to determine whether affected people have received full compensation and assistance; and whether they have improved their living standards compared to the baseline situation.

4.50 The Environment and Social Management Unit is set up to strengthen the system within the CRDA to monitor the impact of different programs. The capacity of the social development team will be regularly strengthened to ensure implementation of the Resettlement Policy Framework, Preparation, review and monitoring of RAPs, and focus on livelihood restoration of affected people/ beneficiaries.

4.51 The draft Resettlement Policy Framework (RPF) is disclosed on the website of CRDA, to notify the general public of its publication. Comments and suggestions on the draft documents are being solicited. Public consultations will be held to discuss the draft and focus group meetings will be held for consultation of the draft RAPs along with RPF. These focus groups target LPS/LA Farmers, and NSP affected families with a focus on women, and vulnerable people.

ANNEXURES

Annexure 1 - Definitions

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

1. 'Agriculture' includes food crops and cash crops such as 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
5. 'Development Program or Program' 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.
7. 'Infrastructure plan' means a plan showing existing and proposed major infrastructure facilities
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 20-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. 'Census' means a field survey carried out to identify and determine the number of Program Affected Persons (PAP), their assets, and potential impacts.
12. '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.
13. '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.
14. 'Program affected persons' (PAPs) means persons who, for reasons of the involuntary taking or voluntary contribution of their land and other assets under the program, result in direct economic and or social adverse impacts, regardless of whether or not the said Program affected persons are to be physically relocated. These people may have their:
 - a. Standard of living adversely affected, whether or not the Program 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 affecting livelihood.
 - c. access to productive assets adversely affecting livelihood.
 - d. business, occupation, work or place of residence or habitat adversely affecting livelihood.

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15. "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 Program affected person has moved to another location.
16. 'Involuntary Land Acquisition' is the taking of land by the government or other government agencies for compensation, for the purposes of a public Program against the will of the landowner.
17. 'Land' refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the Program.
18. 'Land acquisition' means the taking of land, buildings or other assets thereon for purposes of the Program.
19. 'Resettlement Assistance' means the provision of development assistance in addition to compensation such as land preparation, credit facilities, training, or job opportunities, needed to enable Program affected persons to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-Program levels.
20. 'Resettlement and Compensation Plan', also known as a 'Resettlement Action Plan (RAP)' or 'Resettlement Plan' - is a resettlement instrument (document) to be prepared when the locations affected by sub-programs of capital city development 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 Program activities causing adverse impacts.
21. 'Rehabilitation Assistance' means the measures to ensure that Program 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,
22. 'The Resettlement Policy Framework (RPF)' has been prepared as an instrument to be used throughout the WB-ADB assisted Program 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 each of the sub-Programs will be prepared consistent with the provisions of this RPF.

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23. 'Vulnerable Groups': among the landless households, the following are recognized as vulnerable under the Program: (i) families with woman as head of household including *inter alia* single women, widows; (ii) households where family members have physical disabilities; (iii) families with chronic diseases; (iv) households with aging family member who can no longer work (over 60 years old); (v) families with no alternative sources of income other than APCRDA pension; and (vi) families of Scheduled Castes/Scheduled Tribes whose sole source is APCRDA Pension.
24. Amaravati Integrated Urban Development Program (AIUDP) - The program, funded by world bank/Asian development bank, consist of course of program viz., AGC Complex, LPS Works, Flood Mitigation works and Trunk Infrastructure works.
25. Amaravati capital City Development Project (ACCDP) - The project aims at development of infrastructure for the Capital City and to establish governance structures. Several programs like AIUDP, HUDCO, KFF etc., are part of this larger entity to mobilise the needed finances.

All other words used shall have the meaning specifically mentioned under any law or policy of the Government of Andhra Pradesh.

