

ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY (APCRDA)

Action Plan for Social Audit recommendations

S. No	Item	Recommendation of TISS	Action Proposed	Timeline
1.	Demarcation of plots and Free from Obstructions	Provide plots with clear boundaries	<ul style="list-style-type: none">• A Committee has been formed to oversee demarcation process, ensure farmer participation, resolve disputes, and monitor timely completion.• More accurate boundaries can be established during site development. However, if any farmer wishes to know the boundaries of their allotted plots, CRDA land officials will accompany them and help them to identify the boundaries.• Instructions will be issued to the Competent Authority (CA) offices to assist farmers who request boundary identification, within one week of their request or as and when such requests are made.	<p>Provisional boundary pillars will be erected by 31st Dec. 2027. (for all returnable plots)</p> <p>Permanent boundary pillars along with developed sites will be completed</p> <ul style="list-style-type: none">• 35% by December - 2026• 70 % by June – 2027• 100% by December - 2027

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2.		Provide plots with free from encumbrances such as electricity transmission lines or similar obstructions	<ul style="list-style-type: none"> High-tension electrical lines will be realigned during the development of infrastructure works in the capital city. A detailed note regarding the rerouting of power transmission lines is attached as annexure-2 The work order has been issued to To M/s. BSR Infratech India Limited, vide Contract Order P.O.No. 1091/ CE/ProjectsSE(220&132kV)/EE-CRDA/AEE-CRDA/F.220KV Diversion works /RC.No. 4652/2025/D.No. 89/25, Dated: 04.06.2025 	<p>The works are planned to be completed 31st December 2026. (both the 220 & 400Kv lines)</p> <p>Work progress will be shared with the bank quarterly</p>
3.	Registration of LPOCs	Allow Registration of allotted Plots/Land as per Landowners' Requests (e.g., in the name of a ward)	<ul style="list-style-type: none"> Govt. has issued G.O.Ms. No. 187, MA&UD(CRDA) Department, Dt.17.9.2025 and removed the word Assigned in the LPOC. On request of the Landowners the SDCs are Cancelled the earlier documents and executing fresh documents without mentioning the word assigned. 	<p>Basing on the Requests made by the Allottees Completion of the corrected documents will be completed within 15 days from the date of filling request by the allottee.</p> <p>Completion of registration of Dec 2026 positively.</p>

