

**Amaravati Integrated Urban Development Program
(AIUDP)**

**Draft
Resettlement Policy Framework**



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

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ACRONYMS

AP	Andhra Pradesh
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 Tehsildar
EC	Encumbrance Certificate
EPTRI	Environment Pollution Training & Research Institute
F&I	Formulation and Implementation
GP	Gram Panchayat
GTP	Gujarat Town Planning
HR&CE	Hindu Religious & Charitable Endowments
IAY	Indira Awaas Yojana
LA	Land Acquisition
LPOC	Land Pooling Ownership Certificate
LPS	Land Pooling Scheme
MA&UD	Municipal Administration & Urban Development
MGNREGA	Mahatma Gandhi National Rural Employment Guarantee Act
MIS	Management Information System
MNREGS	Mahatma Gandhi National Rural Employment Guarantee Scheme
MoU	Memorandum of Understanding
NIC	National Informatics Centre
NMT	Non-motorized Transport
OP	Out Patients
PAF	Project Affected Family
PDF	Project Displaced Family
POT	Prohibition of Transfer
R&R	Resettlement & Rehabilitation
RPF	Resettlement Policy Framework
RSR	Resettlement Register
RFTFCTLARR	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement – referred to as LARR Act
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

In June 2014, the state of Andhra Pradesh (AP) 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. The site of the new capital city was finalized by the Government of AP at a location of great historical significance, strategically selected given the area's economic potential, good access to a skilled labor workforce and water to cater to a growing urban population.

The development of the capital city was delayed due to a change in the policy by the successive government which was vehemently opposed by the farmers through a long and persistent agitation and legal battles. The new government initiated the development of capital city again with the promise of multi-lateral assistance from international agencies by Govt. of India in addition to its commitment to continue to support the development of Amaravati as capital city during the Budget Speech of 2024 on the floor of Indian Parliament.

The proposed city of Amaravati is surrounded by Vijayawada at a distance of 2 Km, and Guntur at a distance of 18 Km. 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 of a seaport coming at Machilipatnam.

The economy of the Capital Region is primarily driven by agriculture (paddy, cotton, sugarcane, pulses, spices, etc.) and service sectors (trading, construction, education, hospitality, etc.). The industrial activity in the region is limited to upstream manufacturing and characterized by disorganized industrial units across sectors such as food processing, textile, non-metallic minerals, pharmaceuticals, aquaculture, etc. Amaravati City and the surrounding region is also known for the perennial Krishna River, scenic islands and various religious and cultural heritage sites such as Durga temple, Buddhist Stupa, Undavalli Caves, Bhavani temple, Narasimhaswamy temple, Dharanikota, etc.

At the time of the announcement of the Capital City the area predominantly consisted of agricultural fields, mainly with commercial crops. Amaravati City is spread across 25 villages in three *mandals* (Thulluru, Mangalagiri and Tadepalli) of Guntur District. In 2011, the population in the area was almost 100,000¹.

The Government of Andhra Pradesh entrusted the task of Capital City

¹ The 2011 Census show a breakdown of the population as follows: 50.2 percent female, 49.8 percent male, Schedules Castes 29.7 percent and Scheduled Tribes 4.4 percent.

construction to Andhra Pradesh Capital Region Development Authority (APCRDA) and accordingly the Capital City Development Program is under implementation. The GOAP has planned Amaravati Capital City Development Program targeting an ultimate population of 3.5 million (2050) with an estimated investment of \$6.3 billion for infrastructure creation in two phases. Phase I will be implemented over a period of 5 years (2025-2029) with an estimated investment of \$3.64 billion, which is the overarching government program. The CRDA has sought assistance from several multi-lateral and Govt of India agencies in this regard. Infrastructure interventions in the proposed program include: (i) Construction of Amaravati Government Complex (ii) Trunk Infrastructure including associated services thereon (iii) flood management and resilience investments; and (iv) LPS Infrastructure.

The negotiations with World Bank and Asian Development are in an advanced stage. There is an in-principal agreement that under the Program for Results (P for R) of the World Bank and the Results-based Lending (RBL) program of ADB they both extend \$800 million each and together \$1.785 billion. The program by name Amaravati Integrated Urban Development Program (AIUDP). This program comprises of 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). Likewise, financial assistance from the Ministry of Housing and Urban Affairs, Govt of India, New Delhi and few other multi-lateral agencies are initiated and in an advanced stage.

The Capital City Development works are taken up in different packages which can be grouped together as sub-projects and accordingly, specific safeguards instruments, including Environmental Management Plans, as well as Resettlement Action Plans (RAPs) are being prepared for them separately. This Resettlement Policy Framework (RPF) has been prepared for the Amaravati Capital City Development to guide the preparation of investment specific RAPs for the sub-projects including for APCRDA Phase I activities. The RPF includes principles, processes, institutional arrangements for the preparation and implementation of all investment-specific RAP for all types of investments obtained from multi-lateral agencies and the Government of India. The RAPs will analyze and mitigate potential resettlement impacts of project interventions and will be prepared consistent with the guidance included in the RPF.

The Government of Andhra Pradesh has declared 217.23 Km² as the Capital City area and the Master Plan was accordingly prepared. The land requirement for Capital City is being addressed through a combination of land assembly mechanisms, including:

- (i) Land Pooling Scheme, whereby landowners surrender their land in return for a smaller plot of urban, serviced land (*returnable plot*) in the Capital City area that is of higher value than the land relinquished,

along with a range of livelihood support measures including *inter alia* annual payment, skill upgradation support for setting up self-employed enterprises;

- (ii) Negotiated settlements, applicable primarily for land and assets within existing villages, whereby the Government and landowners agree on the terms of a compensation package that is consistent with the provisions of the 2013 Land Acquisition, Rehabilitation and Resettlement Act (LARR Act, 2013), but in which the compensation involves, among other things, a land-for-land exchange rather than a cash exchange, as well as relocation assistance; and, if neither of these first two mechanisms is successful and
- (iii) Land Acquisition via the 2013 LARR Act, by which compensation for land acquired (replacement value and livelihood support) is provided as per the requirements of the Land Acquisition Act.

The Capital Region Development Authority, GoAP is guided by four principles in this regard: 1) Land Pooling Scheme shall be the principal method used for land requirements of Amaravati Capital City construction ensuring win-win situation to farmers and the government ii) Negotiated Settlement Policy will be used where land pooling may not be application like in case of properties situated within Gramakantam and needed for works program iii) LARR Act, 2013 shall be used very sparingly as last resort when the above two methods could 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 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 will impact various categories of people including: (i) landowners (with titles) who will give up their land under LPS, LARR or Negotiated Settlements; (ii) landless tenants and agricultural wage laborers; (iii) farmers on government-assigned lands; and (iv) informal occupants of agricultural lands and land in villages. Among these, special attention is given to several vulnerable groups, including but not limited to: (i) women; (ii) aging populations; and (iii) scheduled castes/scheduled tribes. All those affected by the capital works will be taken into consideration in the design of the project, in accordance with the CRDA policy of assistance to protect their interests.

At the time of preparation of this RPF, the land acquisition impacts for (i) Amaravati Government Complex (ii) Trunk Infrastructure works and related services thereon (iii) flood management works and (iv) LPS infrastructure works are summarized in Table A.

Land assembly instruments used in Amaravati

1. Land Pooling Scheme (LPS) - The entitlement matrix is provided under APCRDA Act, 2014 and AP Capital City LPS Rules, 2015. The Land Pooling was initiated way back in 2015 and hugely successful attracting 90 per cent needed for capital construction. The entitlement matrix is included in Annexure 2.

Landowners who opted to participate in the LPS have benefitted in terms of the market value of their returnable plots. Even though the area of *returnable plots* is smaller, i.e. up to 22-30 percent that of the original plot, through the change of classification from rural to urban (residential and commercial), and given the access to infrastructure, LPS farmers have already been benefitted with multi-fold increase in the value of their allotted plot. On average, by 2024, the value of land has appreciated by 10 to 15 times.

International experience suggests that once the city is developed, these values will increase further. In addition to the market value of their returnable plots, landowners have received annual payments and other benefits from APCRDA since May 2015. Unless they sell their plots, they will continue to receive these additional payments and benefits for a total of 15 years including 5 years extension announced recently vide resolution of 36th meeting CRDA Authority dated 2nd August 2024. Therefore, landowners have received adequate compensation for their plots, i.e. replacement cost and/or higher, which has benefitted them financially from the transaction. They will have the option to remain in Amaravati and continue to benefit from the transformation of the region from a rural to an urban driven economy, and thus from improved living standards and economic opportunities.

2. Negotiated Settlement Policy (NS) - The entitlement matrix for Negotiated Settlement Policy is included in Annexure 3. This is mostly made applicable to the properties within Gramakantam areas when proposed infrastructure results in displacement of people in a limited way.

A review of the Negotiated Settlement Policy (NS) indicates that: (i) the policy provides for land-for-land compensation and payment of two times the cost of the structures at current scheduled rates, hence it adequately meets the requirement of 'replacement cost'; and (ii) for structure-related impacts associated with the program, depreciation costs towards structure value are to be paid separately, as provided in RPF. Equivalent developed land is being given in the same vicinity and within Amaravati city, in addition to construction grant and transitional support (moving allowance and subsistence allowance are provide for one year). All these benefits will enable people to improve or at least restore their living conditions to pre-Capital City standards over time.

3. Land Acquisition per 2013 LARR Act - The entitlement matrix for Land Acquisition is included in Annexure 4. The Eminent Domain Doctrine is used very sparingly and so far, only 195.50 acres were taken under LARR Act, 2013. However, a review of the 2013 LARR Act found the following gaps: (i) structure valuations are

estimated as per the prevailing State Scheduled Rates (SSR rates), and depreciated values for structures are paid to affected people; (ii) cut-off date requirements for eligibility of affected people - 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 titleholders it is the date of preliminary notification; and (iii) no assistance to those using/occupying public lands (for example, squatters).

To address these gaps, APCRDA has been offering the following: (i) compensation of structures will be paid as per the provisions of the LARR Act, 2013 but without depreciation; (ii) the cut-off date for non-title holders is the date of the census survey for impacts in village areas under the Bank project (i.e. socio-economic survey). In the 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 housing and transitional support, as per NS policy (see Annexure 3).

4. Landless agricultural laborers - Landless laborers working in the capital city area lost their primary source of income as land was assembled for the development of Amaravati. As such, landless agricultural laborers have been directly impacted by the capital city development project, as land was transferred to APCRDA. A key consideration concerning landless laborers is therefore the extent to which alternative sources of income are available locally to replace the loss of income from agricultural jobs.

The APCRDA has agreed that for purposes of this RPF, all landless families registered with APCRDA for pension by July 15, 2018, will be considered project affected people for the purposes of 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 is 21,374.

Landless agricultural laborers 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 initial policy but now extended to 15 years with enhancement from 2500 to Rs. 5000/ per month from February, 2024 onwards (ii) employment under the Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA) for up to 365 days per year; (iii) facilitate access to interest-free loans for setting up enterprises; (iv) access to skill upgrading and training opportunities; (v) provision of subsidized food; and (vi) free access to medical and educational benefits in designated facilities.

The changing scenario, due to sudden change in policy of Capital, has no doubt affected the livelihood of landless families in the absence of agricultural work as the lands remained fallow for five years. While in some villages close to Vijayawada and

traditionally urban oriented have relied on non-agricultural employment in informal sector and have limited impact. The sand extraction from Krishna River has offered some solace and livelihood to villages which are on the banks and the other villagers have found some employment in agricultural operations of nearby villagers commuting or migrating to those villages. The establishment and functioning of Government Secretariat, High Court and four leading educational institutions have offered employment opportunities in service activities ranging from drivers to office assistants including sanitation works. As on 1st November 2024 landless pensions are paid to 17,176 families. The decline in number of beneficiaries is mainly due to employment opportunities obtained by members of these families, death cases without legal heirs and those who were found to have owned land. It is pertinent to note that 5048 landless families are getting Social Security pension of state government @Rs.4000/ per month in addition to landless pension of CRDA. Further, 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.

When livelihood restoration benefits are fully accessed by landless laborers, landless households are in a financial situation comparable or in some cases better to their status pre-Capital City by 2018. However, change of policy has stopped the works and denied the employment opportunities to landless people and they were forced to seek alternate livelihoods. However, with the initiation of capital works, landless families are hoping and confident of improving their economic position than pre-capital status.

The CRDA policies mandate that displaced persons due to any resettlement should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. In line with this objective, CRDA has taken measures to identify and to address, specifically, the needs of the most vulnerable subset of landless households, who need extra support to return to their levels prior to the announcement of the Capital City. The following typologies of landless households are recognized as those at the highest risk: (i) families with women head of household; (ii) households where family members have physical disabilities; (iii) families with chronic diseases; (iv) households with aging family member who cannot 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 of income is APCRDA pensions. In accordance with this criterion, 857 vulnerable households are identified in the year 2018 and assisted specially through social security pensions, allotment of TIDCO houses and Skill development training to get employment.

The regular monitoring through the network of social facilitators to provide additional opportunities and safety networks have yielded good results and the effort will be continued aiming at reducing the number of vulnerable landless families with time; and (iii) engagement with communities through network of social facilitators to

identify new potential vulnerable families that may need additional assistance will be the priority.

Consultation and communications

Thousands of consultation events have taken place since 2014 following each phase of development of the Capital City, starting with the preparation of the Master Plan, and continuing today. Consultations have taken many forms – in the early days they were informal, door to door conversations in the villages, community meetings, which evolved after the start of the LPS into well planned, documented consultations with hundreds of stakeholders. Project Information Centers (PICs) were set up in every village to allow for continuous consultations to take place, on demand, when sought out by the residents of the Capital City. Consultations have been done in person, in writing, and on the phone, in English and in Telugu. They have been coupled with a communications campaign that has made extensive use of printed materials, newspapers, radio, videos, internet and social media. Throughout the evolution of the Capital City, consultations have taken place focused on different milestones, specifically:

- 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 (day and evening), and to have meetings in neighboring cities (e.g. Bangalore). 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 of LPS have joined, and conversely, some farmers who had initially expressed interest in joining the LPS did not. Consultations also resulted in changes in the design of the program, including, for example: (a) livelihood restoration benefit packages; (b) the need for different package (compensation values) for dry lands and lands irrigated with ground water (*Jareebu*), which was petitioned farmers; and (c) during consultations and in the early days of the LPS, APCRDA traveled to other places in India and abroad (e.g. Mumbai, Gujarat, Singapore) with some farmers to learn from other previous experiences and have an informed understanding of all the challenges, opportunities and risks of the LPS
- iii. *Roll out of LPS* - Thousands of 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. 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 -* APCRDA conducts regular weekly grievance redress meetings to resolve landowners' concerns regarding the LPS and other aspects of the development of Amaravati City.
 - vi. *Project Information Centers (PICs)* are well staffed and open to the public. Grievance logs and documentation are maintained, including descriptions of the project. 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. *Safeguards instruments -* Additional rounds of consultations have been carried out as pre-requisite for the WB_ADB assistance at present and more specifically to finalize safeguards instruments and strengthening the existing systems. Separate consultations have been held with multiple stakeholders, in preparation of the Environmental and Social Systems Assessment (ESSA) during Sep-Oct 2024 and multi-stakeholder consultation on draft ESSA is organized on 2nd November 2024.
 - viii. Separate rounds of consultations have been held for preparation RPF in 2018 and to update the same now in November 2024.

Communications campaign - APCRDA has hired a communications team and they aim to significantly strengthen communications campaign, as follows: (i) production of videos, printed materials (pamphlets, books, posters, banners), radio and TV campaigns (in English and in Telugu) that describe the overall Amaravati City Development Program and the proposed World Bank- Asian Development Bank assisted Project, in all languages; (ii) frequent updating of Website including current information; and (iii) increased social media presence and grass root communications efforts in various languages.

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, complaints, covering all government departments. Complaints are routed to the concerned department,

including APCRDA for Amaravati related grievances; (ii) physical system in which designated officials, i.e. Competent Authority (CA) at various zonal offices throughout the city, who can be approached by citizens to address grievances. There are at present 11 offices of CAs monitoring all 26 LPS units of CAs . Every Friday, a grievance redressal meeting to attend public grievances is held at APCRDA, Thulluru office with Additional Commissioner, CRDA and CAs personally receiving grievances; and (iii) separate online system ‘Parishkaram’ being operated by APCRDA through their portal. Additionally, Project Information Centers (PICs) are proposed to be revived at CA offices with Social Facilitator as contact point. PICs are open to the public, staffed by Social Facilitator who hails from the local villages to attend, inter alia, public grievances and provide information. They are equipped with brochures, documents, pamphlets (all in English and Telugu) presenting information about the program and the GRM.

The multiple channels for grievance redress that have been set up by APCRDA provide adequate avenues for the population of the Capital City area to express their grievances. They will be used as the Project-level GRM to address issues of Project Affected People (PAP).

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. All changes to the RPF will be done in consultation with, and upon approval of, the funding agencies.

I. INTRODUCTION

Background

1.1 Government of Andhra Pradesh has initiated developing Amaravati Capital City and entrusted the task to Andhra Pradesh Capital Region Development Authority (APCRDA) to undertake construction of Capital City under section 43 (5) of the APCRDA Act, 2014, vide G.O. Ms. No. 257, MA & UD (M2) Department, dated: 30-12-2014. 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 Government policy on capital location during 2019-24 has halted the capital development effort despite valiant and persistent agitations by the stakeholders to retain Amaravati as Capital City. With the change of government in 2024, Government of India announced arranging multi-lateral assistance for development of Amaravati as Capital City while promising to extend continuous support in future to Amaravati.

The Amaravati Capital City Development is a large-scale initiative aimed at developing world-class city with a focus on sustainability, economic growth, and inclusivity, setting a benchmark for future urban development in India. Through the Land Pooling Scheme (LPS), 34390 acres of land parcels were assembled voluntarily from farmers for development starting in 2014.