Annexure 2 - Land Pooling Scheme (LPS) Annex

1. This Annex has the following key sections:
 - Section I: Background
 - Section II: Description of LPS policy, processes & regulations
 - Section III: Consultations held for LPS & Grievance Redress Mechanisms
 - Section IV: Entitlements under LPS

Section I: Formation of New State of Andhra Pradesh

1.1 The Andhra Pradesh Re-Organisation Act, 2014 (central Act 6 of 2014) came into force on June 2, 2014. The New Government of Andhra Pradesh took the recommendations of the expert committee, opinions of experts of urban development, various public organizations and after considering all aspects of public welfare, accessibility to all parts of the state, advantages and disadvantages, identified and finalized the location of Capital City area between Vijayawada and Guntur cities on the banks of River Krishna. The AP Assembly passed resolution on September 3, 2014 to establish Green Field Capital City as a livable environmentally sustainable people's Capital

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

1.3 Based on the recommendations of the technical committee and the opinion of the public representatives, modifications to the draft Master Plan were made. The detailed master plan was notified in Gazette No:18 dt. 23-02-2016 and published in two newspapers (Eenadu and Times of India) on February 24, 2016 as well as in the website of APCRDA as required u/s 39(6) of the Act.

Section II: LPS policy, process & regulations

2.1 LPS Policy & Regulatory Framework

- a. The Government has notified the Capital City area vide G.O.Ms.No. 254, MA & UD (M2) Department, dated: 30-12-2014 in exercise of powers u/s 3(3) of the AP CRDA Act, 2014. The Government have constituted AP CRDA as per the provisions contained under Section 4(1) of the AP CRDA Act, 2014 and in exercise of powers under Section 43(5) directed AP CRDA to undertake development schemes as provided in Chapter IX of the AP CRDA Act, 2014 through voluntary Land Pooling Scheme in the Capital City area.
- b. As per Section 107 of the LA R&R Act, 2013 the State Government may enact any law or policy. Land Pooling Scheme is one such policy. The landowner may opt for such policy as contemplated u/s 108 of the LA R&R Act, 2013. The State Government has formulated Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 and notified vide G.O.Ms.No.1, MA & UD (M2) Department, dated: 01-01-2015.
- c. On December 30, 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 1, 2015, and in a span of 60 days, agreements covering an extent of over 30,000 acres were received from over 25,000 farmers which has never been accomplished anywhere in the world.

2.2 LPS Process Steps for Participation

- a. 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.
- b. The implementation consists of two parts:
 - *Extending returnable plots and other benefits*
 - *Implementation of the development plan and registration of plots with transferable rights.*
- c. **LPS Notification:** By means of Government Order, Municipal Administration and Urban Development Department appointed local Competent Authorities in the envisaged Capital City Area of 217.23 sq. km, comprising 24 Revenue Villages, which have been notified for LPS, expressing the Government's intent to begin the development of the New Capital City.

- d. **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 Land owners coming forward to join the LPS.
- e. **LPS Consent, Agreement and Plot Options:**
- i. 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.
 - ii. Declaration of intention to undertake LPS
 - iii. Declaration of final area for LPS in Form 9.5
 - iv. 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.
 - v. 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
 - vi. The plot codes are opted by the land owners in Form 9.18
 - vii. 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.

2.3 LPS layout Preparation

- a. 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.
- b. After compiling the received objections/suggestions by the Competent Authority, several consultation meetings were held both at villages and in APCRDA office.
- c. 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.

- d. The lottery date was announced after few days and the returnable plots were allotted to the landowners through lottery.

2.4 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.

2.5 LPS Layout Peg Marking

- a. The returnable plots to the landowners are marked on land by using a DGPS equipment (Differential Global Positioning System) and pegs are marked on the boundaries.
- b. Digital coordinates are included in the ownership details, making it easy for digital cadaster
- c. Awareness sessions are conducted with respective returnable plot owners, village-wise before proceeding for peg marking.