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4.			<p>Reasons for Pending Registrations</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Particulars</th> <th>No.of Unique Farmers</th> <th>No.of Plots</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Covered by Court Litigations</td> <td>70</td> <td>312</td> </tr> <tr> <td>2</td> <td>Plots in LA Pending Area</td> <td>254</td> <td>1,170</td> </tr> <tr> <td>3</td> <td>Dispute Cases</td> <td>450</td> <td>1,891</td> </tr> <tr> <td>4</td> <td>Category-4 (POT) Cases</td> <td>81</td> <td>215</td> </tr> <tr> <td>5</td> <td>Inam / Endowment Disputes</td> <td>32</td> <td>69</td> </tr> <tr> <td>6</td> <td>Death/ FMC Not Submitted Cases</td> <td>305</td> <td>635</td> </tr> <tr> <td>7</td> <td>NRI / Out of Station</td> <td>199</td> <td>428</td> </tr> <tr> <td>8</td> <td>Plot Owners Not Responding / Asking Time</td> <td>282</td> <td>1,039</td> </tr> <tr> <td>9</td> <td>Balance to be registered</td> <td>241</td> <td>1,514</td> </tr> <tr> <td colspan="2">TOTAL:</td><td>1914</td><td>7,273</td></tr> </tbody> </table> <p>Status of LANKA LANDS Registrations from 25.11.2025</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Particulars</th> <th>No.of Unique Farmers</th> <th>No.of Plots</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Total Pending</td> <td>175</td> <td>356</td> </tr> <tr> <td>2</td> <td>Total Registered</td> <td>44</td> <td>98</td> </tr> <tr> <td>3</td> <td>Till Yesterday</td> <td>40</td> <td>93</td> </tr> <tr> <td>4</td> <td>Today</td> <td>4</td> <td>5</td> </tr> <tr> <td>5</td> <td>Balance to be registered</td> <td>131</td> <td>258</td> </tr> </tbody> </table>	Sl. No.	Particulars	No.of Unique Farmers	No.of Plots	1	Covered by Court Litigations	70	312	2	Plots in LA Pending Area	254	1,170	3	Dispute Cases	450	1,891	4	Category-4 (POT) Cases	81	215	5	Inam / Endowment Disputes	32	69	6	Death/ FMC Not Submitted Cases	305	635	7	NRI / Out of Station	199	428	8	Plot Owners Not Responding / Asking Time	282	1,039	9	Balance to be registered	241	1,514	TOTAL:		1914	7,273	Sl. No.	Particulars	No.of Unique Farmers	No.of Plots	1	Total Pending	175	356	2	Total Registered	44	98	3	Till Yesterday	40	93	4	Today	4	5	5	Balance to be registered	131	258	
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5.		Accurate and Error-Free Issuance of LPOCs	<ul style="list-style-type: none"> In certain villages, discrepancies arose in 495 returnable plots due to change of naming convention of the plot codes and the documents of farmers were not automatically rectified, particularly where multiple registrations had already been executed over the same returnable plot. Vide G.O.Ms.No. 276, dated 24-12-2025, the Government accorded permission for the execution of rectification deeds for correcting plot codes and plot boundaries in registered documents, arising from the change in the plot code naming convention introduced by APCRDA. Pursuant to the said Government Order, the registration process has been initiated. At present the SDCs are executing the correction documents as and when the landowners approached them. 	<p>Registration of corrected documents can be completed with in 15 days from the date of request by the allottee.</p> <p>Completion of registration of plots by June 2026.</p>
6.	Strengthening Outreach to Non-Participating PAPs under LPS	Some landowners are yet to surrender land under LPS. Effective outreach is needed to convince nonparticipating PAPs by explaining property value, timelines for reconstituted plots, risks, net benefits of LPS, and comparison of agricultural vs rental income	<p>Non-LPS farmers need to be regularly informed about the benefits of the Land Pooling Scheme, and a proactive campaign shall be conducted one month before initiating land acquisition proceedings under the LARR Act, 2013</p> <ul style="list-style-type: none"> Village Meetings: Competent Authority to explain benefits in simple terms. SMS/IVRS Alerts: Send benefit summaries in local language to non-participating farmers. 	Communication plans are developed (attached in annexure), and all the prescribed actions will be reviewed, adapted, and implemented every quarter.

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			<ul style="list-style-type: none">• Counselling: Case-by-case support for hesitant landowners• Campaign Drive: One-month awareness push before land acquisition notification. Help Desks: Village kiosks with brochures, FAQs, and staff.• Mobile Van: LED screen & loudspeakers for benefits and testimonials.• Helpline: Toll-free center for real-time farmer/PAP queries.• CAs are creating awareness among the non LPS farmers and Land Acquisitions benefits regularly and all the awareness activities via meetings, social media, print and electronic media and are recorded regularly.• IEC (Information Education Communication) materials such as handouts, posters, and a short film highlighting and comparing the benefits of the Land Pooling Scheme (LPS) over the traditional Land Acquisition process will be developed and utilized in various awareness programs, community consultations, and related outreach activities. (Detailed action plan is attached in annexure)• Consider installing digital information boards under the title "Amaravati Updates" or any other suitable name in common community areas such as Grama Panchayat offices, CA offices, and other prominent public locations.	

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7.	Comprehensive Resolution of Certain Category of Land Issues	Gramkanatm lands Jareebu Land Lanka Land	<p>Gramkanatm lands</p> <ul style="list-style-type: none"> • Government has Constituted a Committee to examine all Grama Kantam cases under the Chairmanship of Joint Collector, Guntur vide G.O.Rt.No.50, MA&UD(CRDA) Dept. dt.23.1.2026. • The above committee will examine them and submit reports within 60 days from its functioning date. <p>Jareebu Lands</p> <ul style="list-style-type: none"> • Vide G.O.Rt.No. 1532 Dated: 27.12.2025, the Govt. of AP has constituted a state level committee to reexamine and finalize the Jareebu/Dry Land Classification in Capital City Villages covering Ac.202.205 Cts <p>Lanka Lands</p> <ul style="list-style-type: none"> • Lanka land issue has been resolved and registration is also started. Out of 356 There are 98 registrations completed from 25.11.2025 31.12.2025 	<p>Gramakantam Lands The committees on Lanka and Gramakantam exemption issues will resolve by May 31, 2026.</p> <p>Jareebu Lands The district level committee under the supervision of District Collector is constituted to resolve Jareebu land issues by March 31, 2026</p> <p>Lanka Lands Registration of Lanka lands will be completed by 30th June,2026</p>
	Social Development			