The Amaravati Capital City Development program is slated to be implemented in two phases based on readiness of land availability and the strategic importance of the investments for the long-term development. Phase I consists of construction of public buildings called as 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).

Financial Assistance from Government of India and Multi-lateral Agencies

1.2 The funding for Phase-I program is supported by Govt. of India, World Bank, Asian Development Bank and few other multi-lateral agencies which are under negotiations. World Bank under 'Program for Results' and Asian Development Bank under 'Results for Lending' policy have in principle agreed to support \$1600 Million under Amaravati Integrated Urban Development Program (AIUDP). Likewise, the Ministry of Housing and Urban Affairs, Government of India has agreed to support the program financially. The negotiations are still active to finalize financial assistance from other agencies.

Need for Resettlement Policy Framework

1.3 The Amaravati Capital City Development Program entails substantial land

requirements, which will be primarily addressed through the implementation of land pooling scheme and negotiated settlements. Land acquisition will be considered a last resort for land assembly purposes. A Resettlement Policy Framework (RPF) is needed to describe the principles, objectives and processes for preparation of specific resettlement plans that will be applicable to interventions financed by Amaravati Capital City works. The RPF describes the principles and approach in avoiding, minimizing and mitigating adverse social impacts that may arise in implementation of proposed interventions. The RPF also provides process for consultations, impact assessment, census and socio-economic surveys, as well as for the preparation and implementation of mitigation plans. The RPF was prepared in line with the provisions of National laws, State laws and the general guidelines of the multi-lateral agencies. The RPF will be reviewed and updated from time to time to ensure consistency with all applicable laws.

All infrastructure works taken up under Amaravati Capital Development Program will require Resettlement Action Plans (RAPs) which are to be prepared and implemented prior to commencement of works, consistent with the guidelines included in the RPF. Once approved, the Resettlement Action Plans (RAPs) will be disclosed at the APCRDA website.

1.4 The Resettlement Policy Framework ensures: a) adequate consultation with local self-government institutions, Grama Sabhas, affected people, and other stakeholders; b) informed and transparent process in the implementation of land assembly instruments for the development of infrastructure facilities; c) least disturbance to the owners of the land and other affected families; d) just and fair compensation to affected families whose land has been/will be acquired, or who are affected by land acquisition, to ensure replacement cost of lost assets; e) adequate provisions for affected persons for their rehabilitation and resettlement, and f) assistance to affected people in their efforts to improve or at least restore their livelihoods and standards of living. The various definitions relevant to this RPF are provided in Annexure 1.

Amaravati Capital City Development Program

1.5 In June 2014, the erstwhile state of Andhra Pradesh (AP) was bifurcated into the successor states of (AP) and Telangana, through the Andhra Pradesh Reorganization Act (2014) of the Indian Parliament. With the bifurcation, the entire AP government needed to reorganize: a new state administration framework was set up to govern the new state, and the development of a new administrative center (Capital City) was announced as a top priority for the new state. The site of the new Capital City was finalized by the Government of AP at a location of great historical significance, strategically selected given the area's economic potential, specifically a strong network of transport infrastructure, proximity to several major economic centers, good access to a skilled and unskilled labor, and sufficient water to cater to a growing urban population.

The APCRDA Act 2014 (Act No.11 of 2014) received the assent of the AP Governor on

December 29, 2014. The Act was passed by the State Legislature with an object to 'provide for the declaration of the new capital area for state of the Andhra Pradesh and establishment of the Andhra Pradesh Capital Region Development Authority for the purpose of planning, coordination, execution, supervision, financing, funding and for promoting and securing the planned development of the Capital Region Development Area, undertaking the construction of new capital of Andhra Pradesh, and for managing and supervising urban services in the new capital area and for matters ancillary thereto'. Thus, the APCRDA Act entrusts the responsibility of development of Amaravati to APCRDA and provides statutory frameworks for all acts and deeds by APCRDA in accordance with the law of the land. The Act is legally binding on APCRDA and all other stakeholders including local government, corporations as well as citizens.

1.6 The Capital City development plan envisaged phased development over 35 years with a target GDP of 35 billion US dollars and 3.5 million resident population. To achieve the targeted economic development, the Master Plan was prepared considering inputs from 'socio-economic master plan'. The city was divided into 9 theme cities, namely Health City, Knowledge City, Tourism City, Justice City, finance City, government City, electronic City, Media City and Sports City. These theme cities are expected to enable development across the Capital City with the help of anchor investments in each theme. Further, government has prepared a forward-looking land allotment policy which facilitates government to allot lands to reputed government, financial, educational institutions and other such development developmental entities based on their investment potential, at attractive terms. An exclusive wing has been created in AP Economic Development Board to address investment opportunities in the Capital City area. In addition, innovative development models such as development of financial city with the help of Singapore Consortium have also been taken up. The Government of India, as per the Reorganization Act has also supported development of certain infrastructure, facilities within the Capital City area. These interventions aimed to facilitate economic development and ensure that landowners and other residents of the Capital City area can realize economic benefits and improve their quality of life

A Concept Plan for the Capital City was first published in July 2015, prepared with support from the Government of Singapore. The Concept Plan was widely consulted with landowners and other stakeholders. Building on the feedback received, a draft Master Plan was notified in December 2015. The process of preparation of the Master Plan, per the APCRDA Act, is legally binding. By following due statutory processes, suggestions and objections were received from stakeholders, experts, landowners as well as the general public during a consultation period. The major modifications to the draft Master Plan resulting from consultation feedback involved shifting of arterial and sub-arterial roads to minimize the physical displacements in existing village settlements as far as possible.

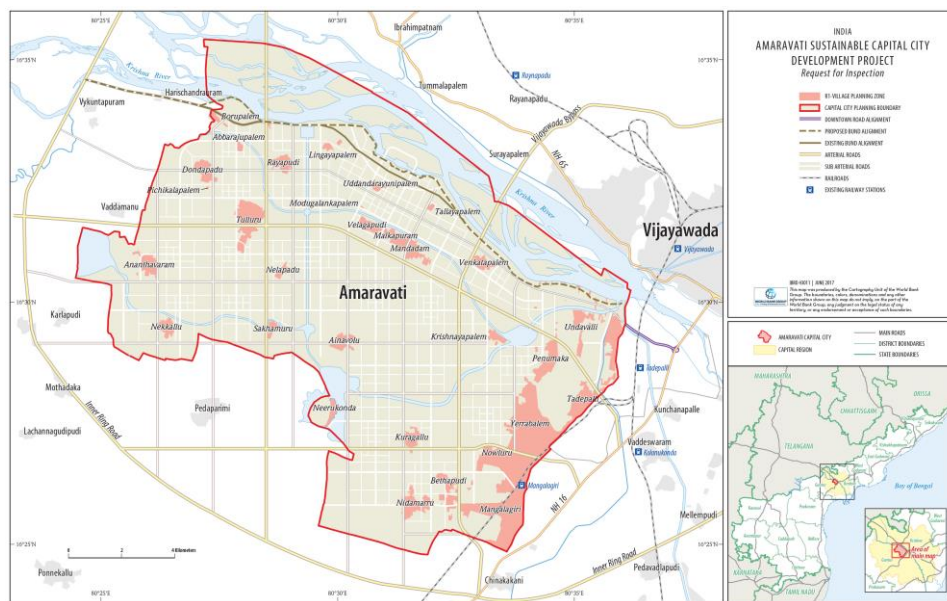
The final Master Plan was published in February 23, 2016. Revisions to the Master Plan were carried out in accordance with the process outlined in the Act. All processes

around Master Plan implementation were widely circulated, 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.

The Capital City area was identified by AP State Government between Vijayawada, which is part of NTR district, and Guntur alongside the river Krishna, comprising 24 revenue villages² and part of Tadepalli municipality of Guntur district covering an area of 53,748 acres.

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.

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



1.7 The Primary Objective of the Amaravati Capital City Development Program is to facilitate the initial institutional, socio-economic and infrastructural development of Amaravati. The program envisions establishing robust foundation to achieve the long-term development aspirations of Amaravati as an economically vibrant, inclusive and sustainable metropolis.

II. LAND ASSEMBLY INSTRUMENTS

2.1 To develop Amaravati City according to the Master Plan, the Government of

² 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”.

AP needed land which is governed by a legal framework consisting of the LARR Act 2013, the APCRDA Act 2014, and the Andhra Pradesh Amendment Act of April 2018 (Act 22/2018). Three land assembly mechanisms are being used to assemble the land needed for the development of the Capital City: (i) Land Pooling Scheme (LPS); (ii) Negotiated Settlements; and (iii) Land Acquisition through eminent domain, following the provisions of the LARR Act 2013. Each of these mechanisms is described below and is presented schematically in Figure 2:

- (i) *Land Pooling Scheme* -Innovative scheme whereby landowners voluntarily contributed their agricultural land(~~outside of villages~~) 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 to continue to increase further in value as development of the Capital City progresses. In addition to the returnable plots, LPS participants also receive a package of benefits described in more detail below, as well as in Annexure 2.
- (ii) *Negotiated Settlements(NS)* –Land assembly mechanism applicable primarily for land and assets located within existing villages boundaries (within the perimeter of the Capital City), where LPS does not apply. 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 a cash compensation. The exchanged land is located within the Capital City area, and the exact location is negotiable. The compensation also includes a cash component, intended to cover costs of construction of replacement housing, and a rental allowance for relocation pending construction of replacement housing. Though called “Negotiated Settlement”, the negotiation is over the terms of a compensation package that has been prepared in accordance with the Land Acquisition Act.
- (iii) *Land Acquisition through 2013 LARR Act*, by which compensation for lands acquired (replacement value and livelihood support) is provided following the requirements of the LARR Act 2013.

2.2 Efforts were made from the early conceptual phase of the Capital City, to minimize as much as possible resettlement of residents of the 25 villages. The Master Plan incorporates all villages in the final plan of the Capital City area, and makes provisions for upgrading village infrastructure and connectivity such that they are comparable with the rest of the city. Land assembly within villages is limited to that of land required for infrastructure upgrading (e.g. rights of way, widening of roads). LPS is not applicable within villages, where the only relevant land assembly instruments are Negotiated Settlements and Land Acquisition through the 2013 LARR Act.

Land Pooling Scheme (LPS)

2.3 The Government of Andhra Pradesh in exercise of powers conferred under Sub-Section-5 of Section-43 of Andhra Pradesh Capital Region Development Authority (APCRDA) Act, 2014 directed APCRDA to undertake development scheme through Land Pooling Scheme (LPS) in the Capital City area. The State Government notified LPS applicable in Capital City area for acquiring lands for the construction of Capital City Development Project. 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 *returnable plots* back to the landowners for undertaking the development of such areas. A detailed note on LPS including various steps, evaluation of LPS scheme, process, consultations, grievances, list of GOs, entitlements for LPS under various categories, plot allotment, lottery etc. is provided in Annexure 2.

2.4 The LPS is an option that land owners can choose voluntarily. Land owners 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.

2.5 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) *Annual payments* for a period of ten years which is latter extended to 15 years; and (iii) *other benefits* including waiver of agricultural loans, skill training, access to interest-free loans for setting up enterprises, and educational and medical and health benefits in designated facilities. The entitlement matrix for the LPS is included in Annexure 2.

2.6 *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.³ 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. The plot allotment policy brochure was prepared in Telugu and included a section with frequently asked questions and answers; (ii) draft layouts were uploaded on the APCRDA website and notified in the district gazette; people were given 30 days to file objections and to provide suggested changes to the draft layouts; (iii) consultations on the proposed layouts were held in each village; (iv) suggestions were integrated by the APCRDA in the final layouts to the extent possible; (v) additional consultations were carried out by APCRDA on the

³ 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.

final layouts; (vi) LPS layouts were finalized, notified for each village, displayed at the village panchayat office, uploaded to the APCRDA website, and notified in the district gazette; and (vii) LPS landowners were issued certificates for their allotted *returnable plots* through an open, digital randomized (digital) allocation system (conducted in front of all landowners - who chose to participate - and other parties, including public representatives, electronic and print media). The issuance of certificates⁴ for returnable plots constitute an important milestone since it allows landowners to identify the actual location of their returnable plots and to monitor the development of infrastructure in proximity to them. The pooling of land was largely successful and 90 per cent of the land has had been assembled by 2019 itself. Thereafter, with the restoration of capital development works, farmers are now coming forward and target extent of 3551.79 acres is now aimed at. The land requirement, which is yet to be pooled for Phase 1 operations, comprises only 350 acres out of the total area of 21,463 acres. In the past few months, 286 farmers have collectively pooled their 265 acres of land within the total capital city area, demonstrating a heightened level of trust in the LPS scheme.

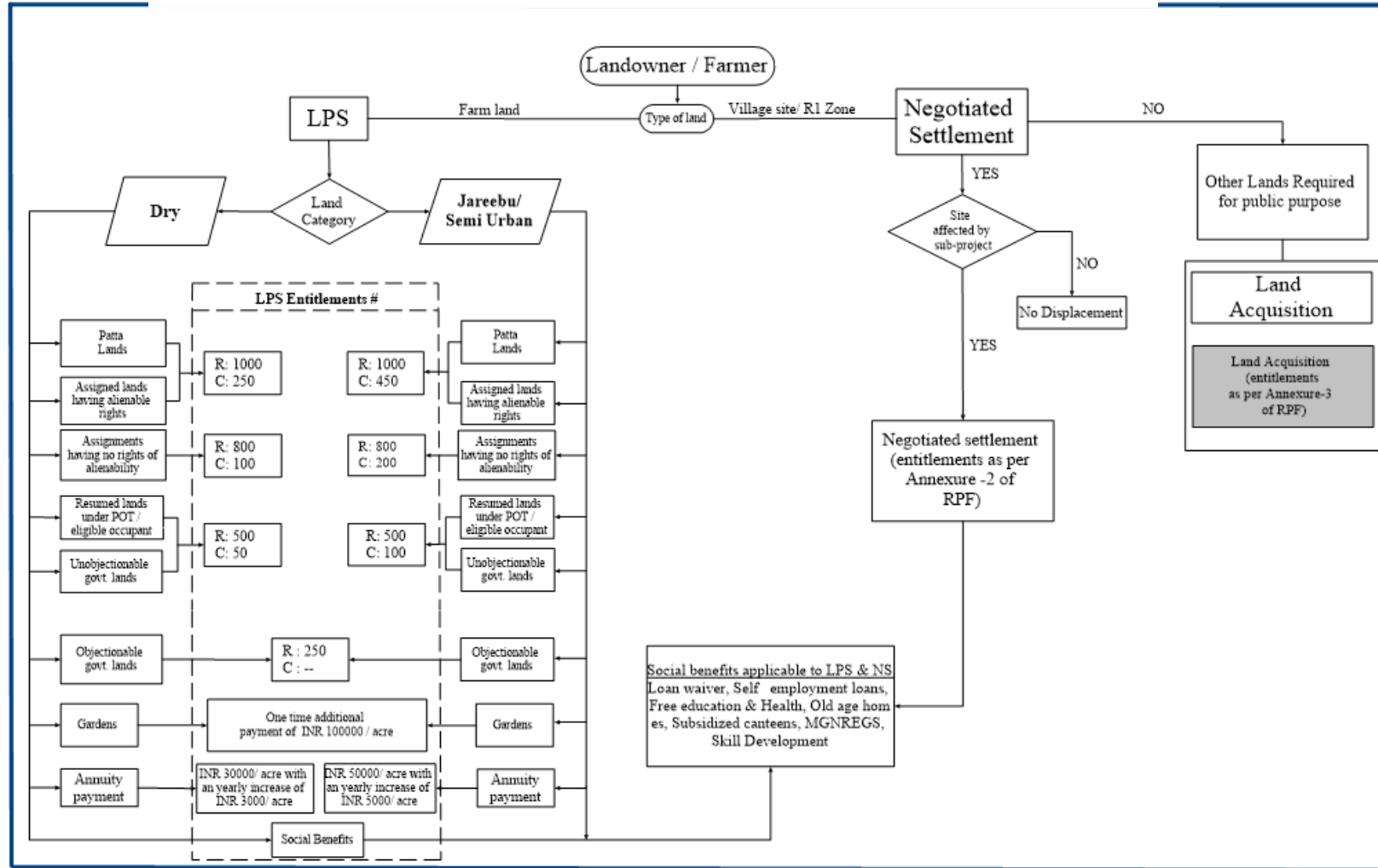
2.7 *Annual payments* are a second component of the compensation package that landowners who have contributed their land to LPS will receive from APCRDA. Annual payments were proposed to continue for a period of ten years and now extended by another five years and are proportional to the land that was contributed to the LPS. Annual payment amounts at the rate of RS. 30,000/ RS. 50,000 per acre for dry land and *Jareebu*⁵/semi urban land, respectively, are paid with addition of Rs.3,000/ and Rs.5000/ respectively every year towards inflation

2.8 upto tenyears . This amount is estimated to be sufficient to improve or at least to restore pre-project 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. Participating LPS farmers began receiving ~~Annual~~ payments as part of their LPS benefits package in May 2015. Till 2023-24, a total amount of Rs. 1539.47 crore is paid towards annuity to 24,600 LPS farmers.

⁴Certificates are irrevocable, issued on a temporary basis. Legally, ownership of returnable plots is vested on the holder of the certificate. Registration is a separate process, required before any subsequent transactions involving the plot.