2.6 Allotment, LPOC and Plot Registrations:

- a. 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.
- b. 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.
- c. Government also bears the cost of registration if the allottee registers the plot to his own family member (i.e. spouse or children)
- d. CRDA has opened help desk/ facilitation center in the Sub Registrar's office to ease the registration process for the farmer/landowner.
- e. Registration documents are prepared by Competent Authorities to reduce the burden on farmers/landowners and fasten the registration process.
- f. Each registration document is provided with the following for clear understanding.
 - i. Plot dimensions derived from DGPS measurements.
 - ii. Cadastral correlation for enabling encumbrances verification (EC)
 - iii. Site plan, Block plan, Colony plan explaining physical features

2.7 Infrastructure in LPS layouts: The Government has prepared plans to develop 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.

2.8 Land Pooling Process: The land pooling process duly follows rules prescribed in Land Pooling Scheme (Formulation & Implementation) Rules notified on 30th December 2014. The process, rules, and forms employed are provided below:

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Table

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

2.9 Development Scheme Process

Item	Rule	Form No.
Conduct of Survey	9(2)(e)	9.15, 9.16
Certification of area statement / final base map and preparation of list of landowners.	9(3)	9.17
Application for Joint allotment of final plots	9(6)(i)	9.18
Statement of consultations made u/s 56 read with section 44	9(7)	9.19
Notification of Draft Land Pooling Development Scheme calling for objections and suggestions within 30 days (Publication in GP/ Locality / News Papers / Gazette / Website)	10(1)	9.20
Form of Objections / Suggestions	10(2)	9.21
Notification of Final Land Pooling Development Scheme (Publication in GP/ Locality / News Papers / Gazette / Website)	10(4)	9.22
Taking possession of land from landowners	10(4)	9.23
Conduct of lottery	Giving Provisional Allotment Certificate on the Spot	

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Item	Rule	Form No.
Land Pooling Ownership Certificate with transferrable rights	11(4)	9.24
Details of LPOCs and land contributed by Landowners for availability on website	11(6)	9.25
Registration of LPOC	11(4)	
Handing over of physical possession of reconstituted plots	12(4)	9.28
Publication of reconstituted plots after carrying out mutations in land records.	13(2)	9.30

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

Section III: Consultations

3.1 Process of consultations, grievances, objections, and suggestions - A systematic program of consultations, grievance redressal, obtaining and resolving objections and suggestions was put in place to ensure that the issues are continuously attended to for resolving various issues around LPS. The entitlements to farmers under LPS were enhanced taking into account the feedback gathered through census survey and consultation process.

3.2 Announcement of Land Pooling Package and Enactment of Rules -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. 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.

Section IV: Entitlements under LPS

4.1 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 Land Pooling Scheme is an option and people can join voluntarily as, if the landowner prefers compensation / R&R benefits under LAR&R Act, they are at liberty to opt for Land acquisition. As such there is no physical displacement arising out of land pooling scheme as the lands are outside habitation areas and are mainly utilized for agriculture. Extensive consultations were held to finalize the Land Pooling Scheme and the scheme benefits have been modified on three different occasions benefitting the landowners, based on consultations. The Government of India has also extended tax benefit by way of exemption from Capital

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Gains Tax for the first sale of land. The land pooling scheme duly considered type of lands (dry, *Jareebu*), ownership status (patta lands, assigned lands, eligible occupants in resumed POT lands, encroachments, etc.) use of the land (agriculture/ gardens) as outlined in the entitlement matrix below.