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8.	Credit access against allotted land	Policy directive to Banks to advance finance against security of Plots allotted to them	<ul style="list-style-type: none"> Vide circular No SLBC/210/646, dated 15.07.2025, SLBC has issued instructions to state heads of banks of AP "to issue clear and specific instructions to their field functionaries to consider extending finance to CRDA approved plots registered with CRDA in the Amaravati region strictly in accordance with their Banks policies and guidelines". Further CRDA functionaries have personally contacted all 44 Branches in capital city area and confirmed that the instructions were received by them. It is proposed to create awareness among farmers regarding the same through village visits. 	<p>Awareness on actions taken for Bank finance will be communicated through Gram Sabhas and all other consultation forums twice a year.</p> <p>The APCRDA field offices will coordinate with bankers for any specific cases of farmers representations</p>
9.	Address the delay in annuity payments.	Emphasis on ensuring timely and committed compensation, other benefits is essential and needs sustained compliance and monitoring	<ul style="list-style-type: none"> Pensions are paid up to January 2026 Annuities are paid until FY 2025-2026. Up to date till now 	Bi-monthly reconciliation
10	Preparing PAPs for new livelihood opportunities	The project shall prioritize sensitization, orientation, training and skilling initiatives to prepare PAPs for emerging livelihood opportunities.	<ul style="list-style-type: none"> An approach paper developed on skill enhancement and will be updated by March 31, 2026 to identify new trainings keeping requirements of contractors /institutions /other markets. Sensitizing through various outreach activities such as CACs, RWAs, VOs, NGO and through public address system and social media – on going process 	<p>31, March 2026 for Digital tracking System.</p> <p>Others Continuous Process</p>

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			<ul style="list-style-type: none"> Engaged APSSDC, SRM and VIT Universities, NGOs, Horticulture Dept, RSETI for imparting various trainings - on going process. Strengthen digital tracking system on people employed – March 31. 2026 	
11	Localised skill development for landless PAPs	Training and skilling require more localized and special focus	<ul style="list-style-type: none"> Local trainings are organised as explained above Training programmes are designed for skills in local demand such as masonry, carpentry, gardening, green energy initiatives 	Respective plans are prepared and will be integrated into Approach Paper and will be updated once a year
12	Enhancing employability through needs-based interventions	Skill Gap analysis/structured needs assessment study shall be considered	<ul style="list-style-type: none"> The survey and analysis report is completed Based on the skill gap analysis, skilling action plan was prepared 	NA
13		Attention to specific emerging market scenario-based skill building and capacity building is essential	<ul style="list-style-type: none"> Covered above 	

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GRM				
14	Transparency, Grievance Redressal, and Monitoring	Strengthen the Grievance Redressal Mechanism (GRM)	<ul style="list-style-type: none"> Parishkaram 2.0 portal is developed and in use. Citizen Grievance Centre(Kiosk) has been placed at Ground floor, APCRDA Project office for use of the community\citizens The Commissioner's Office is strengthened by placing two additional GRS officers on land issues Other improvements in progress: Grievance Heatmaps: Dashboards to identify hotspot areas and guide policy action Audit: Internal audit Committee has been constituted to review grievance handling. 	Completed
			<ul style="list-style-type: none"> Voice-Based Filing: IVR/SMS in local dialects for farmers, elderly, and illiterate. Mobile-First Design: User friendly mobile app with vernacular support for grievance filing and tracking. 	March 31, 2026
15	Transparency, Grievance Redressal, and Monitoring	Accord GRM equal Importance throughout implementation & post assembly phases	<ul style="list-style-type: none"> The existing dedicated GRM Cell will be strengthened with additional staff. 	March 31, 2026