⁵*Jareebu* lands refer to multi-crop land with access to underground percolated water

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

2.9 *Other benefits* that APCRDA is extending to LPS participants include: (i) waiver of agricultural loans; (ii) facilitate access to interest-free loans for self-employment; (iii) access to skill development training; (iv) access to employment under MGNREGA program; (v) free education and health benefits in designated medical facilities. LPS participants begun receiving these benefits in May 2015. These livelihood restoration measures have been extended not only to LPS participants, but to all residents of the Capital City area, including landless laborers. As of Oct, 2024 a summary of the results achieved under various livelihood restoration initiatives is presented in Table 1 below:

Table 1 – Progress on implementation of livelihood restoration measures as of 1st Nov 2024

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

2.10 As a result of consultations and prior to the start of LPS in 2015, adjustments were made to its design to reflect feedback from residents of the Capital City area. Some of the most significant revisions to the LPS that resulted from direct consultation with beneficiaries include: (i) differentiated compensation levels for dry and *Jareebu* lands, when initially a unique package (compensation) has been proposed for all land types, independent of land crop yield; (ii) treatment of five (5) semi-urban areas in the Capital City area, where agreement was reached to add the land in these areas to the *Jareebu* category, for compensation purposes; (iii) compensation of non-titled occupants of government lands, as per entitlement matrices included in Annexures 2, 3 and 4; (iv) demarcation of habitations within village jurisdictions, which was agreed among stakeholders in the different villages, following a consultation process; (v) methodology for returnable plot lottery, which was adjusted to incorporate suggestions from beneficiaries; and (vi) exemption from capital gains tax arising from first sale of returnable plots, if the land is sold within the first two years after registration, a provision that was approved and incorporated in the union budget since 2017.

2.11 The outcomes of LPS will be monitored over time through the following indicators, together with a baseline survey and RAP Implementation: (a) Number of grievances received and addressed on LPS related issues; (b) Regular receipt of Annual payments and Pensions amounts; (c) Number of Land Pooling certificates issued; (d) Number of landowners registered the returnable plots; (e) Number of landowners sold returnable plots (first sale); (f) Number of landowners applied for building permission of the returnable plots; (g) Skill development statistics; (h) One-

time loan waiver; and (i) Social development benefits availed.

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

2.12 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 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.

2.13 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. This LARR Act came into force on January 1, 2014. It requires social impact assessments for projects 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% of sale transactions three years prior to first notification. This value will be multiplied by 1.25 times and 100% solatium⁶ will be added. In addition, 12% additional 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.

2.14 Steps need to be taken to update basic rates of land under LARR Act as per the provisions of Section 26, once every year for urban land and once every three years for rural land. 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 adopting updated land value.

Negotiated Settlement Policy

2.15 As per Section 107 of the 2013 LARR Act, State Governments may enact any law/policy⁷ to enhance or add to the entitlements covered under the Act, which confers higher compensation than that payable under LARR Act, or make provisions for rehabilitation and resettlement which is more beneficial than that provided in

⁶Additional amount paid to “solace” recipient for compulsory land acquisition. Corresponds to 100 percent of the compensation amount.

⁷In 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, 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.

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.

2.16 The Negotiated Settlement Policy will be applied for 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 Policy⁸ 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 landowner and APCRDA. Typically, land will be located within the same village as original land
 - b) Compensation for structure amounts, to two times of the estimated value of the house/ structures (as per Public Works Department norms), and without deducting depreciation values.
- ii. Scattered residential structures (isolated houses in 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 colony⁹. The rest of the land, if any, will be assembled through LPS.
 - c) All social development benefits available under LPS will be extended for a six-month period from the time of payment of compensation. Resettlement site is within capital city area, mostly within same village and close to existing residence. The six-month period is intended for construction of residence in resettlement site. This duration can be negotiable and will be reflected in the negotiated settlement agreement.
 - d) In case of partially affected structures, the houseowner will be provided an option for acquisition of whole house/ structure.
 - e) House rent for the displaced family is payable for a period of 6-12 months after negotiation.
 - f) Compensation will be paid within two months of signing the Negotiated Agreement.
- iii. Other benefits
 - a) One-time construction grant as per GoAP norms
 - b) Transportation/relocation grant (RS. 50,000)
 - c) Reconstruction of cattle sheds/petty shops (RS. 25,000)
 - d) One-time grant for artisans, small traders, others (RS. 25,000)

⁸ Resettlement sites will be allotted through lottery to these PDFs.

⁹ 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

- e) Subsistence allowance to artisans, small traders, others (RS. 2,500/months for 10 years)
- f) One time resettlement allowance to all Project Affected Families Rs.50,000/
- g) Subsistence grant to all Project Displaced Families @Rs.3000/ per month for a period of 12 months
- h) All these benefits will be provided after updating the values with due weightage to inflation over time**

III. CONSISTENCY OF LAND ASSEMBLY MECHANISM WITH NATIONAL AND STATE POLICIES

3.1 The Capital Region Development Authority, GoAP is guided by four principles in while implementing the land assembly mechanisms:

i) Land Pooling Scheme shall be the principal method used for land requirements of Amaravati Capital City construction ensuring win-win situation to farmers and the government

ii) Negotiated Settlement Policy will be used where land pooling may not be applicable like in case of properties situated within Gramakantam and needed for works program

iii) LARR Act, 2013 shall be used very sparingly as last resort when the above two methods could 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 ensure minimum displacement to the extent possible and all such displaced people shall be assisted to improve or at least restore their livelihoods.

3.2 The following are key principles followed by CRDA for mitigating the impacts of land assembly and land acquisition practices for land used for the Phase I project, assisted by World Bank and ADB:

- 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 displaced families.
- b) Consultations must be held with all stakeholders (e.g. government, private sector, NGOs). Vulnerable groups must be well represented at consultations.
- c) Project affected area shall be notified and social impact assessment study shall be finalized in consultation with the affected people and other stakeholders and necessary disclosures will be made.
- d) Land survey and socio-economic surveys shall be conducted to facilitate entitlement of actual extents and returnable compensation and R&R Entitlements
- e) Opportunity shall be given for raising objections under LPS/LA and necessary reasoned decisions shall be given.
- f) Socio economic survey shall be carried out using a structured questionnaire, that would capture details of standard of living, inventory of assets, housing related details, sources of income, level of indebtedness, profile of household members, health and sanitation, access to services and facilities, perceived benefits and impacts of the project, etc. This information along with census survey data would facilitate the preparation of a resettlement plan to mitigate adverse impact.

- g) As part of socio-economic survey, wide range of consultations with different impacted groups as well as other stakeholders will be conducted to ascertain their views and preferences. Based on the outcome of these consultations design changes, if required and mitigation measures will be incorporated. Consultations will include women and their concerns and reactions to the project will be addressed through appropriate mitigation plan.
- h) Rehabilitation and resettlement schemes shall be drafted and finalized duly conducting public hearing/consultations. The resettlement plans will comply with the principles outlined in this RPF adopted for the project.
- i) No physical or economic displacement shall take place without payment of compensation, alternative housing, R&R Cash benefits under LA and ~~annual~~ annuity payments / returnable plots under LPS or as per the Negotiated Settlement Policy
- j) 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.
- k) Mitigation plans shall be prepared and implemented to see improved living standards during acquisition or post resettlement period.
- l) Forced evictions will be avoided and due process will be followed for shifting the people after payment of compensation and other benefits.
- m) Compensation for losses will be paid as per RPF provisions.
- n) Options will be provided whenever possible in extending entitlements; and,
- o) All affected people will be assisted irrespective of their legal status in their efforts to improve or at least restore their livelihoods and living standards to pre-project levels.

Land Pooling

3.3 An assessment of the land pooling instrument conducted during project preparation indicates that landowners who opted to participate in the LPS have benefitted in terms of the market value of their returnable plots. Even though the area of returnable plots is as per policy up to 25-30 percent that of the original plot, through the change of classification from rural to urban (residential and commercial), and given the access to infrastructure, data show that significant appreciation in the value of land has already taken place. On average, in 2024, data show that the value of land has appreciated by 10-15 times relative to current guidelines values for rural land, based on current government guideline rates. Based on market rates of land as of early 2024, the value received by LPS farmers would likely be substantially higher – as highlighted by data from 2024, which demonstrate that sales ranged from 10 to 15 times the estimated market value of rural lands that were contributed / surrendered for LPS. International experience suggests that as the city is further

developed, these values will likely increase further^{10,11}.

3.4 In addition to the appreciation of the market value of their returnable plots¹², landowners have received annuities and other benefits from APCRDA for roughly nine years (since May 2015). Unless they sell their plots, they will continue to receive these additional payments and benefits for six more years, which will add up to substantial revenues. Altogether, the value of returnable urban plots and additional payments and benefits can be expected to exceed the replacement cost of relinquished agricultural land.

3.5 No additional measures are required at present to address the impacts of LPS on landowners, other than monitoring that all those affected by present works are receiving the full compensation agreed to with APCRDA, as presented in this RPF. Additional details on the alignment of the LPS with national and state policies are set forth in Annexure 5.

3.6 As of Nov 2024, approximately 10847 returnable plots had been sold by LPS participants. This substantial number of returnable plot sales confirms that: (i) LPS participants can sell their returnable plots after they have been registered; (ii) a market for returnable plots is developing and is showing signs of activity; and (iii) landowners who chose to sell their returnable plots are capturing the benefits from participating in the LPS. Farmers who wanted to remain involved in agriculture have used the proceeds of these sales to purchase agriculture land outside the periphery of the Capital City.

Land Acquisition under 2013 LARR Act

3.7 The 2013 LARR Act incorporates most of the elements of global good practices on land acquisition, resettlement and rehabilitation of project affected people. Some of these include: (i) mandatory ex-ante social assessments to determine whether an acquisition serves a public purpose; (ii) requirements to ascertain the minimum land requirements, and assess the impact of the land acquisition on livelihoods, shelter, public infrastructure, and community assets; (iii) provisions to minimize adverse impacts; use of cost-benefit assessment of land acquisition, and enhanced land-loss compensation formulas; livelihoods support for affected persons; comprehensive R&R benefits and assistance; census of the affected families to record their socio-economic profile and potential losses, and inventory of affected public and community assets, options and choices for affected families and special provisions for disadvantaged groups; and a legal mandate that affected persons must receive compensation and assistance before their property is taken; and (iv) consultations and disclosure, and post-implementation audits.

¹⁰ Payne, G. (2018), Assessment of Land Assembly Instruments and their Implementation

¹¹ CRISIL (2017), Note on Land Pooling Scheme for development of Amaravati, capital city of Andhra

¹² Land owners have received returnable plots, as far as possible, in the same village they reside. Village habitations are excluded from Land Pooling, so land owners have not been physically displaced.

3.8 Consistent with the policies of multi-lateral agencies on involuntary resettlement, all compensation and assistance under the LARR Act must be paid prior to taking of the assets. Annexure 4 provides details of the Land Acquisition process. However, a review of the LARR Act found the following gaps when compared to the Bank's policy: (i) structure valuations are estimated as per the prevailing State Scheduled Rates (SSR rates), and depreciated values for structures are paid to affected people; (ii) the cut-off-date for the titleholders it is the date of preliminary notification; and (iii) no assistance to those using public/government lands (for example, squatters). To address these gaps, APCRDA has agreed on the following:

- (i) Compensation of structures will be paid as per the provisions of the Act at current replacement values by way of not deducting counting the depreciation value of the structures.
- (ii) The cut-off date for non-title holders is the date of the census survey for impacts in village areas under the Phase I project (i.e. socio-economic survey). In the case of title holders, the cut-off date is the date of preliminary notification, i.e. December 8, 2014. For persons living on government lands without title, the same cut -off date is made applicable and
- (iii) All those occupying public lands will be given assistance, as per applicable provisions of LPS and NS policies, as follows: (a) those who are dependent on agriculture lands 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 housing and transitional support, as per NS policy (see Annexure 3).

Negotiated Settlements

3.9 The Negotiated Settlements policy provides for: (i) land-for-land compensation, where the location of the land received in exchange for the original land parcel may be part of the negotiation. In most cases, the land received in exchange is located in the same village, and in the vicinity of the original plot; (ii) payment of two times the cost of the existing structures (assets) on the property at current scheduled rates. For structure-related impacts the cost of depreciation will be covered by the NS policy, which bridges the gaps between the NS policy and the Bank Involuntary Resettlement Policy; and (iii) a one-time construction grant and transitional support (moving allowance and subsistence allowance for one year) are also provided to the beneficiary. These features of the NS policy enable people to improve or at least restore their living conditions, consistent with the objectives of national and state policies. Further details on the alignment of the NS policy with national and state laws can be found in Annexure 5.

IV. ASSISTANCE TO LANDLESS AGRICULTURAL LABORERS

4.1 Landless laborers working in the Capital City area lost their primary source of income as land was assembled by APCRDA for the development of Amaravati. Irrespective of the land assembly instrument used, i.e. LPS or Land Acquisition, most agricultural day-laborer jobs no longer exists. As such, most landless agricultural laborers have been directly impacted by the capital city development project. A key consideration concerning landless laborers is therefore the extent to which alternative sources of income are available locally to replace the loss of income from agricultural jobs.

4.2 As the total agricultural land has been taken over for capital construction, agriculture as source of livelihood ceased to exist in the capital city villages. Therefore, APCRDA has agreed that for purposes of this RPF, all landless families registered with APCRDA for pension by July 15, 2018 will be considered project affected people, for the purposes of 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 and subsequent RAPs. As of July 15, 2018, the total of number of landless agricultural laborers was 21,374 and further verified and revised to 17191 over the years.

4.3 Livelihood restoration packages have been uniformly extended to all the identified and registered landless laborers within Amaravati City since May 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 21,474 as APCRDA has allowed registration of additional laborers including, for example, cases of family members of original residents getting married and establishing a separate family. Unregistered landless families who wish to enroll 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.

4.4 Landless laborers 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. The period of 15 years was estimated as the time needed for the Capital City to fully develop, including loss of five years due to policy change on capital, transitioning to an urban area with predominantly non-agricultural income generating activities; (ii) employment under Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA) for up to 365 days per year; (iii) facilitate access to interest-free loans for setting up enterprises; (iv) access to skill upgrading and training opportunities; (v) provision of subsidized food; and (vi) free access to medical and educational benefits in designated facilities.

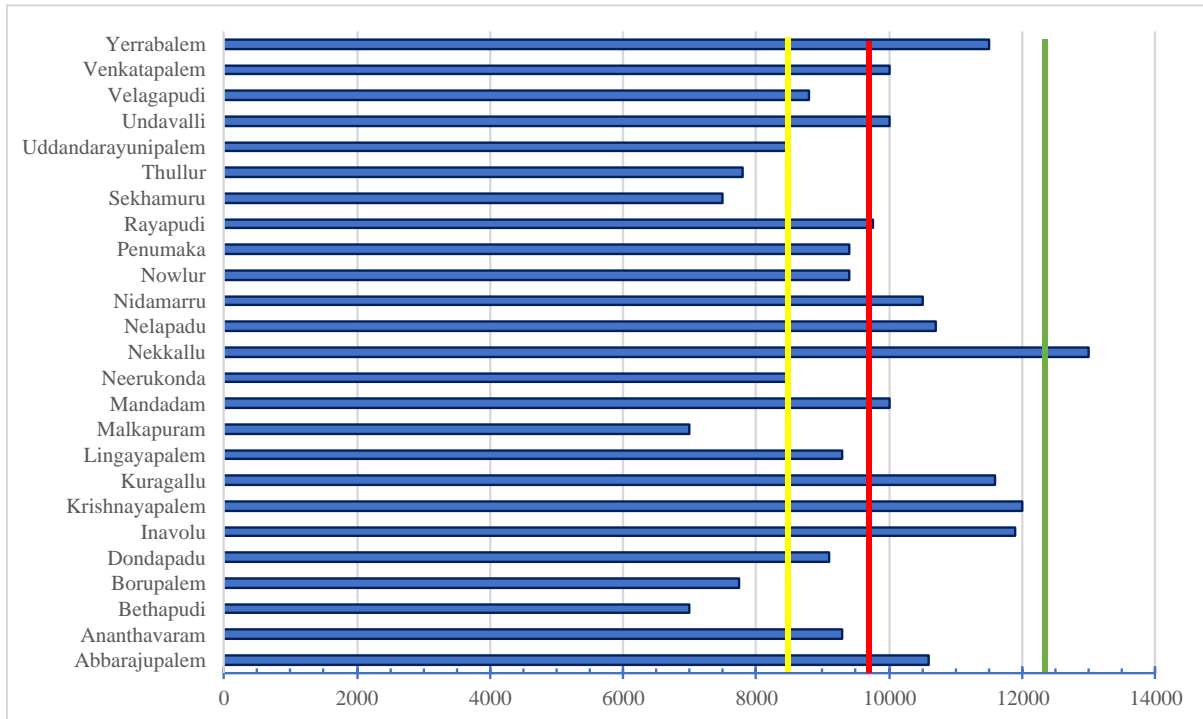
4.5 Measures are in place to ensure consistency with the World Bank-ADB policy on involuntary resettlement, in order to assist landless agricultural laborers to improve or at least restore their living standards and livelihoods to levels prior to their displacement. There is substantial variability¹³ in records of income levels of landless agricultural laborers pre- and post- the announcement of the capital city, hence an accurate estimate of the average income of landless laborers is challenging to obtain. A review of all available data suggests that the average income level of landless households pre-capital city announcement was roughly RS. 5,000 per household per month (actual - RS. 4,694). In 2017, average incomes for landless laborers ranged from RS. 8,500 to RS. 13,500 per household per month, with data from the most recent survey (2018) suggesting an average income level of approximately RS. 10,000 per household per month (actual - RS. 9,636)^{16,14}. These incomes of the current rate based on inflation adjustments would be about 1.63 times higher than that of the original figures.

4.6 Data show that if accessed as designed, the livelihood restoration package designed by APCRDA, would result in an estimated household monthly income of Rs.12,350 (assuming full access to all benefits and assuming two family members working). This level of earnings is substantially higher than average pre-Capital City announcement levels. This is, however, a high bound estimate. Some landless laborers may have challenges accessing, or taking advantage of all the benefits in the livelihood restoration package, which may leave them in a situation that is inferior to their pre-Capital City status. Estimates suggest, for instance, that women constitute more than 70% of agricultural worker population. Women typically make half of the income of men laborers, suggesting that the income level in some households (headed by women, for instance) may be significantly lower than the estimated maximum. This problem could be particularly acute for large or extended families where more than one family member may have lost their income.