4.2 Entitlement Matrix for Land Pooling Scheme

Land Categories	Category (in Sq. Yards) / Acre			
	Dry lands		<i>Jareebu</i> lands/Semi-urban	
	Residential	Commercial	Residential	Commercial
A) Private lands	1,000	250	1,000	450
B) Assigned lands				
Ex-Serviceman / Political Sufferer	1,000	250	1,000	450
Assignments before June 18, 1954	1,000	250	1,000	450
Assignments After June 18, - 1954	800	100	800	200
Resumed lands – eligible Sivoijamadar occupation **	500	50	500	100
Un-Objection able Gouvernement lands – Eligible Sivoijamadar **	500	50	500	100
Objectionable Govt. Lands – Eligible Sivoijamadar **	250	0	250	0
C) Yearly payment of Annual payment to all land owners losing land* for 10 years (extended to another 5 years without yearly enhancement)	Rs.30,000/acre (Rs.57000/acre for the year 2024-25-10 th Year)		Rs.50,000/acre (Rs.95000/acre for the year 2024-25-10 th Year)	
D) Yearly increase	Rs.3,000/acre		Rs.5,000/acre	
E) One-time additional payment for gardens(Rs.)	100,000			
(F) Agricultural labourer/ Agricultural Tenants (residing in LPS villages as on December 08, 2014)	Rs.2,500 /per month/10 years enhanced to Rs.5000/- from Feb 2024 and extended for another 5 years up to 2029-30			

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

** These three categories of people are paid monthly pensions instead of Annual Payment, while the rest of the categories are paid Annual payment

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

- a) Loan Waiver: One-time agricultural loan waiver of up to Rs. 150,000 is

- available to all farmers who have outstanding agricultural loans.
- b) To facilitate access to interest free loan of up to Rs. 25 lakhs to all the poor families for self-employment
 - c) MNREGA employment of 365 days (as per applicability of the Act and demand and eligibility of the individual)
 - d) Education and Health: Free education and health facilities are available to all those residing in capital city villages as on December 8, 2014 and
 - e) Establishment of skill development institution to provide training to enhance the skills of needy persons.

4.4 The following additional details with regard to the aforesaid entitlement matrix may be noted:

- All dry landowners are entitled to developed returnable plots of 1,000 sq. yd. Residential and 250 sq. yd. Commercial Plot in lieu of compensation and annual payment of Rs. 30,000/ per acres with an annual increase of Rs. 3,000/ for a period of 10 years in lieu of subsistence allowance, and stands as Rs. 57,000/ per acre in 2024-25 – the 10th year. The annuity is now extended by another five years without further enhancement of the amount.
- All *Jareebu*/ semi-urban landowners are entitled to developed returnable plots of 1,000 sq. yd. Residential and 450 sq. yd. Commercial Plot in lieu of compensation and annual payment of Rs. 50,000/ per acres with an annual increase of Rs. 5,000/ for a period of 10 years in lieu of subsistence allowance and stands at Rs. 95,000/ per acre in 2024-25 – the 10th year. The annuity is now extended by another five years without further enhancement of the amount.
- In case of those losing less than one acre of dry/ *Jareebu*/ semi-urban land will receive annual payment equivalent to one acre i.e., Rs.30,000/ Rs.50,000 with annual increase.
- Returnable plots/ annual payment would be made to the religious/Wakf institutions under Land Pooling scheme treating the lands as Private Lands in case of lands belonging to Endowment/ Wakf departments.
- All the assigned lands which are having transferrable rights would be resumed for public purpose and *patta* package equal to dry/ *Jareebu*/ semi-urban would be extended to all the eligible assignees.
- All the assigned lands which are not having transferrable rights would be resumed for public purpose and assignment package of 800 sq. yd. residential, 100 sq. yd. commercial for dry and 800 sq. yd. residential, 200 sq. yd. commercial for *Jareebu*/semi-urban would be extended to all the eligible assignees in lieu of payment of exgratia.
- All the landless poor persons who purchased assigned lands without authorization were treated as encroachers and were extended with 500 sq. yd. residential, 50 sq. yd. commercial for dry lands and 500 sq. yd. residential, 100 sq. yd. commercial for *Jareebu*/semi-urban in lieu of ex-gratia and no annual payment was made as it is a violation under Act 9/77. However, this was later rescinded through Govt orders and further orders from the Government on the subject are awaited.

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- All the landless poor persons who purchased/ occupied un-objectionable Govt. lands without authorization will be treated as encroachers and would be extended with 500 sq. yd. residential, 50 sq. yd. commercial for dry lands and 500 sq. yd. residential, 100 sq. yd. commercial for *Jareebu*/semi-urban in lieu of exgratia along with annual payment.
- All the landless poor persons who purchased / occupied objectionable Govt. lands without authorization will be treated as encroachers and would be extended with 250 sq. yd. residential, 0 sq. yd. commercial for dry lands and 250 sq. yd. residential, 0 sq. yd. commercial for *Jareebu*/semi-urban in lieu of exgratia and no annual payment will be made as the lands are prohibited for assignment instead pensions will be provided to these people for 10 years.
- The annual payment of Rs. 30,000/- & Rs.50,000/- for “dry and *Jareebu* lands Respectively” is the minimum net agricultural loss estimated by the landowners during consultations. The average yield multiplied by minimum support price deducting the expenditure for predominate crops is arrived to fix annuity Payment. This is now extended from existing 10 Years to another five years.
- One-time additional payment of Rs. 1.00 lakh is extended for gardens like lime, sapota / guava / amla and jasmine is the average estimated loss as expressed by the landowners during consultations.
- All the landless families residing as on December 8, 2014 are extended pension of Rs 2,500 /- per month for a period of Ten years as a measure of livelihood support during the estimated interregnum period converting from agriculture labour to non-agriculture labour along with necessary skill development trainings. This is now extended to another five years along with enhancement upto Rs.5000/- per month.
- Onetime agricultural loan waiver of Rs. 150,000/-, loans for self-employment, free education /free medical facilities, old age homes subsidized canteens, wage employment under MGNREGA, skill development trainings are part of resettlement.
- All Project displaced families include families residing in the houses and also includes affected families without homestead land residing in the Program area would be rehabilitated in the resettlement colony.
- As all the landless families residing in the Program area are treated as Project affected families, all the artisans / small traders/ tenants / irrespective of legal status / agricultural labour / labour / destitute viz., old age / widows / women divorcee / women deserted by families are treated as affected families.
- It is estimated that the value of the developed residential / commercial plots with Capital City infrastructure along with other social benefits under Land Pooling Scheme are estimated more valuable than the compensation / R&R entitlements under LA R&R Act, 2013.

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4.5 List of Relevant LPS GOs: The Government Orders for the land pooling scheme is presented in the Table below and can be accessed online at www.aponline.gov.in

Sl.No	G.O.No.	Subject	Issued by Department	Date of issue of G.O.
1	G.O.Ms.No.1	Municipal Administration & Urban Development Department - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Notification - Issued.	Municipal Administration & Urban Development (M2) Department	01.01.2015
2	G.O.Ms.No. 43	Municipal Administration & Urban Development Department - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendments - Issued.	Municipal Administration & Urban Development (M2) Department	09.03.2015
3	G.O.Ms.No.59	Municipal Administration & Urban Development Department - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendment - Issued.	Municipal Administration & Urban Development (M2) Department	20-03-2015
4	G.O.Ms.No.61	Municipal Administration & Urban Development Department - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendment - Issued.	Municipal Administration & Urban Development (M2) Department	24-03-2015
5	G.O.Rt.No.72	MA& UD Department - Capital City Development & Management Corporation - Appointment of Chairman & Managing Director and certain Board of Directors- Modification - Orders -Issued	Municipal Administration & Urban Development (CRDA2) Department	19-02-2016
6	G.O.Ms.No.79	Municipal Administration & Urban Development Department - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendment - Issued.	Municipal Administration & Urban Development (M2) Department	15-04-2015
7	G.O.Ms.No.176	Municipal Administration & Urban Development	Municipal Administration	31-07-2015