4.7 Figure 3 compares income levels of households from the various data sources available, including: (i) full access to livelihood restoration package, including MGNREGA benefit and the APCRDA pension, the income will be RS. 12,350; (ii) average household income in 2015 (RS. 8,476); (iii) average household income in 2017 (RS. 9,636). This indicates that if access to the benefit package as designed by APCRDA is effective, and if MGNREGA benefits are available, landless laborers would have access to earning levels that are comparable or even higher than those that existed prior to the initiation of the LPS.

¹³Baseline data on income of landless laborers (pre- and post-announcement of capital city project) collected by several sources were analyzed. Data differ substantially across sources. This variability is not surprising given the different dates for data collection, as well as the different methodologies, including sample as well as sample sizes, geographical coverage, etc.

¹⁴Vasavya Mahila Mandali (2018) 'Assessment on Agricultural Labourers and Implementation of Benefits in Amaravati Capital City Villages'



4.8 Figure 3 – Monthly earning of agricultural laborers (in RS.) in Capital City villages. Data include monthly household pension of RS.2500. Yellow line indicates average household income from 2015 (RS.8,476). Red line indicates average household income from 2018 (RS. 9,636). Green line indicates monthly income of a household receiving benefit package including full MGNREGA benefits and APCRDA pension^{16,21}. These incomes of the current rate based on inflation adjustments would be about 1.63 times higher than that of the original figures.

4.9 Data from consultations and field surveys also showed that a share of the landless laborers may be in a situation of high vulnerability. Therefore, measures in addition to those already in place by APCRDA and covering all landless laborers are included in this RPF, to identify and to address, specifically, the needs of the most vulnerable subset of landless laborers, who need extra support to return to their levels prior to the announcement of the capital city. The following typologies of landless households are recognized as those at the highest risk: (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 of income is APCRDA pensions.

4.10 APCRDA has established a methodology to identify the most vulnerable of the landless, 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. The methodology for identification of vulnerable families, within a total universe of

21,374 landless households, includes the following steps:

- i. Identification of subset of landless laborers in 25 villages, consistent with the six typologies of highest risk/vulnerability.
- ii. Deployment of network of Social Facilitators, reach out to families pre-identified according to typology (e.g. single women/head of household, with physical disabilities and chronic diseases, elderly, with no source of income other than pension, ST/SC).
- iii. This Village Facilitator from APCRDA's Competent Authority Office acts as nodal person to oversee outcomes of identification exercise.
- iv. Orientation sessions are held with Common Interest Groups, consisting of SHG members in the vicinity, to explain the purpose and approach to be followed for identifying the vulnerable families. Common Interest Group Leaders contact landless families to understand their needs and requirements for employment and livelihood, and single out most vulnerable families, in need of additional support.
- v. APCRDA organizes focus groups with identified vulnerable landless households and develops specific livelihood measures aimed at improving the living conditions of most vulnerable group.
- vi. Specific Action Plans will be prepared for different typologies of households¹⁵, where targeted measures will be identified and expected results will be outlined
- vii. Monitoring mechanisms for implementation of measures targeted to vulnerable landless families, including methodology and frequency of monitoring are established

4.11 Using this methodology for identification of vulnerable landless families, an assessment was carried out by APCRDA in June - July 2018. A total of 857 vulnerable landless families were identified, living in the 25 villages of the Capital City area. APCRDA has a complete listing of families and their contact information. The economic and employment profile in the communities, and that of the landless families, varies from village to village, confirming the need for more targeted measures to resolve the needs of the most vulnerable families. The list of vulnerable landless families will likely change with time, and the number of families may increase or decrease reflecting the economic conditions of very poor households at the bottom of the income ladder.

4.12 However, with the change in Government policy on location of Capital in 2019, the scenario has changed. The landless families who were getting alternate employment in construction and service sectors of Capital City development have faced difficulties with stoppage of construction works. Over time, the alternate livelihood opportunities were found by them. The changing scenario, due to sudden

¹⁵ Households of similar characteristics will be grouped together and, when possible, measures will be targeted to multiple households

change in policy of Capital, has affected the livelihood of landless families in the absence of agricultural work as the lands remained fallow for five years. While in some villages close to Vijayawada and traditionally urban oriented have relied on non-agricultural employment in informal sector and have limited impact. The sand extraction from Krishna river has offered some solace and livelihood to villages which are on the banks and the other villagers have found some employment in agricultural operations of nearby villagers commuting or migrating to those villages. The establishment and functioning of Government Secretariat, High Court and four leading educational institutions have offered employment opportunities in service activities ranging from drivers to office assistants including sanitation works. As on 1st November 2024 landless pensions are paid to 17,176 families. The decline in number of beneficiaries is mainly due to employment opportunities obtained by members of these families, death cases without legal heirs and those who were found to have owned land. It is pertinent to note that 5048 landless families are getting Social Security pension of state government @Rs.4000/ per month in addition to landless pension of CRDA. Further, 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.

4.13 The efforts to identify and assist the vulnerable landless families will be continued with Social Facilitators playing critical role in identification, conduct of Focus Group Discussions and facilitating support to these families. The endeavor will be roll out the targeted measures, which are presented below, and which are similar in nature to some of the general initiatives that APCRDA is implementing across the Capital City for all landless laborers. These additional measures are specifically tailored and targeted to the needs of the vulnerable families as and when they are identified. Specifically:

- i. Expanding safety nets for targeted beneficiaries – roughly 4 percent of the households include a family member with a disability, or elderly and APCRDA will ensure that these families receive all the available support to which they are entitled;
- ii. Skill training for those eligible –With establishment of Government Secretariat, High Court and Educational institutions, 2572 people have already got employment. Skill development program conducted during 2017-19 has focused on women and youth and the same will be continued from now on to enable landless families and others to benefit from the employment and service opportunities that come up with restarting of capital construction works and associated process of city development. The skill trainings will be to empower landless families to get wage employment or promote self-owned petty business or small enterprises for better living. The emerging sectors in the new capital city including construction, horticulture, fashion and apparel, food processing, electronics, health and education will be focus areas for skill development initiatives.
- iii. Provision of (i) information on employment opportunities in villages across

the Capital City- i.e. jobs dashboard for people to be aware of available opportunities outside of their village; of (ii) safe, public transportation options for women to travel for work to other locations/villages; and (iii) general training to households on transformation to urban livelihoods and how to live in urban settings.

- iv. Creation of more employment opportunities under MGNREGA –APCRDA is initiating and coordinating preparation of shelf of projects to provide wage employment to landless families and also to improve the physical infrastructure and greenery in the capital city villages under MGNREGA.

4.14 SHGs, under coordination from APCRDA, will continue to be trained to take up women-owned enterprises conducting customized Entrepreneurship Development Programs, fashion and apparel and food processing to enable them to capture the emerging economic opportunities in the capital city.

V. INSTITUTIONAL AND IMPLEMENTATION ARRANGEMENTS

5.1 All impacts associated with the land required for the project will be managed by APCRDA through district administration and the following institutional arrangements are in place.

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

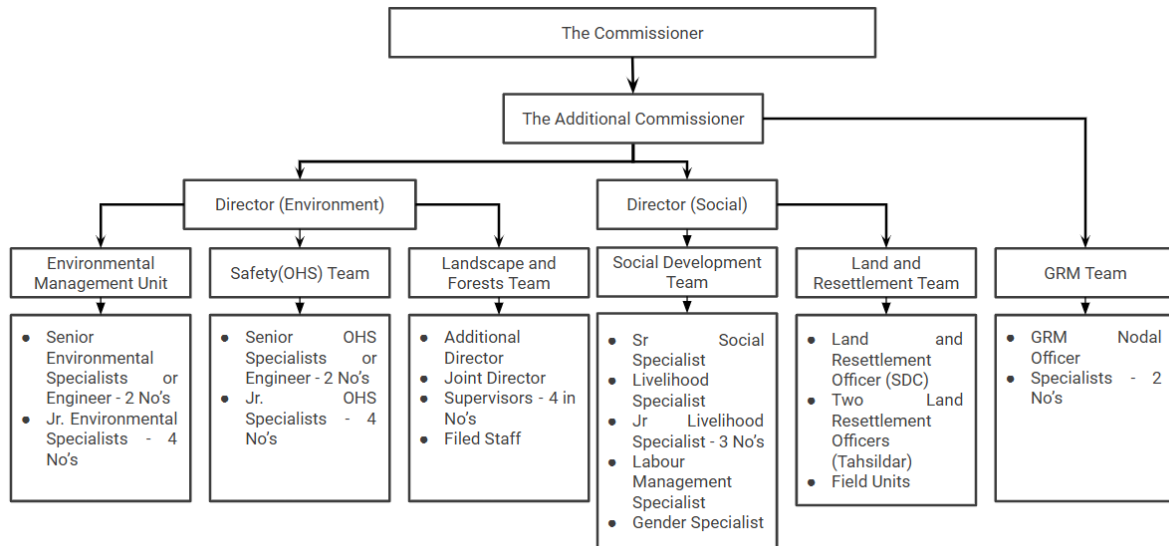
5.3 Supporting Staff for implementation of LPS / LA: The Government sanctioned staffing pattern of APCRDA vide G.O. Ms. No. 81, MA & UD (M2) Department, dated: 16-04-2015 for implementation of AP Capital City Development Project and land for the project will be acquired as part of AP Capital City Development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

5.4 The Commissioner, APCRDA and two Additional Commissioners assisted by Directors will supervise the Competent Authorities for Land Pooling and Land Acquisition. The Authority/Commissioner, will be the approving authority for RAPs and other safeguards related documents for the project.

5.5 The Competent Authority, Tahsildars, Deputy Inspector of Surveys, Surveyors, Deputy Tahsildars, Computer Operators are formed into one unit and positioned in 11 units in Capital City Area 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 Project Administrator for implementing R&R policy.

Environment and Social Management Unit (ESMU) an institutional measure responsible to oversee environment and social safeguard measures and to mitigate potential risks:

5.6 Environmental and Social Management Unit (ESMU) in Andhra Pradesh Capital Region Development Authority (APCRDA): The Government vide G.O.MS.No. 112, MA & UD (CRDA.2) department, dated: 29-10-2024 permitted the Commissioner, APCRDA to establish the Environmental and Social Management Unit (ESMU) in APCRDA for managing the Environment and social aspects of the program funded by the World Bank and Asian Development Bank for the development of Amaravati Capital City. Structure of the Environmental and Social Management Unit (ESMU) was mentioned below:-



The primary responsibilities of the environmental and social management unit (ESMU), include following:

- a. a. Statutory Compliance Management: Environment clearance, Consent obtained for the entire Amaravati capital city and its interlinked projects. 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. 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 construction and operation stages.
- c. c. Guiding Departments: The ESMU shall provide the necessary training and capacity building on environmental and social management plans to the relevant departments.

Implementation Mechanism for LPS/LA/Negotiated Settlement Policy

5.7 Implementation Mechanism for LPS. The process includes several steps and various agreements and consultations. The key steps include notification of LP scheme, hold consultations and hear objections/suggestions, invitation to participate in LPS, execution of development agreement, formulation of redevelopment schemes, allotment of re-developed plots and registration of redevelopment plots in 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. The issuance of LPOC is equivalent step of payment of compensation under LARR Act 2013.

5.8 Implementation Mechanism under LA R&R Act, 2013. The land acquisition

under RTFCTLARR Act, 2013 is preceded by Social Impact Assessment (SIA) study to document the impacts and assess the land acquisition requirements and conclude that the benefit of project outweigh the costs of land acquisition. Once the SIA report is heard through public hearing, reviewed by an Expert committee and approved by the Government, the land acquisition process is initiated. The key outcomes of SIA, public hearing and Expert committee's views and Government's approval of the village level land acquisition will be summarized in RAP. The detailed steps and process to be followed for land acquisition and entitlements matrix is outlined in Annexure 4.

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

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

5.10 Interested persons may come forward to opt for negotiated settlement policy instead of LA. The Competent Authority representing the APCRDA will enter into negotiated settlement through process of negotiation by the Committee constituted by APCRDA consisting of land administration and technical persons as members. The compensation and assistance under negotiated policy includes:

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

5.11 Those who are not having formal legal rights over land would be rehabilitated under affordable housing schemes of Government of Andhra Pradesh including payment of structure value. The detailed steps in implementation of the LARR Act is provided in **Annexure 4**.

Coordination with District Administration for Land Acquisition

5.12 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:

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.
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 Project Level R&R Committee • Publication of Declaration u/s 19 • Approval of preliminary valuation • Approval of draft Compensation Award
Project Administrator	<ul style="list-style-type: none"> • Conduct of Socio Economic Survey • Preparation of R&R Scheme • Approval of draft R&R Award
Land Acquisition Officer (LAO)	<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 Project 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.

Coordination with World Bank-ADB

5.13 In order to coordinate with APCRDA, ADC, district administration and other stakeholders and manage project related impacts, surveys, studies, monitor implementation and interact with World Bank-ADB, and other multi-lateral and national agencies, the Additional Commissioner, CRDA will be the nodal authority. He will be assisted by the following officers:

- Special Deputy Collector (Lands)/Land Acquisition Officer to coordinate with all land acquisition/Negotiated settlement, LPS and related issues related to World Bank-ADB financed sub-components; and
- Group Director, Social Development to coordinate with census, socio-economic surveys, consultation, delivery of Annual payments and pensions, implementation of RAP, support to vulnerable people, etc. The above two officers will be reporting to the Commissioner, CRDA through Additional Commissioner, CRDA.

Sub-Component Social Impact Assessments

5.14 All the infrastructure works proposed for financing under the Phase I assistance will be screened for social impacts based on site visits and other appropriate means to assess the likely impacts. The required lands for the works and their impacts will be segregated out of LPS and LA process and those landowners of land parcels will be considered as Project affected Persons, in addition to squatters cultivating lands but not having full legal title to lands.

5.15 Built-up sections will be identified during screening and possible options will be explored to avoid or minimize those impacts. Since it is not possible to identify agricultural laborers/agricultural tenants that are dependent on specific parcels of lands, they will be not be covered as part of sub-component specific RAPs and related Project Affected Persons, but will be covered as part of RPF at an overall framework level for the purpose of payments of pension and other social development benefits that are available under LPS and for design of any additional support that is needed in their efforts to improve the livelihoods and living standards.

Census Survey

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

Socio Economic Survey

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

Preparation and approval of sub-component specific RAPs

Resettlement Action Plan

5.18 The resettlement action plan will be prepared based on the findings of the census and socio-economic survey, and outcome of consultations. It will include the findings of the census of displaced persons, and their entitlements to restore losses, socio economic characteristics of the displaced persons, implementation schedules, budgets, assessment of feasible income restoration mechanisms, development of resettlement sites and relocation, grievance redress mechanism, coordination of implementation in conjunction with civil works procurement and construction schedules and internal and external monitoring mechanisms. The resettlement plan should be structured as needed depending upon the magnitude and nature of impacts. The impacts and mitigation measures will be presented sub-project wise, if an investment involves more than one contract, so as to coordinate with the procurement and construction schedules of the respective roads.

The resettlement plans will comply with the principles outlined in this RPF. The SIA and RP for all investments will be prepared and approved by the competent authority

in the Government prior to invitation of bids for civil works. Disbursement of compensation payments and entitlements will be made prior to physical displacement and prior to handing over of the corresponding land parcels to contractors. In case of LPS, the equivalent milestone of payment of compensation is allotment of returnable plots to landowners. The payment of compensation and entitlements and completion of allotment of returnable plots in case of LPS will be certified by Competent Authorities of concerned LPS units prior to hand over of the lands to the contractors. The payment of compensation and R&R assistance under Land Acquisition Act and Negotiated Settlement policy will be certified by the District Collector/Joint Collector, Guntur who is the competent authority for the land acquisition. As needed, the land hand over to the contractors will be provided in two or three milestones to enable the completion of land acquisition in a phased manner. The land handover milestones will be detailed in the bid documents and contracts of civil works. This is to ensure compliance with this RPF and that there are no impediments in execution of the project once the land is handed over to the contractor.

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

- Those who have formal rights to land including customary and statutory rights of occupancy recognized by law such as those landowners with formal titles.
- Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets provided that such claims are recognized by law or recognized through a process identified in the resettlement and compensation plan.
- Those who have no claim to land that they are occupying or using, such as squatters, encroachers, etc.
- Those covered under first two categories above are to be provided compensation for land they lose, and other assistance in accordance with the policy. Persons covered under 3rd category above are to be provided with resettlement assistance in lieu of loss of livelihood on the land they occupy or use, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy or use the project area prior to a cut-off date as on the date of conduct of Socio Impact Assessment or Socio-Economic Survey. Persons who encroach on the area after the cut-off date are not entitled to any form of resettlement assistance. All persons included are to be provided with compensation for loss of structures and trees other than land.

5.20 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 census of persons and their property in the area is carried out, i.e. the time when the project area has been identified and when the socio-economic study is taking place. Thereafter, no new cases of affected people will be considered. Persons who encroach the area after the socio-economic study (census and valuation) are not eligible for any

form of resettlement assistance. The establishment of a cut-off date is required to prevent opportunistic invasions/rush migration into the chosen land areas thereby posing a major risk to the project. Therefore, establishment of a cut-off date is of critical importance.

5.21 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 process of Socio-Economic Survey and preparation of R&R Scheme.

Valuation of Land and Assets

5.22 Land: The compensation for land will be the higher of two values: (i) current government guideline value, and/or (ii) average of highest 50% of sale transactions three years prior to first notification. This value will be multiplied by 1.25 times and 100% solatium will be added. In addition, 12% additional market value for the period between first notification and date of compensation award, will be paid.

5.23 Structures/other assets - As per the LA R&R Act 2013 / Negotiated Settlement Policy, the structure valuations would be estimated as per the prevailing State Scheduled Rates (SSR rates) for constructions that were existing as on the cut-off date. These rates are updated annually as per Public Works Department (PWD) norms. Drawings of individual's house services and material, labor, transports costs shall be inclusive, as per Negotiated Settlement Policy norms. The depreciated values and salvage value will be paid to the affected people.

5.24 All other losses will be valued keeping the principles of replacement value. All unit costs referenced in the Entitlement Matrix and compensation will be paid as per GOMS No. 350, Revenue (Land Acquisition) Department, dated August 1, 2019.

5.25 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

5.26 For the purposes of this program, different criteria and categories of vulnerability have been defined. Through census surveys and other studies as part of preparation of sub-component specific Resettlement Actions Plans (RAPs), the project will determine who among the project affected population may be considered as vulnerable or at risk, among the landless households, or who are likely to be excluded from the normal benefits of growth and development.

5.27 To extend immediate targeted livelihood support for the vulnerable landless households, special efforts will be made to identity such families with the help of Social

Facilitators and special measures will be designed based on outcome of discussions with such identified families by March 2025. The methodology for identification of such families is described in this RPF. Attention will be paid to women safety issues related to their use of public transport for accessing jobs through awareness, improved availability of public transport to work places, and extending grievance mechanism to redress their concerns around safety in this regard.

Public Consultation and Participation

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

5.29 Two stage consultations will be followed: During screening / census survey / socio-economic surveys consultations will be held with various focus groups including separate focus consultations with women, women headed households, widows, women divorcee, women deserted, physically handicapped, SC/ST, old and children and those marginal land holders (prior to LPS/NS), to seek their views on the impacts and propose mitigation measures. Subsequently when the draft plans are available, those will be shared to inform the mitigation measures, compensation and entitlements and assistance as available to them to seek their feedback before finalization of those documents. The outcome of the consultations will be incorporated in the project design and mitigation plans as appropriate and relevant. The attendance and minutes of the meetings will be documented. Such meetings will be continued during the implementation also.

Time Frames

5.30 The following key timeframes are being proposed by APCRDA:

- the inventory shall be completed prior to the commencement of work or as agreed.
- the Resettlement Plan shall be submitted to implementing agency for approval immediately after completion of inventory
- clearance from the implementing agency will be granted and plan will be disclosed publicly afterwards.
- civil works shall commence only after compensation, resettlement and rehabilitation activities have been affected for the corresponding stretches / parcels of land.
- comprehensive time frames shall be drawn up and consulted with all parties including the PAPs.
- compensation payments for acquired land and affected assets and resettlement of households as described above, must be completed as a condition for the taking away of land and before commencement of the civil

works under the project in the corresponding stretches / parcels of land.

- adequate time and attention shall be allowed for consultation of both the displaced and host communities before bringing in the newcomers. The actual length of time will depend on the extent of the resettlement.

Notification Procedure

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

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

Public Consultation Mechanism

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

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

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

5.35 As a matter of strategy, public consultation shall be an on-going activity taking place throughout the entire project cycle. Hence, public consultation shall take place during the:

- project inception and planning
- Screening process

- feasibility study,
- preparation of project designs
- resettlement and compensation planning
- Drafting and reading/signing of the compensation contracts.
- payment of compensations
- resettlement activities and
- implementation of after-project community support activities

5.36 Public consultation and participation shall take place through local meetings, radio and television programs, request for written proposals/comments, completion of questionnaires/application forms, public readings and explanations of the project ideas and requirements. The CRDA will carry out consultations.

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

Project Information Centers and Communication Strategy

5.38 11 Project Information Centers (PICs) have been established in the villages at the Deputy Collector, at Competent Authority¹⁶ (CA) offices. The CA will be designated as Project Information Officer to provide required information on the overall Capital City Project in the form of printed documents, information available on the website, etc. Social Facilitators of the respective villages have been trained as information assistants so that they can be more accessible by the villagers to seek required information. The PICs have copies and will provide access to all project related documents and information, brochures, etc., both in Telugu and English. The PAFs and other interested people can visit these centers and access all related information. The overall coordination of all village level PICs is done by the Director, Information Technology of APCRDA. All project related documents, information, etc. can also be accessed at APCRDA web site, www.crda.ap.gov.in Project Information Centers are open to the public. No fee is required to use the PIC. Users can access information through the internet.

5.39 A communication strategy is in place and will be periodically reviewed/ updated thereon, to ensure sufficient awareness campaigns are taken up about the entitlements under the three categories viz., Land Pooling Scheme, Land Acquisition and Negotiated Settlement Policy. In addition, Social development initiatives are also widely publicized to facilitate the public to participate and reap the benefits.

5.40 Besides the above initiatives, APCRDA has also disseminated information

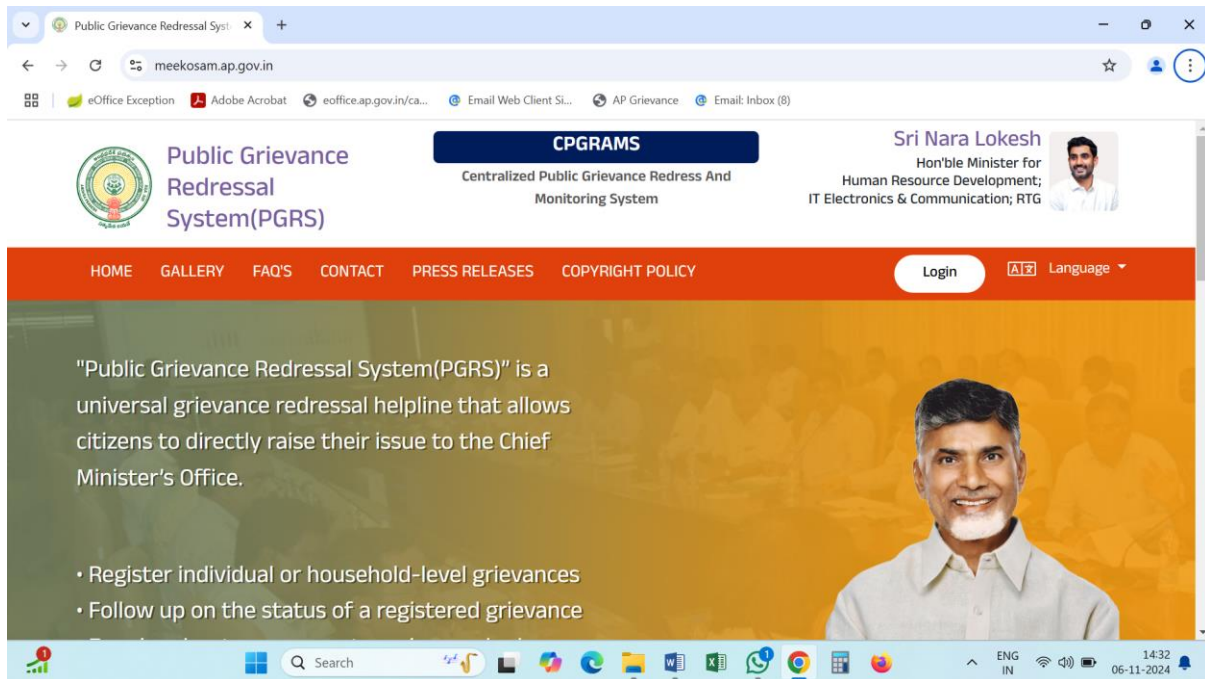
¹⁶There are 11 CA units in Capital City area, they report to District Collector, as all CAs are under the functional and administrative control of District Collector..

through social media like availing the applications like Facebook, Twitter, SMS based communication, YouTube, Mana Amaravati App, etc. Grievance Redressal Mechanisms (GRMs)

5.41 There already exists multiple PGRMs and all these would remain operational for the proposed AISCDDP as well and can be used by project affected people under the World Bank-ADB assisted project. A brief description of both the existing as well as (additional) proposed GRMs are as follows.

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

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



5.43 In addition to CRDA, Urban Development Department, Revenue Department, Social Welfare Department, and other AP State agencies are part of this PGRMS framework. The main features of the 'Meekosam' system include:

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

5.44 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.

5.45 Grievances received from Meekosam, pertaining to CRDA mainly included: payment of pensions, issue of health cards, filling up of vacancies in respect of SC/STs, requests for jobs/employment grants, requests for enrollment into household survey, request for allotment of government land and provide loan to build houses etc.

2. APCRDA Grievance Redressal Mechanisms - PARISHKARAM

5.46 In addition to the Meekosam, APCRDA has its own GRM that includes: (i) a 3-stage physical system, that originates with designated officials ("Competent Authority") at various zonal offices throughout Amaravati city, whom citizens can approach to address grievances (see below); and (ii) an online system through the portal:

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

Any citizen who wish to register grievance with CRDA can enter the details of the problem in parishkaram app by registering through their mobile number. The complaint will be fed to the concerned department in the CRDA and each Hod will be accountable for timely & qualitative disposal. The petitioner can check the status of a grievance by using the unique Grievance ID which will be shared with you by SMS message. The status of the grievance will be received as SMS to the petitioner at every stage. The SLA for the grievance is max 15 days failing which HoD is responsible to the grievance.

Amaravati Capital City Development Program Resettlement Policy Framework

The screenshot shows a web browser window with the URL `parishkaram.el91.com/grievances/login.php`. The page header includes the names and titles of Sri Nara Chandrababu Naidu (Hon'ble Chief Minister) and Sri Ponguru Narayana (Hon'ble Minister for MA&UD). The main heading is "AP CRDA Grievance". A navigation bar contains "Home", "Grievances", "About", "Contact Us", and "Login". The central "Login" form has two tabs: "Public Login" (selected) and "Officer Login". Under "Public Login", there is a "Mobile Number" label and a text input field containing "Mobile Number". A "Get OTP" button is positioned below the input field. The Windows taskbar at the bottom shows the date as 06-11-2024 and the time as 16:44.

This screenshot shows the same web browser window as above, but at a later stage in the login process. The "Public Login" tab is still selected. The text input field for the mobile number is now empty. Below the input field, there are six empty square boxes for entering the OTP. A "Validate OTP" button is located below these boxes. At the bottom of the form, there is a link that says "Didn't receive code? Resend OTP". The Windows taskbar at the bottom remains the same, showing the date as 06-11-2024 and the time as 16:44.

Amaravati Capital City Development Program Resettlement Policy Framework

AP Grievance

parishkaram.el91.com/grievances/home/

Sri Nara Chandrababu Naidu
Hon'ble Chief Minister
Government of Andhra Pradesh

Sri Ponguru Narayana
Hon'ble Minister for MA&UD
Govt. of Andhra Pradesh

AP CRDA Grievance

Home Grievances Logout

Grievance Registration

Are you from Amaravati?

Yes No

Submit

AP Grievance

parishkaram.el91.com/grievances/home/

Sri Nara Chandrababu Naidu
Hon'ble Chief Minister
Government of Andhra Pradesh

Sri Ponguru Narayana
Hon'ble Minister for MA&UD
Govt. of Andhra Pradesh

AP CRDA Grievance

Home Grievances Logout

Grievance Registration

Mobile Number/పాస్‌పోర్ట్ నెంబర్
Aadhaar Number/ఆధార్ నెంబర్
Full Name*/పూర్తి పేరు*

District*/జిల్లా*
Mandal*/మండలం*
Village Name*/గ్రామం పేరు*

Door No. & Street Name*/డోర్ నెం. & వీధి పేరు
Address

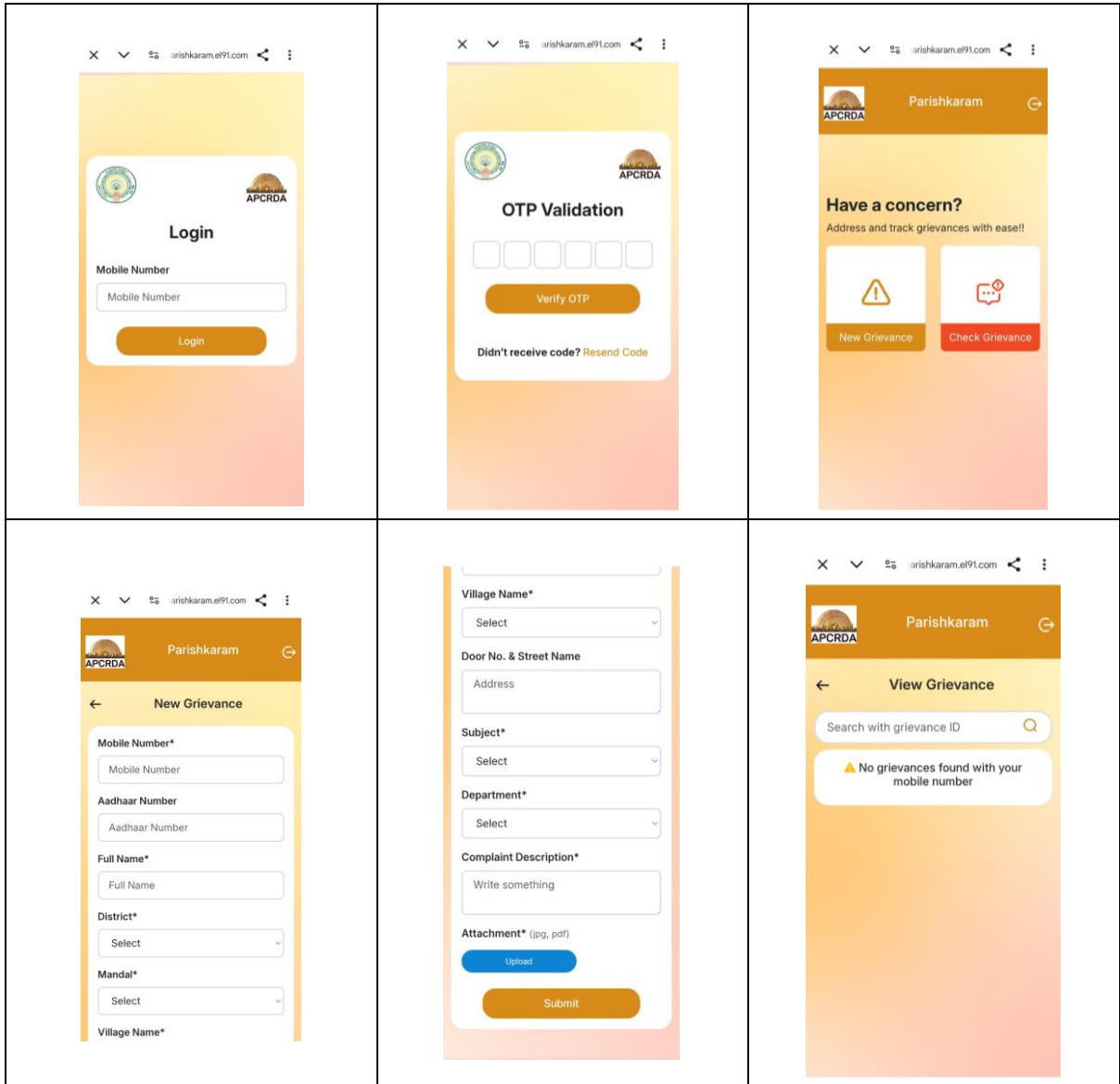
Subject*/విషయం
Department*/దశా

Complaint Description*/పేరాగ్రం వివరం*
Attachment*/ఫైల్ అప్‌లోడ్ (jpg, pdf)

Submit

Grievances Mobile Application – Parishkaram App

- Login with petitioner mobile number and enter valid OTP.
- To register grievance, type the petitioner details and choose subject related to complaint then the concerned department is automatically populated.
- Describe grievance in *Description* field.
- Attach any documents to support your claim and tap **Submit button**.



CRDA-PGRS (Mee Kosam) Grievance Report as on 9 Dec 2024				
S. No	Department	Resolved	Pending	Grand Total
1	Lands	135	20	155
2	Social Development	65	2	67
3	Development Promotion	29	5	34
4	Administration	15	1	16
5	Planning	1	4	5
6	Economic Development	4	1	5
7	Estates	3	1	4
8	Landscape And Environment	1	2	3
9	Change Of Land Use	3	0	3
Grand Total		256	36	292

CRDA(Parishkaram) Portal Grievance Reports on 9 Dec 2024				
S.No	Department	Resolved	Pending	Grand Total
1	Lands- Capital City	700	101	801
2	Development Promotion	56	7	63
3	Lands (Survey)	31	7	38
4	Social Development	30	1	31
5	Planning Wing	7	7	14
6	Infra-I	2	7	9
7	Office Management	8		8
8	H&B (Housing)		5	5
9	Infra-II	3	2	5
10	H&B (IGC & High Court)	1	3	4
11	Estates	3		3

Amaravati Capital City Development Program Resettlement Policy Framework

12	Landscape and Environment	2		2
13	ASSCCL		1	1
14	Accounts/Finance	1		1
Grand Total		844	141	985

5.47 APCRDA's Citizen's Charter is available at:

<https://crda.ap.gov.in/APCRDA/Userinterface/HTML/CitizenCharter.html>

The Citizen Charter framework encompassing services related to land procurement, benefits, allotments, registrations, development, etc., will also be included as part of this Citizen Charter. Grievances from the on-line portal are categorized and forwarded to respective CA units and to the Commissioner APCRDA for further action.

5.48 A three-stage GRM system for land acquisition has been set up by APCRDA, which includes: Stage I Grievance Redressal Cell, located at the Competent Authority level at the village itself. About 44 units of Competent Authorities (CAs) were established which are headed by Deputy Collector. The Deputy Collector is assisted by a team of officials including revenue, and survey. This translates to the fact that each Deputy Collector is attending to the issues of approximately 2500-3000 farmers of the Capital City villages, and is always available to public at large. The Stage II Grievance Redressal Cell is at the District level, where the Joint Collector will chair the Grievance Redressal Cell. The Stage III Grievance Redressal Cell is chaired by R&R Commissioner at State (GoAP) Level.