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Sl.No	G.O.No.	Subject	Issued by Department	Date of issue of G.O.
		Department- Scheme for payment of pensions to eligible landless families in Capital City area through "Capital Region Social Security Fund" - Administrative sanction - Accorded - Orders - Issued.	& Urban Development (M2) Department	
8	G.O.Ms.No.493	Registration and Stamps Department- Indian Stamp Act, 1899-Reduction of Stamp Duty under section 9 of the Indian Stamp Act, 1899 payable on Development Agreement-Cum-Irrevocable Power of Attorney prescribed under Sub Rule (8) of Rule (8) of the A.P. Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 framed under Andhra Pradesh Capital Region Development Authority Act - 2014 - Notification - Orders - Issued.	Revenue (Registration. I) Department	31-12-2015
9	G.O.Ms.No.494	Registration & Stamps Department - Registration Act, 1908-Section 78-Table of Fees-Exemption of Registration Fee on instruments executed by or on behalf of or in favor of the Authority under the Andhra Pradesh Capital Region Development Authority Act, 2014 (Act 11 of 2014)-Amendment - Orders - Issued.	Revenue (Registration. I) Department	31-12-2015
10	G.O.Ms.No.30	MA&UD - APCRDA- Payment of pension to eligible landless families in Capital City Area through "Capital Region Social Security Fund" - Operational Guidelines - Orders - Issued.	Municipal Administration & Urban Development (CRDA2) Department	10-02-2016
11	G.O.Ms.No.41	RULES – The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendment – Notification - Issued.	Municipal Administration & Urban Development (CRDA.2) Department	17-02-2016

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Sl.No	G.O.No.	Subject	Issued by Department	Date of issue of G.O.
12	G.O.Ms.No.125	MA&UD - APCRDA - Amaravati Capital City - Land Pooling Scheme - Welfare of the Farmers and other Landless Poor- Free education to the Children of the all the residents residing as on 08.12.2014 - Implementation of Free Education - Orders -Issued.	Municipal Administration & Urban Development (CRDA.2) Department	16-05-2016
13	G.O.Ms.No.52	Health, Medical and Family Welfare - Free Medical Facilities to the residents of the Amaravati Capital City who are residing as on December 8, 2014 - Implementation of free health facilities - Orders - Issued.	Municipal Administration & Urban Development (CRDA.2) Department	12-05-2016
14	G.O.Ms.No.165	RULES - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendment - Notification - Issued.	Municipal Administration & Urban Development (CRDA.2) Department	25-06-2016
15	G.O.Ms.No.207	Rules - AP Capital City Land Pooling Scheme (Formation & Implementation) Rules, 2015 - Notification - Issued.	Municipal Administration & Urban Development (CRDA.2) Department	08-08-2016
16	G.O.Ms.No.153, Department, dt. 19-04-2017	Negotiated Settlement Policy	G.O.Ms.No.153, MA & UD (CRDA-II) Department.	19-04-2017
17	G.O.Ms.No 226	Land Pooing Scheme (Formulation & Implementation) Rules 2015-Amendment-Notification	MA & UD	15-06-2017
18	G.O.Ms.No 227	Land Pooing Scheme (Formulation & Implementation) Rules 2015-Allotment of returnable plots-Amendment - Notification	MA & UD	15-06-2017
19	G.O.Ms.No 228	Amaravati Land Allotment Rules, 2017 - Notification - Orders	MA&UD	15-06-2017

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Sl.No	G.O.No.	Subject	Issued by Department	Date of issue of G.O.
20	G.O.Ms.No 362	The Government Shall provide pension of Rs.2500/- per month per family for a period of 10 Years	MA&UD	14-11-2018
21	G.O.Ms.No 420	Negotiated Settlement Policy	Municipal Administration & Urban Development (CRDA2) Department	31-12-2018