Every Friday grievance redressal meeting is held at the CRDA, Tulluru office of the Capital City in which officers from all Competent Authorities make themselves available and Additional Commissioner, CRDA for attending to public grievances. In addition, the office of Commissioner at the CRDA in Vijayawada city receives grievances and addresses them daily. Type of grievances typically addressed during Monday meetings of the grievance cell include, inter alia: LPS objections; land disputes; Annual payments and pensions payments; registration of returnable plots; issues with land pooling ownership certificates; request for re-survey; etc.

5.49 These GRM systems are functional and resolved many land ownership related issues, in a confidential manner. Issues that have been resolved to date have included, for example: Family land disputes, survey errors, extent variations, encroachments, assignments and Wakf Board (religious board that decides over land matters), Endowment land disputes, etc.

5.50 In addition to contributing to the consultative process, the GRMs have helped address over 25,000 issues during the peak period of LPS till 2019. LPS (form 9.2) grievances alone amounted to 17,096, covering an extent of 6,511 acres of which 7,859 objections were disposed in favor and 9,237 objections rejected on lack of grounds/merits. Similarly, around 415 grievances are addressed regarding village settlement

zone (R1 issues). With the restart of activity, as present 1110 grievances have been received since July 2024 till date and of them 797 have been resolved.

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

5.51 GoAP / APCRDA is also covered by India's national Right to Information (RTI) act-2005, which provides another avenue for Grievance Redressal through receiving application filed U/s 6(1) and 1st appeals filed U/s 19(1) of the Act. This organization U/s 5(1) has designated one 1st Appellate Authority, 3 Public Information Officers, 7 Assistant Public Information Officers

5.52 Each of the over 20 departments of APCRDA as well as CAs have been assigned with a designated RTI officer (PIO) responsible for applications receiving U/s 6(1) and applications disposing U/s 7(1) as per the provisions of the RTI Act-2005. In 2024, till date, about 298 applications were received and information provided upto Sept. 2024, to the applicants.

5.53

5.54 Applications/grievances received through RTI included wide queries, for example: Population details of capital city; questions on CC cameras; complaints on unauthorized construction; questions on land allotment; details on skill development trainings; SIA meetings; expenditure levels for Capital City, etc.

Funding arrangements, Costs and Escrow Account

5.55 The Government of Andhra Pradesh/ APCRDA, the requisitioning Authority for acquiring lands required for the project, shall make arrangements for funds:

- Required for establishment of land acquisition/ land pooling units.
- Required for payment of Annual payments towards net crop loss
- Required for payment of pensions through Capital Region Social Security fund.
- Required for payment of Compensation, R&R Cash benefits
- Proved non-title holders - benefits under LA R&R Act
- Not proved but below poverty line - pension under LPS

5.56 The payments shall be through bank transfers into the accounts of Awardees / beneficiaries (women in case of pensions). In case of landowners refusing to receive compensation or not available to receive compensation, the amounts are being deposited with the Land Acquisition R&R Authority which was formed vide G.O.Ms.No.91, Revenue (Land Acquisition) Department, dt. 03-03-2017. The key role of LAR&R Authority is to adjudicate the references made against the payments of compensation/ apportionment/ R&R entitlements following the parameters set out under Section 26 to Section 30 of LAR&R Act 2013. This LAR&R Authority will act as the Grievance Redressal Mechanism to deal with complaints related to compensation and R&R benefits under LAR&R Act 2013. In cases where landowners refuse to take

compensation, or are not available/present to receive compensation after best efforts of government (District Administration) to reach them, the compensation amount will be transferred to escrow account set by LAR&R Authority.

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

Disclosure

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

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

5.60 Each RAP will be disclosed to the displaced community detailing information including measurement of losses, detailed asset valuations, entitlements and special provisions, grievance procedures, timing of payments and displacement schedule by the LAO with assistance from Social Facilitator. This will be done through public consultation and made available as brochures, leaflets, or booklets, using local languages.

5.61 The resettlement plan will be made available to the public at: (i) Offices of the LAO; (ii) Office of the District Collectors; (iii) Mandal Revenue Office; and (iv) Office of the Panchayat/ Municipality, as soon as the plans are available and certainly before land is acquired for the project. For illiterate people, other communication methods will be used. A report of disclosure, giving detail of date and location, will be shared with World Bank-ADB along with the Quarterly Progress Report (QPR). The basic

information in the resettlement plan including project locations, magnitude of impact, entitlements, implementation schedule, etc., will be presented in the form of a brochure that will be circulated among the DPs.

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

Management Information System (MIS)

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

5.64 The MIS tool developed in-house by APCRDA through Tata Consultancy Services, for monitoring entitlements, eligibilities and payments is employed. This works with the Aadhaar number of the beneficiaries. The online progress reports will be kept on the website of APCRDA for effective implementation and monitoring. A separate site/page will be developed where the progress and details related to World Bank financed project's foot-print will be maintained and updated periodically.

Monitoring and Evaluation (M&E)

5.65 To assess whether the goals of the resettlement and compensation plan are being met with, a monitoring plan will be required. This monitoring plan will indicate parameters to be monitored, institute monitoring milestones and provide resources including responsible persons or institutions to carry out the monitoring activities. In addition, APCRDA constituted a Citizen's Committee consisting of Project Stakeholders, local institutions, experts from local universities in the relevant field, citizen forums to periodically review the implementation progress and also take up with district administration on timely implementation of the project.

5.66 Monitoring the resettlement and compensation activities will fit the overall monitoring program of the entire World Bank –ADB supported project, which will fall under the overall responsibility of the different executing agencies. The executing agencies will institute an administrative reporting system that:

- alerts project authorities on the necessity and procedures for land acquisition

for the project activities and the need to incorporate land acquisition, resettlement, loss of assets and impact on livelihood provisions in the design technical specifications and budgets.

- provides timely information about the asset valuation and negotiation process,
- maintains records of any grievances that require resolution, and
- Documents timely completion of project resettlement obligations (i.e. payment of the agreed-upon sums, construction of new structures, etc.) for all permanent and temporary losses, as well as unanticipated, additional construction damage.
- updates the database with respect to changes that occur on the ground as resettlement and compensation activities are being implemented

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

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

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

Monitoring Indicators

5.70 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 time-table, etc. The impact evaluation will focus on documenting the changes in income, poverty levels, ownership of assets, creation of employment opportunities and ways of spending compensation amount, how returnable plots are being used, etc. Sample studies and surveys will be undertaken for comparison purposes.

Capacity of APCRDA to monitor and manage social development impacts

5.71 Environment and Social Management Unit, as recommended by WB-ADB experts, is being set up to strengthen the system. The Group Director- Social Development is already having experienced staff as part of APCRDA structure with

a total strength of 23 personnel headed. This set up has been effectively implementing the programs and schemes over the time without any default of compliances as well as major grievances.

5.72 The mandate given by WB-ADB team for continuous effort on capacity enhancement of the Social Development Team shall ensure implementation of the Resettlement Policy Framework, Preparation, review and monitoring of RAPs, enable Redressal of grievances, etc.,

5.73 Capacity strengthening programs for APCRDA staff will also focus on livelihood restoration of affected people / beneficiaries. The technical assistance component of the project will be utilized for formulating and implementing specific target oriented capacity building programs.

Disclosure and Public Consultations

Consultations on RPF

5.74 The draft Resettlement Policy Framework (RPF) will be disclosed on 14th December 2024 on the website of CRDA, to notify the general of its publication and subsequent public consultation meetings will be held. Comments and suggestions on the draft documents are being solicited. Two rounds of public consultations will be held to discuss the draft and funding agencies will be invited to participate. Separate focus group meetings will be held for consultation of the draft RAP. These focus groups target women and vulnerable people (pensioners). Outcomes and minutes of these meetings will be included in the final RAP.

Focus group consultations

5.75 Focus group Discussions will be conducted with PAP families with the participation of women and vulnerable groups.

5.76 The list of project affected families under Land Acquisition and of physically displaced families will be displayed in all the Competent Authority offices to reduce ambiguity among people about the land that is getting affected. Under LA R&R Act, the compensation will be paid as per the provisions of Section 26 to Section 30 read with Schedule - I and R&R entitlements are payable as per Schedule - II. The state government has made Land Pooling Scheme option to all the landowners proposed under LA Act.

Budget

5.77 The budget for preparation of Resettlement Action Plans will be done as per the definition of Land Acquisition cost under Section 3 of LAR&R Act 2013 and the parameters to calculate the Land Acquisition Cost include: (a) Compensation; (b) Enhanced compensation by LARR Authority / Courts, if any; (c) Damages; (d) R&R

Cash benefits; (e) R&R infrastructure costs; (f) Administrative costs including the cost of conducting SIA Study; and (g) Development cost.

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, conceived within the framework of the perspective plan providing medium-term (five years) policies, programs and detailed proposals for socio-economic and spatial development of such area indicating the manner in which the use of land and development therein shall be carried out and includes a capital region development plan, Capital City development plan, area development plan, town development plan, zonal development plan, village development plan, or any other plan or scheme prepared under the Act by whatsoever name known;
5. 'development project or project' means plans conceived within the framework of approved development plan, containing detailed working layouts with all supporting infrastructure and documents including cost of development, source of finance and recovery instruments for their execution;
6. 'development scheme' means the method of securing land required for a development plan by means of land acquisition or land pooling or any other means, and the details of implementation of the plan in the secured land. All these details are incorporated in a document conferring rights on land by specifying how this land may be used and developed, and outlines the processes to be followed before development occurs;

7. 'infrastructure plan' means a plan showing existing and proposed major infrastructure facilities like circulation network including ring/radial/grid roads connecting all the settlements, transport, power, water supply, natural drainage, sewerage system, solid waste disposal and management system, communications network and related facilities like power plants, roads, highways, railways, metro ways, airports, and the like;
8. 'land pooling scheme' means assembly of small land parcels under different ownerships voluntarily into a large land parcel, provide it with infrastructure in a planned manner and return the reconstituted land to the owners, after deducting the land required for public open spaces such as parks and play grounds, social housing for economically weaker sections, social amenities such as school, dispensary and other civic amenities, road network, and other infrastructure as specified under the Act as well as such extent of land in lieu of the cost of development towards the provision of infrastructure and amenities and other costs and expenses to be incurred for the scheme and external trunk infrastructure;
9. 'master plan' means a land use, infrastructure and transportation plan, indicating the location of residential, commercial, transportation, green/open, mixed use, utilities, social infrastructure, industrial, agricultural areas and ecologically fragile areas, prepared for the whole of the capital region or part thereof and could be at the concept level for a 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 Project Affected Persons (PAP), their assets, and potential impacts; in accordance with the procedures, satisfactory to the relevant government authorities, and the World Bank Safeguard Policies. The meaning of the word shall also embrace the criteria for eligibility for compensation, resettlement and other measures, emanating from consultations with affected communities and the Local Leaders.
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. As per the Act the expected period for passing Award is 3 years viz., SIA Process 1 year [4(1) to 11(1)] - Preliminary Notification 1 year [11(1) to 19(1)] - Declaration 1 year [19(1) to Award u/s 23]. Hence the cut-off date for R&R benefits is the date of 4(1) Notification. Census Survey will be conducted taking the cut-off date of 4(1). Regarding persons living on land without title a separate Census Survey will be conducted and the cut-off date for such persons would be the date of Census Survey, as the provisions of LA R&R Act, 2013 are not applicable.

14. 'Project affected persons' (PAPs) means persons who, for reasons of the involuntary taking or voluntary contribution of their land and other assets under the project, result in direct economic and or social adverse impacts, regardless of whether or not the said Project affected persons are to be physically relocated. These people may have their:
 - a. standard of living adversely affected, whether or not the Project Affected Person must move to another location;
 - b. right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed, temporarily or permanently, adversely affecting livelihood.
 - c. access to productive assets adversely affecting livelihood.
 - d. business, occupation, work or place of residence or habitat adversely affecting livelihood.
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 project affected person has moved to another location.
16. 'Involuntary Land Acquisition' is the taking of land by government or other government agencies for compensation, for the purposes of a public project against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights.
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 Project.
18. 'Land acquisition' means the taking of land, buildings or other assets thereon for

purposes of the Project.

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 project affected persons to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-project 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 of Bank-financed investments are identified. In such cases, land acquisition leads to physical displacement of persons, and/or loss of shelter, and/or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAPs are prepared by the party impacting on the people and their livelihoods. RAPs contain specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts.
21. 'Rehabilitation Assistance' means the measures to ensure that project affected persons who may require to be physically relocated are provided with assistance such as moving allowances, residential housing or rentals whichever is feasible and as required, for ease of resettlement during relocation,
22. 'The Resettlement Policy Framework (RPF)' has been prepared as an instrument to be used throughout the WB-ADB assisted Project implementation. The RPF will be publicly disclosed in impacted areas to set out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the program. The Resettlement Action Plans ("RAPs") for each of the sub-projects will be prepared consistent with the provisions of this RPF.
23. 'Resettlement Action Plan': see Resettlement and Compensation Plan above.
24. 'Vulnerable Groups': among the landless households, the following are recognized as vulnerable under the project: (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.
25. 'Incapacitated households' - those no member of the household is fit to work and; Child-headed households and street children. This group is among other things, characterized by low nutrition levels, low or no education, lack of employment or revenues, old age, ethnic minority and/or gender bias.

All other words used shall have the meaning specifically mentioned under any law

or policy of the Government of Andhra Pradesh.

Annexure 2 - 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 V: Agricultural Labour Analyses
 - Section VI: International Expert Opinion on LPS
 - Section VII: Current status summary & monitoring of implementation

Section I: Background

Formation of New State of Andhra Pradesh

2. The Andhra Pradesh Re-organization Act, 2014 (central Act 6 of 2014) came into force on June 2, 2014. The new State of Telangana formed with Hyderabad as the Capital. The Residual State of Andhra Pradesh left with no State Capital, but the Central Government constituted an expert Committee to study various alternatives regarding the New Capital for the successor State of Andhra Pradesh and make specific recommendations. There is a casting responsibility on the Central Government to assist the successor State of Andhra Pradesh in identifying of its New Capital and to assist financially as per clause 3 (d) of the Statement of objects.

3. The Central Government constituted an expert committee on March 28, 2014 under the Chairmanship of Sri K.C. Sivarama Krishnan, I.A.S., to give the report within six months from the date of Re-Organization Act, i.e., August 31, 2014 and some of the guidelines issued by Central Government in the terms of reference included 1) the least possible dislocation of people and their habitations 2) Vulnerability assessment from National Disasters like floods, cyclones and earth quakes 3) Assessment of the scope of minimizing the cost of construction and acquisition of land 4) the least possible dislocation to the existing agriculture systems.

4. The Committee submitted its report on July 28, 2014 and gave various alternatives without giving any specific recommendations and left the decision to the Government. The Central Government forwarded the report to the State Government.

Finalization of Capital City location

5. The State Government 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 taking following factors into consideration.

CITY	DISTRICT	RISK	CONN	WATER	LAND	REGDEV
Vijayawada UA	Krishna	0.5	1.81	1.61	-0.64	1.39
Greater Visakhapatnam (MC)	Visakhapatnam	2.86	-1.24	0.14	1.74	1.09
Nellore UA	S.P.S Nellore	-0.16	-0.17	1.87	2.05	0.36
Kakinada UA	East Godavari	1.39	1.48	0.18	-0.98	0.88
Guntur UA	Guntur	-0.55	1.49	0.92	-0.34	1.04
Ongole UA	Prakasam	-0.29	0.49	-0.01	-0.46	-0.45
Eluru UA	West Godavari	-0.16	-0.84	0.28	-1.13	0.82
Tirupati UA	Chittoor	-0.64	-0.95	-0.49	0.59	0.22
Kadapa UA	Y.S.R. Kadapa	-0.67	-0.28	-1.45	1.12	-0.27
Vizianagaram UA	Vizianagaram	-0.57	-0.07	0.18	-0.52	-1.69
Kurnool UA	Kurnool	-0.61	0.09	-1.33	-0.32	-0.8
Srikakulam UA	Srikakulam	-0.44	-0.64	-0.86	-0.85	-1.36
Anantapur UA	Anantapur	-0.66	-1.18	-1.04	-0.25	-1.24

- Recommendations of the expert committee
- The Committee has given the Capital Zone suitability index for locating Capital City
- As per the committee report Vijayawada Urban Authority was ranked high for locating Capital City. The only deficiency was land availability
- Not to locate in the already congested urban cities
- To avoid high risk seismic zones prone to earth quakes
- Connectivity
- The State Government identified an area between Vijayawada and Guntur cities on the banks of River Krishna and the AP Assembly passed resolution on September 3, 2014 to establish Green Field Capital City as a livable environmentally sustainable people's Capital
- The identified Capital City area is centrally located from both rear ends of the State with good connectivity
- Guntur and Vijayawada cities are already congested and they have not been included in Capital City area
- The Capital City is 60.30 km to 78.70 km from the nearest point of Bay of Bengal and far away from cyclone zone
- The Capital City area is located on the upstream of Prakasam Barrage; as a result, it avoids Krishna delta lands and is also less prone to flooding from Krishna River
- River Krishna has a well-defined regime course and its natural and man-made banks are capable of carrying flood discharge

- “Diviseema” is prone to cyclones and it is located 96 kms’ away eastern side of Prakasam Barrage and Capital City is located on the western side of Prakasam Barrage spreading 20 KMs southern side of Krishna River

6. The State Government intends to construct sustainable, green field, people’s capital with economic growth engines, with Capital infra structure, amenities and facilities with high level education, medical, tourism etc., as part of inclusive development and not only restricting to administrative buildings. Accordingly, the Government notified an area of about 217.23 Sq. km (Ac. 53,748.00 cents) comprising 24 Revenue Villages and part of Tadepalli Municipality falling in Guntur District (on the west of Old National High Way from Prakasam Barrage to Y-Junction at Mangalagiri).

Capital City Master Plan

7. 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.

8. Government of Singapore, during December 2014 had engaged Singapore-based consulting organisations M/s Surbana International Consultants Pte Ltd and M/s Jurong to prepare the master plans.

9. Government of Singapore submitted all the three plans on July 20, 2015. Subsequently, APCRDA engaged M/s Surbana International Consultants Pte Ltd, hereinafter referred to as Surbana, on September 3, 2015, to prepare the detailed master plan also for Amaravati Capital City.

Notification of Master Plan

10. As per section 38 of APCRDA Act, 2014 detailed master plan shall be prepared for the Capital City within 2 years of constitution of the Authority. The same shall be notified under section 39 (1) of the Act inviting objections or suggestions from public for a period of 30 days. As per section 39 (3) of the Act after considering all the objections/ suggestions the Authority may make modifications in such manner as it thinks fit. As per section 39 (6) of the Act the final master plan shall be notified in the official Gazette and plans shall come into force from the date of publication.

Draft Notification

11. The draft detailed master plan was submitted by Surbana and the same was notified calling for objections and suggestions in Gazette No 408 dated 26-12-2015. APCRDA conducted GramSabha (village consultative meetings) in all the 25 villages

of Capital City area from January 12-21, 2016. The Gram Sabha were meant to explain and create awareness about the master plan as well as to receive objections and suggestions. All these Gram Sabhas were conducted either by the Commissioner or Additional Commissioner or Joint Collector Guntur along with the planning teams.

Objections/ Suggestions

12. A total of 4,740 objections/suggestions were received from various sources such as Gram Sabhas, e-mail communication, post and by hand. All the objections/suggestions received were carefully evaluated by a technical committee constituted for this purpose.

13. The three major categories of objections/ suggestions related to 1) objections to master plan roads passing through the existing village settlements affecting a total of around 3,578 spreading across 25 villages, 2) demand for demarcating boundaries of village settlement areas within which land pooling will be exempted with the exception of master plan infrastructure requirements, and 3) demand to identify the exact survey numbers where lands will be returned in each village and also to avoid locating such returnable residential/ commercial plots on low lying areas especially in villages of Borupalem, Neerukonda, and Navuluru.

Final Notification

14. Based on the recommendations of the technical committee and the opinion of the public representatives, modifications to the draft Master Plan were made. These included changes to reflect the objections/suggestions referred to in the previous paragraph. The major modifications involved shifting of the arterial or sub-arterial roads so as to minimize the effect on existing village settlements. 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.

Salient features

15. The salient features of the Master Plan are as follows.

- Capital City area: 217.23 km²
- Settlement Hierarchy (Neighbourhood concept):
 - Town: City divided into 27 towns, each town being a 2 x 2 km square i.e. about 1,000 acres and about 100,000 population (28,000 households). The minor arterial roads dissect each town into four parts. The arterial roads form the periphery of each town.
 - Neighbourhood: Each town is divided into four equal parts called neighbourhoods of 1 km x 1 km size (about 250 acres) with about 25,000

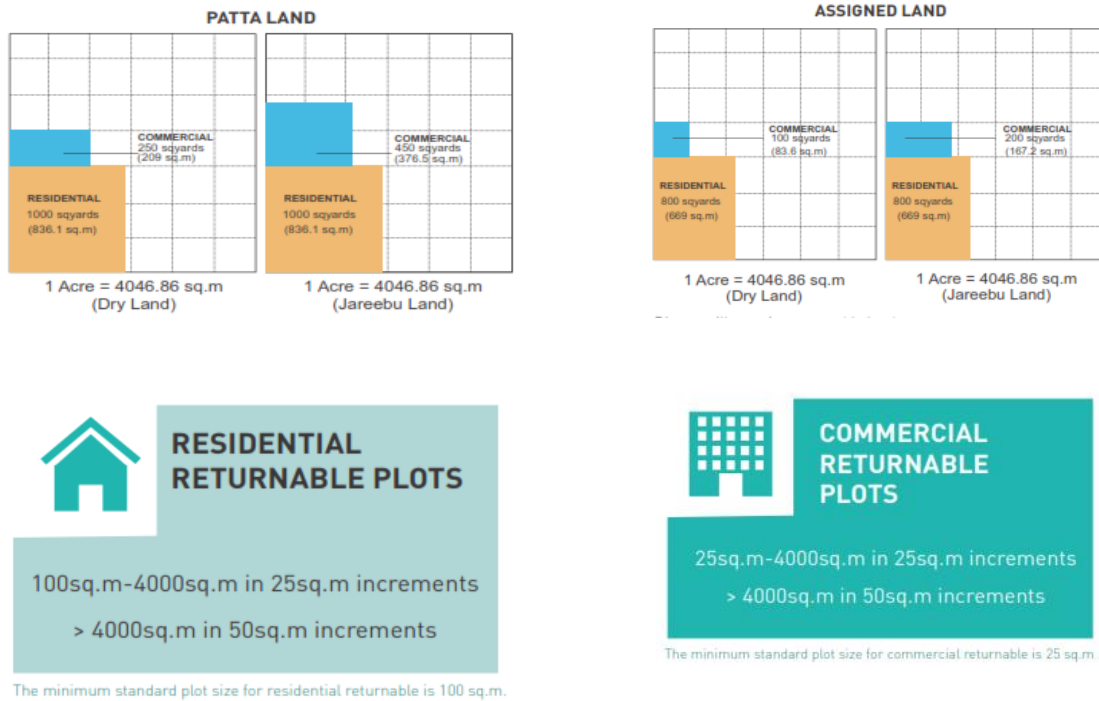
- population (7,000 households). Primary school, local shopping etc. will be at walkable distance.
- Community: Each neighbourhood is divided into four equal parts called communities of $\frac{1}{2}$ km x $\frac{1}{2}$ km size (about 62.5 acres) with about 6,000 population (1,700 households).
- Cluster: Each community is further divided into two to four clusters with each cluster representing a close-knit society having its own park and controlled access for vehicles. The size of the cluster varies from 15 acres to 30 acres and the population between 1,500 to 3,000 (300 to 800 families).
- Commercial Centres Hierarchy:
 - The Central Business District (CBD) at the river front houses all important corporate and financial establishments.
 - Regional Centres: 3 numbers
 - Town centres: 27 numbers each with a metro station and at the junction of two minor arterial roads.
 - Neighbourhood centres: about 100
 - Community shopping: Within each community for local commercial
- Road Hierarchy:
 - Major arterial roads: 3 numbers with an RoW of 60 m
 - Arterial roads & Sub-Arterial roads: 275 km with an RoW of 50 m
 - Collector roads: RoW of 25 m
 - Internal roads: As per detailed plans under Land Pooling Scheme for each village
- Non-motorized traffic, green & blue concepts are given prominence.
- Nine economic theme based cities are part of the city such as Government, Finance, Knowledge, Justice, Health, Sports, Tourism, Media and Electronics.

Section II: LPS policy, process & regulations

(i) LPS Policy & Regulatory Frame Work

- 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. With inputs from the cabinet sub-committee, representations from individual farmers, groups of farmers, village elders, learnings and recommendations from workshop held on Land Pooling, on December 7, 2014 the government has announced the Land Pooling Policy consisting of a package designed to take care of **long term interests of farmers and other stakeholderS**. The details of the package are outlined in the subsequent sections.
- d. 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.
- e. On February 26, 2015, taking into consideration, the representations given by the farmers from the Riverfront villages (*Jareebu* lands) and after multiple discussions with Capital City farmers, the government has enhanced the package for the land pooling scheme. The enhanced scheme would enable the farmers of *Jareebu* lands to receive 450 sq. yds. of commercial plot instead of an earlier offer of 300 sq.yds.
- f. On April 25, 2016, the government has announced an additional 50 sq.yds. of land towards compensation to LPS farmers covered under the dryland package. This enhancement was carried out after having consulted the farmers taking into account various representations made by them.

Pictorial representation of returnable plots:



(ii) 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 217sq.217.23 sq. km, comprising 25 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:

- Of the 26 LPS units, each LPS unit consists of one Special Deputy Collector and one Tahsildar with supporting staff. The LPS unit staff assists the landowners in preparation of revenue records, maps, and agreements with Authority, concluding the required plot counts.
- Declaration of intention to undertake LPS
- Declaration of final area for LPS in Form 9.5
- Landowner after finalizing objection in Form 9.2 participates in LPS in Form 9.3 and enters agreement of development with APCRDA in Form 9.14 to enable the Authority to proceed further for planning, allotment and development of LPS layouts.
- 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
- The plot codes are opted by the land owners in Form 9.18
- 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.

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

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

g. The farmers'/ land owners' demands on LPS layouts: During the extensive public consultations and awareness sessions held, the farmers/ landowners raised the following demands.

- Different parcel of lands in the same village should be given returnable plots together, within the same village or nearby villages.
- Choice to choose different sizes of plots.

- Larger returnable plots for those contributing *Jareebu* lands.
 - Plots should orient to true North.
 - Bigger plots should be on bigger roads.
 - No road hits to the residential plots (Vaastu Complainant).
 - No chamfers to the plots and the plots should be rectangular.
 - Plot allotment by category wise (size) through lottery.
 - The farmer should get his entire same category (size) of plots side by side to live with family member together.
- h. LPS Plot allotment policy, Options to farmers:**
- Accordingly plot allotment policy is approved by the Govt. vide: G.O. M.S.NO:207 Dt 08-08-2016.
 - As per the farmers' views/demands returnable plots are proposed within the same village boundary to the extent possible.
 - Draft LPS layout is prepared taking these inputs from farmers within the framework of the planning principles.
 - The plot allotment policy brochure in Telugu is made available to the landowners for better information.
 - A farmer can choose the plots on his own or can join with his family members or friends and can choose joint allotment of plots.
 - Farmers were also given option to choose some plots on their own and some joining with other Rs.
 - Farmers can also choose residential plots on their own and can join with other for the commercial plots.
 - Totally around 5000 options with all combinations are received from farmers.
 - For the balance area, the farmers can request undivided shares in an earmarked standard plot identified by CRDA or bonds having transferable development rights (TDR Bonds).
- i. LPS layout preparation**
- Accordingly, Draft Layouts were prepared and notified for each village in Form 9.20 uploaded in APCRDA website, notified in the district gazette and given 30 days' time for filing objections/suggestions.
 - After compiling the received objections/suggestions by the Competent Authority, several consultation meetings were held both at villages and in APCRDA office.
 - Accordingly, Final LPS Layout was prepared and notified for each village in form 9.22, the final layout maps are displayed at the village panchayat office, uploaded in APCRDA website, notified in the district gazette.
 - The lottery date was announced after few days and the returnable plots were allotted to the landowners through lottery.
- j. 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.

k. LPS Layout Peg Marking

- 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.
- Digital coordinates are included in the ownership details, making it easy for digital cadaster
- Awareness sessions are conducted with respective returnable plot owners, village-wise before proceeding for peg marking.

l. Allotment, LPOC and Plot Registrations:

- As per Section 57(4) of the APCRDA Act 2014, the land pooling ownership certificate (LPOC) shall be the conclusive evidence of the title of the property in respect of the reconstituted plot / land and shall be eligible for transfer of rights of the property in accordance with the provisions of the Registrations Act 1908.
- Government of Andhra Pradesh (GoAP) bears all the costs incurred for registration of farmer's land to CRDA as well as registration of returnable plots to farmers by CRDA.
- Government also bears the cost of registration if the allottee registers the plot to his own family member (i.e. spouse or children)
- CRDA has opened help desk/ facilitation center in the Sub Registrar's office to ease the registration process for the farmer/landowner.
- Registration documents are prepared by Competent Authorities to reduce the burden on farmers/landowners and fasten the registration process.
- Each registration document is provided with the following for clear understanding.
 - Plot dimensions derived from DGPS measurements.
 - Cadastral correlation for enabling encumbrances verification (EC)
 - Site plan, Block plan, Colony plan explaining physical features

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

n. Set-aside of land for public spaces and other public priority uses: Lands pooled under LPS will include: a set-aside of up to 50% of the area pooled towards affordable housing, amenities and facilities to be maintainable by Authority. Balance of land after allotment of developed plots to landowners vests in the Authority.

- o. The detailed forms for the land pooling process and the development scheme process Government Orders are made available as separate **Attachment 1**.

16. 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:

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

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

Amaravati Capital City Development Program Resettlement Policy Framework

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 procession of land from landowners	10(4)	9.23
Conduct of lottery	Giving Provisional Allotment Certificate on the Spot	
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 Online System.

(iii) Process steps for returnable plots allocation

1. Plot Allotment Strategy

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

consent of the undivided shareholders to conduct public auction by fixing upset price and the realized amount shall be paid to the owners on prorata basis duly accounting for taxes and charges.

- c. The plot allotments pertaining to the lands in a revenue village shall be within the same revenue village boundary only. The landowner who is having different parcels of lands in different revenue villages, the plots would be allotted in the respective revenue villages only.
- d. The allotment of plots would be category wise and by lottery system. The lottery will be conducted taking the revenue village as a unit but not LPS unit offices.
- e. The undivided shares in a standard plot size cannot be divided. The undivided shares can be sold as undivided shares only.
- f. The plots / undivided shares allotted for *Jareebu* category of lands as per the eligibility can be requested only in *Jareebu* lands. The returnable plots in dry category will not be allotted in *Jareebu* lands as plots / undivided shares.
- g. If any application [9.18 (A) / (B)] is not filed, the eligible big standard size plot will be allotted and undivided share will be allotted for the balance area.
- h. The beneficiary will not have the option to select his location of returnable plot even within the same revenue village. It will be allotted purely based on the lottery outcome.
- i. Totally around 5,000 options with all combinations are received from farmers. Land owners are given-
 - 498 varieties of residential categories,
 - 493 varieties of commercial categories
 - Total of 991 varieties of category options for selection of the size of the plot required.

2. Lottery Process

- a. To make the process of allotment of developed plots completely transparent and unbiased, Govt. decided to adopt dynamic allocation of plot through a lottery system. To meet this objective, AP Online (a joint venture company between TCS and Govt of AP) developed an online solution of dynamic allocation of plots.
- b. Process of Lottery: Just before the commencement of lottery, the Farmer's Master (list of farmers) and Plot Master (list of plots) is given to AP Online. AP Online ports the masters into the database maintained for lottery system.
- c. **Data Validation:** The online system designed for lottery validates the matching of number of farmers vs number of plots mentioned in the masters provided by APCRDA. In case of any difference, it is informed either to Planning Department or Competent Authority depending upon whether the difference is in the number

of plots or in list of farmers.

- d. **Marking of Single Opted Plot and Multiple (1 opted, 2opted, 3 opted, ...):** After Data validation, Data will be arranged in ascending order of Plot Sub category, Township, Sector, Colony, Block, and Plot Number. Once the masters are ready, online system prepares list of Sub Category Farmers. Next it identifies the minimum number of plots opted by a single farmer under that sub category. Then it marks the same number of plots opted by a single farmer side by side to the extent possible. For example, if for H5 sub category of commercial, total 30 farmers have shown interest and one farmer has opted 4 such plots while others have shown interest for less than 4 plots. Online system will first mark 1 H5 plot and then followed by sequence of opted plots (1, 2, 3...). After identification of these plots lottery starts.
- e. During lottery, system will pick the first set of Minimum number of opted plot under each sub category (A1 - 1). Then it will pick the list of farmers who have opted for same category (A1 - 1) of plots and allocates. Whosoever allocates the plot is removed from the lottery. The same process repeats till all the identified sets are allocated to farmers opting for such set (A1 - 1).
Note: (A1 - 1) means A1 is subcategory and 1plot opted by farmers.
(A1 - 2) means A1 is subcategory and 2plots opted by farmers.
- f. Next, the same process is repeated for next number of plots opted together for each sub category. This whole process of allocation of plots may be conducted as Trial Run or Final Run as per the majority choice. There should be at least one trial run before a final run. At each run a list of allotments is created which is displayed in APCRDA website after completion of allotment process during the lottery. The allotment is made based on the list generated after the Final run. No allotment is allowed after final run.
- g. A provisional certificate containing a QR code is immediately issued to each allocated based on the outcome of final run.
Example in A1 Sub Category(For Example, In A1 Subcategory if there are 70 farmers in which 50 farmers had opted for single plots, 20 farmers opted for 2 plots in the same sub-category i.e. A1.
- h. The lottery process starts as the application picks the single marked plot and selects a random farmer who opted for single plot and allocates that plot and the allocated farmer will be removed from the loop, like this application allocates all the 50 farmers who opted for single plots. Then the loop continues for two marked plots and application picks the two marked plots and selects a random farmer who opted for two plots and allocates that plot and the farmer then will be removed from the loop. Thus, all the 20 farmers will be allocated.)
- i. Technical Process used in Lottery: "New ID" Concept of SQL Server Data Base software is used to pick a farmer from the list, which creates a unique row number

of each run.