Annexure 3 - Entitlement Matrix - Negotiated Settlement Policy

Background

1. While executing the construction of Capital City Development Program, it is found that certain priority roads are coming in the area exempted under Land Pooling Scheme as per Rule 5(4) read with Schedule III (ii), while demarcating the village sites / extended habitations. As the Land Pooling Scheme is not applicable in the exempted area and as the process of Land Acquisition under LA R&R Act, 2013 is time consuming, it is proposed to acquire the area required as per Master Plan / development plan within the village planning zone (R1 Zone) and also certain scattered houses within Land Pooling Scheme existing outside R1 Zone through Negotiated Settlement as per Section 124 of AP CRDA Act, 2014. In this regard, to expedite procurement of land in R1 Zone and to acquire Scattered houses outside R1 Zone a separate package under Negotiated Settlement Policy as per the APCRDA Authority Resolution No.92/2016 dt.07.12.2016 has been formulated and notified vide G.O.Ms.No.153, dt. 19-04-2017 and G.O.Ms.No. 420 dt.31-12-2018. This is a state government policy applicable across Capital City to ensure that the PAPs are compensated as per Negotiated Settlement and the procurement of land / structures is expedited.

2. The landowners willing to opt for negotiated settlement may file their claim before the negotiation committee. The word negotiation is used as per Section 124 of the AP CRDA Act, 2014 which says that the authority may acquire any movable or immovable property by purchase, exchange, gift, lease, mortgage, negotiated settlement or by any other means permissible under any law.

Entitlement Matrix

SL No	Property Type	Description	Proposed Compensation
1	Residential use in R1 Zone	House / Residential Plot Excluding Common area	(1) Double the Structure Value (2) Nearest Standard plot in RH Colony equal to plinth area of structure/house site with applicable zoning regulations for R1 zone
2	Non-Agriculture /other use in R1 Zone	As is land use i.e., baron, hayricks etc.,	(1) Double the Structure Value (2) Land to land for same land use
3	Commercial / Industrial use in R1 Zone or Scattered	Existing structures like shops or Commercial /	1) Double the Structure Value (2) Nearest standard plot as per Plot Allotment Policy in

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SL No	Property Type	Description	Proposed Compensation
	commercial / Industrial Structures outside R1 Zone	Industrial Structures excluding common area	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.	Two times of compensation of the structure value without deducting depreciation values. Allotment of residential entitled nearest standard plot subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations.

Other Benefits

a)	Housing Unit for Residential House.	One time construction grant as per GoAP norms or minimum Rs.1,50,000/
b)	Transportation cost for displaced family	Rs.72217/- (Rs.50000/ adjusted with inflation index*)
c)	Re-construction of cattle shed / petty shop	Rs.36108/- (Rs.25000/ adjusted with inflation index*)
d)	One-time grant for artisan/ small traders / certain others	Rs.36108/- (Rs.25000/ adjusted with inflation index*)
e)	Loss of Livelihood grant to Project affected families	Rs.5,000/- per month for a period of 10 years if not receiving CRDA pension under LPS
f)	One time resettlement allowance to all Project affected families	Rs.72217/- (Rs.50000/ adjusted with inflation index*)
g)	Subsistence grant to all Project displaced families	Rs.4333/ per month for a period of 12 months/- (Rs.3000/ adjusted with inflation index*)

Note:

* adjusted with inflation index as on 1st December 2024.

Annexure 4 – Entitlement Matrix: Land Acquisition

LARR Act 2013 and additional provisions

1. The LARR Act 2013 provides for a transparent process and fair compensation in land acquisition for public purpose and provides for rehabilitation and resettlement of landowners of those affected by land acquisition. This Act came into effect on January 01, 2014 and the earlier Land Acquisition Act, 1894 stands repealed. The LARR Act requires social impact assessments for Programs involving land acquisition. The Act provides compensation which is inclusive of market value of the land including all assets attached to land. Interest @ 12 per cent on market value of the land is payable from the date of first notification until passing of Compensation Award, to adjust the price to the date of compensation award. In addition, 100 per cent solatium is added to the final compensation amount. Basic rates of the lands are updated as per the provisions of Section 26 of LAR&R Act 2013. The revised government guideline rate or the average sale price, whichever is higher, is taken as the market value. Awards are to be passed duly adopting the updated values. During 2016-18, under LARR Act 2013, the CRDA has acquired 134.38 acres of land following the procedure prescribed under the Act.

2. LARR Process

- a) Consultation with Grama Panchayat¹⁵ to fix date, time for conduct of Grama Sabha¹⁶ 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, Gachibowli was selected by Commissioner, R&R as an Independent Agency for conduct of SIA
- e) Draft SIA placed before Grama panchayat / Grama Sabha for conduct of Public Hearing for Social Impact Assessment.
- 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 by District Collector authorizing the Land Acquisition Officer for acquiring the lands.
- k) Publication in G.P / Locality / News Papers / Gazette / Website.

¹⁵ Rural local body

¹⁶ Meeting at the village level

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- l) Conduct of Grama Sabha 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 Program Administrator.
- p) Conduct 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 labor 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 Program 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 Program 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 Program 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 summary of R&R Scheme and declaration of an area identified as the resettlement area in cases of physical 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 Program Administrator.
- y) LAO to pronounce LA R&R Award and 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 physical displacement of PDF.

3. Dissatisfied with the Market Value fixed by Land Acquisition Officer, the Interested person may make an application for Negotiations before the Negotiation Committee and on merits the Committee and the same would be incorporated in the Consent Award u/s 23 A as per provisions of LARR Act 2013.

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4. 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.

Entitlement Matrix: Compensation and R&R Assistance under Land Acquisition Act

Sl. No	Impact Category	Eligibility	Entitlement	Remarks
a)	Loss of land	<i>Patta</i> / Temple Land/ Assigned/residential/ commercial/industrial land in Rural and Urban areas	Higher of basic value or three-year average of 50 per cent higher value sale transactions -Add value of multiplier (1.0/1.25 times for urban and rural) -Add value of structures --Add Solatium 100 Per Cent -Add additional amount calculated @ 12 per cent per annum on Market Value	Basic values of land are updated prior to passing the award.
b)	Loss of Trees / Topes	Affected area	Estimated value as per Horticulture / Forest Department plus 100 per cent solatium.	
c)	Resident House owner irrespective of legal status	Physical displacement in Rural area	Constructed house not less than IAY specifications or equivalent cost if opted by displaced family.	Prevailing Unit values as per AP Housing Department Transportation cost of Rs.50, 000/- for DPs. Subsistence grant 12 months × INR 3,000/- One-time Resettlement grant of INR 50,000.
		Physical displacement in Urban area	House with not less than 50 Sq. m. in plinth area or not less than INR 1.50 Lakhs if opted by displaced family.	
	Affected family without homestead land residing in the area as on the date of census survey.		Constructed house with not less than IAY specifications	Prevailing Unit values as per AP Housing Department

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Sl. No	Impact Category	Eligibility	Entitlement	Remarks
d)	Cattle shed / Petty shop	Shifting from affected area to rehabilitation center	reconstruction grant	INR 25,000/-
e)	Artisan / Small trader / Self employed	Non-Agriculture/ commercial / industrial / institutional structure in affected area.	Financial assistance.	INR 25,000/-
f)	All Affected families with legal title	Loss of livelihood	One-time resettlement grant / Annual payment	INR 500,000 or 2,000 X 12 M X 20 Y
g)	Crop	Crop Cut down during survey	Damages	Gross income calculated on average yield multiplied by minimum support price. Net crop loss shall be 50 per cent of the gross income.
		Standing Crop	Standing crop allowed. Damages if required.	
h)	Unidentified impacts			R&R assistance as per the principles of this RPF

Note : Inflation indexation for benefits under LARR Act is under consideration of GoAP.