- j. Security Features Implemented: QR Code (With parameters like Allocated plot code, Aadhaar Number, farmer name, village). The final list of allocation is digitally signed through a 64Bit Secured Encryption Key (Digital Key).
- k. Additional Functionality Used, immediately after final allotment, a SMS with the details of individual allotment is sent to each farmer and a List of final allocation is immediately uploaded on APCRDA website.
- l. The respective villagers are notified about the lottery date, venue and the time of lottery to all the villagers participated in the LPS thru SMS, Local *Dhandora* and other means.
- m. The public representatives are invited to conduct and witness the lottery and the entire lottery process is video recorded.
- n. In case of those who have given *Jareebu* lands (multi cropped areas), larger returnable plots were given back to the LPS farmers. The lottery is drawn within among different categories so that all stand equal chance of receiving favorable plots.
- o. The following committee has been constituted to conduct the lottery in transparent process: Joint Collector - Guntur Chairman, Director Lands, Director IT, Director Planning, Competent authority (members from CRDA).
- p. As of 31st Oct, 2024, a total of 63,698 plots which include 37663 residential plots and 26035 commercial plots have been allotted to for all the farmers who have joined LPS in 22 out of 24 revenue villages, amounting to 20,768 farmers. Further details of the returnable plot allotment are available in project files
- q. **Plot Allotment by Choice-** Vide G.O.Ms.No.92 dated 20/09/2024 an amendment was made to LPS rules of CRDA 'to allot reconstituted plot by lottery or any other transparent and fair method as the Government/Commissioner may decide' and farmers are now given options to select the plots among the available as per their choice which in essence is principle of 'first comes first served' to encourage the balance farmers to contribute land under LPS.

Section III: Consultations

(i) Process of consultations, grievances, objections and suggestions

- 17. A strong consultations, grievances, objections and suggestions process was put in place till 2019 to ensure that the LPS farmers are continuously attended to for resolving various issues around LPS. Over 17,000 objections on 9.2 of LPS were received from farmers out of which 7,859 were resolved by the Competent Authority, i.e., the Commissioner, APCRDA and 9,237 objections were rejected on

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merits. On these rejections, 1052 appeals have been received which are under process by a team comprising of village committee, Competent Authority for resolution. An abstract of village-wise objections received is accessible in the project files. This data is not segregated for people affected by project foot print as the project foot print was determined subsequently after Bank involvement.

STATEMENT SHOWING THE 9.2 OBJECTIONS RECEIVED, DISPOSED AND APPEALS RECEIVED									
Unit No	Unit No & Name	Total 9.2 Objections Received in All Phases		As per Commissioner's orders issued		9.2 Objections Rejected by Commissioner		Total Original Appeals Received	
		No of cases	Extent covered	No of cases	Extent covered	No of cases	Extent covered	No of cases	Extent covered
1	2	3	4	5	6	7	8	9	10
1	Krishnayapalem	218	59.320	192	38.895	26	20.425	29	10.770
2	Nowluru - 1	1756	770.636	1036	761.906	720	8.730	127	17.438
3	Nowluru - 2	1324	464.640	1171	425.700	153	38.940	71	24.950
4	Kuragallu - 1	307	352.640	33	46.380	274	306.260	58	15.580
5	Kuragallu - 2	195	140.410	133	20.670	62	119.740	1	1.000
6	Nidamarru - 1	512	51.310	423	24.350	89	26.960	9	4.410
7	Nidamarru - 2	413	31.110	308	25.130	105	5.980	8	3.960
8	Undavalli	6805	1282.760	2505	180.950	4300	1101.810	151	25.092
9	Penumaka	1253	888.762	384	153.317	869	735.445	15	1.558
10	Tadepalli	0	0.000	0	0.000	0	0.000	0	0.000
11	Borupalem	57	10.125	52	8.110	5	2.015	4	1.930
11	Abbarajupalem	34	4.310	23	3.010	11	1.300	0	0.000
12	Dondapadu	91	55.160	58	44.463	33	10.697	41	18.446
12	Pitchukalapalem	27	8.061	0	0.000	27	8.061	7	0.721
13	Inavolu	148	9.038	115	7.065	33	1.973	74	11.698
14	Rayapudi - 1	374	396.590	114	22.020	260	374.570	14	8.860
15	Rayapudi - 2	178	117.900	102	7.960	76	109.940	12	11.310
15	Kondamarajupalem	35	81.830	0	0.000	35	81.830	1	1.710
16	Lingayapalem	134	162.330	28	3.250	106	159.080	20	5.760
16	Uddandarayunipalem	106	88.550	32	3.570	74	84.980	11	6.470
16	Malkapuram	106	41.405	14	1.220	92	40.185	106	15.700
17	Nekkallu	222	146.324	51	4.960	171	141.364	57	45.670
18	Nelapadu	257	104.675	167	31.480	90	73.195	11	1.520
19	Sakamuru	338	58.128	201	11.443	137	46.685	9	6.390

20	Thulluru - 1	420	183.130	238	49.262	182	133.868	56	25.830
21	Thulluru - 2	15	40.380	0	0.000	15	40.380	1	1.000
22	Velagapudi	257	187.235	137	51.530	120	135.705	63	20.456
23	Venkatapalem	204	286.160	117	61.610	87	224.550	45	42.900
24	Mandadam - 1	194	344.670	61	36.950	133	307.720	47	56.770
25	Mandadam - 2	943	32.120	17	14.595	926	17.525	2	7.250
26	Ananthavaram	173	112.160	147	79.530	26	32.630	2	1.110
		17,096	6,511.87	7,859	2,119.33	9,237	4,392.54	1,052	396.26

(ii) Formulation of Land Pooling Scheme, Entitlement Matrix - Enhancement of benefits based on Consultations and Census Survey

Decision on Land Pooling Scheme and consultations with farmers

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



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





(iii) Workshop on Alternative approaches to land procurement and value capture for the Capital City of Andhra Pradesh at ASCI



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

(iv) Announcement of Land Pooling Package and Enactment of Rules

21. 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.**

22. 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.



Compensatory Package Finalised

Express News Service
Hyderabad: Even as some of the farmers belonging to the villages that were identified for the construction of the new capital near Vijayawada/Guntur are refusing to give their lands for the new capital, the Andhra Pradesh government is understood to have finalised the compensatory package for obtaining lands from them.
 Instead of announcing an uniform package for all land owners, the government has formulated category-specific packages for farmers by dividing the agricultural lands into three categories, besides ensuring the quantum of developed land it would give to the land owners. According to sources, for the lands which are right on the banks of the Krishna river, government will give 1000 sq yards of residential land, 200 sq yards of commercial land and compensation of Rs 20,000 per acre per year. Similarly, for the land under the Lift Irrigation Schemes, 1,100 sq yards would be given for residential use and 100 sq yards of commercial land will also be given, besides offering Rs 30,000 per acre per annum. For the dry lands, 800 sq yards of residential space and 100 sq yards of commercial land would be given. In addition to this, Rs 30,000 per annum would be given as compensation.
 On a day when a delegation of Congress leaders headed by APCC chief N Bagiratha Reddy complained against the way government is trying to take forth lands from farmers for capital and sought his intervention in the matter, Chief Minister Naidu held three rounds of meetings with cabinet sub-committee on land pooling only to finalise the package for the first phase of land acquisition for the new capital.
 A total of 21,286 acres of land would be acquired for the setting up of the capital. In the first phase, about 38,000 acres would be acquired. Earlier in the day, Naidu interacted with a select group of farmers, who belong to villages that are identified for the construction of the new capital of the State.

IT'S TIME TO MOLLIFY FARMERS
 AP wants to pacify local farmers by announcing packages for them before arrival of Singapore Minister S Eswaran on Dec 26. Govt wants to give him a guided tour across the proposed capital region.
Who will be affected?
 There are 5,786 acres of land in these villages of which 37.01 acres are patta lands.
1.6 lakh people will be affected due to land pooling out of which 22,143 are families of SCs, 4,665 are families of STs.
 There are 10,656 cultivators in the capital region out of which 1,294 are SCs and 417 STs.

(v) **Census survey in Capital City area and design changes to the LPS package based on survey outcomes:**

Census Survey:

23. A Census survey was conducted across the Capital City residents for landowners, landless workers and other categories during February to March 2015 with a view to establish baseline socio-economic conditions as well as consider making design changes to the LPS package duly taking into account the survey outcomes with respect to landownership, income levels, skillings, debt conditions.
24. The survey was conducted by well qualified and trained field officers/investigators of District Rural Development Agency (DRDA) on behalf of APCRDA in all 29 villages of Capital City covered in three mandals viz., Mangalgiri, Thulluru & Tadepalli. A unique ID was generated for each household in the Capital City. The survey was conducted employing GIS enabled Tablets. A total of 36 parameters were covered under this survey which include - Name, Gender, Religion, age, marital status, head of the household, ownership of vehicles, Aadhaar number, social category, house status, Education level, Bank details, occupation, existing skills and skills training requirements, income, land ownership, Ration card details, size of household, Type of household, Type of house, job cards, etc.
25. Highlights of household survey are total 37,682 households surveyed with total population of 103874 of which 51% male population and 49% female population. 91% of the households are Hindus, 7 % are Muslims, 1.5% are Christians and remaining are other religions. 35% are in the age group of 26-44 years 22% are in the age group of 45-65 years. Literacy rate of Capital City 65%.

26. Inputs from Household survey that led to design changes in LPS package:

- 60.3% of population fall under the category of income less than RS. 30000 per month, the highest being in Sakhamuru with 98% and the least in Undavalli with 26.3%. Around 3.3% of population is earning an income of more than RS.1.00 lakh per month.
- To arrive at the resident landownership details, details of 9.14 agreement are mapped with the household survey data. This resulted in a resident landownership number of 9,902 landowners out of 27,228 as per 9.14 agreement (unique count) and are owning 14,683 acres.
- 61% of the resident landowners possess dry lands corresponding to 63% of total land extent with an average landholding size of 0.65 acres. 37% of the resident landowners hold *Jareebu* lands corresponding to 31% of the total extent with an average landholding size of 0.81 acres.
- The income details indicate that 64% of dry landowners have incomes less than RS. 30,000 (39% of total extent) corresponding to the land extent of 48% of dryland with an average landholding of 1.15 acres. 36% of dry landowners have incomes more than RS. 30,000 corresponding to 52% of dryland with an average landholding of 2.23 acres. 59% of 37% *Jareebu* landowners have incomes less than RS. 30000 corresponding to landholding size of 0.99 acres with an extent of 48%. 41% of *Jareebu* landowners with 52% of extent have incomes more than RS. 30000 with an average landholding of 1.60 acres.
- Out of 9,902 (N) resident landowners 85% are *patta*¹⁷ landowners corresponding to 89% of the area while 13% are assignees holding 7% of land. 2% have both assigned and *patta* lands. This indicates that entitlement benefits shall be extended to assigned category as well to account for overall coverage of affected population.
- Further analysis of income details indicates that 60% of *patta* landowners have incomes less than RS. 30,000 corresponding to *patta* landholding of 46% corresponding to landholding size of 0.47 acres. 71% of assignees have incomes less than RS. 30,000 and own 61% of assigned lands with average landholding size of 0.69 acres. 40% of *patta* landowners have incomes more than RS. 30,000 corresponding to *patta* landholding of 54% and average landholding of 2.13 acres. 29% of assignees have incomes more than RS. 30,000 and own 39% of assigned lands with average landholding size of 0.93 acres.

27. The inputs from household survey have been utilized for: (i) revising the entitlement matrix; (ii) design skill development interventions; and (iii) design of extension of other social development benefits. Even when the survey was underway i.e., during January to March 2015, the initial inputs indicated that the income level details of certain villages viz., Bethapudi, Nowluru, Yerrabalem,

¹⁷*patta* is land title

Penumaka and Undavalli suggested that these villages should be treated as semi-urban to which *Jareebu* entitlement benefits are extended. This benefit was extended vide G.O. Ms. No. 59, Dt.20-03-2015, is a significant development resulting from the outcomes of the census survey and consultations carried out.

28. Some of the lands in the city fall under the category of assigned lands, which are government lands. The assignees have occupational rights over the lands for a certain period. The LPS package has been extended to various categories of assignees and encroachers in government lands. This is covered as part of the LPS entitlement matrix (see annexure 2).

(vi) Enhancement of Package for *Jareebu* Lands

29. *Jareebu* – all the lands all along the Krishna River are having alluvial soils and because of the river course and water availability in Prakasam Barrage these lands will have underground water table up to 50m. because of percolation and thereby they are more potential to raise additional crops than drylands though there are no irrigation projects as such in the area. As these lands and the lands nearer to urban areas are more valuable than dry lands enhanced package was extended to these kinds of lands covered by *Jareebu* / semi-urban, duly taking into consideration, the outcomes from the census survey, the representations given by the farmers from the Riverfront villages (*Jareebu* lands) and after multiple consultations with Capital City farmers, the government has enhanced the package for the land pooling scheme vide the above referred G.O.Ms.No.43, dt.09-03-2015. The enhanced scheme would enable the farmers of *Jareebu* lands to receive 450 sq. yds. of commercial plot instead of an earlier offer of 300 sq.yds. In addition, the one-time payment for gardens is enhanced from 50,000 to RS. 100,000.

(vii) Enhancement of Package for Dry Lands

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

31. Further granular details including detailed village-wise statistics of census survey are presented below:

- The total population of the Capital City villages is 103,873 population, the highest population is recorded in Nowluru (11,488) while the lowest is in Abbarajupalem (659).
- On an average 83% of this population possess ration card with 94% possession of ration cards in Inavolu and the least being 62% in Undavalli; 90% possess Aadhaar cards, the highest being in Nelapadu and the least in Uddandarayunipalem; 99% do possess bank accounts with 89% in Nidamarru being the least percentage.

- Among this population 90.68% are Hindus by religion while 7.23% are Muslims, 1.52% are Christians, 0.22% are Minorities. Looking at the social category 30% of the population belong to Backward Caste, 32.2% belong to Scheduled Caste, 4.7% belong to Scheduled Tribe and the General Category / OC constitute 29.6%.
- 84.4% of the population own houses in the Capital City with highest ownership in Bethapudi and 13.5% stay in rental accommodation.
- Around 50% reside in Pucca houses while 27.7% stay in semi-pucca houses.
- The ratio of females to males 50.7%:49.2%. The age classification of the population indicates that 36.2% are in the age-group of 26-45 while 18.6% are below 15 years.
- 55.4% are married in the Capital City while 0.8% is the divorced population.
- 7% among the population are graduates. 3.2% of the population are post graduates.
- The household size is 4 members which forms 31.7% of the population while 24.9% forms the household size as 2 members.

Section IV: Entitlements under LPS

32. 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 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.

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				

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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*	RS..30,000/ acre		RS.50,000/ acre	
D) Yearly increase	RS.3,000/ acre		RS.5,000/ acre	
E) One-time additional payment for gardens (RS.)	100,000			
(d) Agricultural labourer/ Agricultural Tenants (residing in LPS villages as on December 08, 2014)	RS.2,500 / per month/10 years			

*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

33. 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) **Loans for self-employment:** Interest free loan of up to RS. 25, 00,000 is available to all poor families for setting up any self-employment avengers (below RS. 60,000 and 75,000 annual income in rural or urban areas respectively).
- c) **Education and Health:** Free education and health facilities are available to all those residing as on December 8, 2014.
- d) Old age homes will be established to take care of aged of above 65 years;

- e) Subsidized canteens: To provide food at very subsidized rates.
- f) Wage Employment. Farmers under LPS are eligible for up to 365 days a year per family under MGNREGA, compared with the normal limit of 100 working days per year.
- g) **Establishment of skill development institution** to provide training with stipend to enhance the skills of cultivating tenants, agricultural laborers and other needy persons.

34. 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. The annuity is now extended by another five years.
- 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. The annuity is now extended by another five years.
- 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., 30,000/ 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 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 and no annual payment will be made as it is a violation under Act 9/77.
- 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/ 50,000 is the minimum net agricultural loss estimated by the landowners during consultations. The average yield multiplied by minimum support price deducting the expenditure, the net agricultural loss for groundnut / paddy are indicative in arriving at annual payment. This is now extended to another five years.
- One-time additional payment of RS. 1 lakh 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 will be extended, pension of RS. 2,500 /- per month for a period of 10 years as a measure of livelihood support during the estimated interregnum period converting from agriculture labour to non-agriculture labour receiving 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 project area would be rehabilitated in the resettlement colony.
- As all the landless families residing in the project 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.

Section V: Profile / Restoration of incomes for landless-agricultural laborers

Landless agricultural labor income: pre- and post-announcement of Capital City¹⁸

35. Baseline data on income of landless laborers (pre- and post-Capital City announcement) collected by several sources differ substantially across sources. This variability is not surprising given the different dates for data collection, as well as the different methodologies, including sample size, geographical coverage, etc. The data from each of these varying sources can be summarized as follows:

¹⁸Payne, G. (2018), Assessment of Land Assembly Instruments and their Implementation

- i. Empirical evidence on incomes received by landless laborers at the time of the Capital City announcement and the subsequent loss of employment for landless agricultural laborers, was available from several sources, of which the most detailed is based on a survey conducted by APCRDA in March 2015 and analyzed as part of an assessment by Vasavya Mahila Mandali (VMM)¹⁹.
- ii. During Focus Group Discussions organized by APCRDA with landless laborers, it was reported²⁰ that average monthly household incomes for landless laborers differed considerably from the data collected by the APCRDA March 2015 survey. A range of RS. 300-400 a day was quoted for men and RS.120-160 a day for women. Assuming a six-day week on average throughout the year, this would provide a monthly income for men of between RS.7,200 - 9,600 and for women farm laborers of between RS.2,880 - 3,840 per person per month. In cases where both men and women in a household work a full six-day week, this would result in an average monthly income of between RS.10,080 - 13,440 per household per month.
- iii. In January 2018, VMM carried out focus group discussions (FGD) over a period of one month to gather data on income levels of agricultural laborer household incomes and to document trends towards restoration of incomes to pre-LPS stage. FGDs were carried out in 25 villages, and data were collected from 383 landless agriculture laborers. Average monthly household income levels were estimated at Rs.9,636 - this includes average monthly income of one man and one woman, and also includes a monthly Rs.2,500 pension from APCRDA. FGDs further indicated that men are getting an average of 15 days of work and women are getting an average of 8 days of work per month. The Rs. 9,636 average monthly household estimated in 2018 is higher than the average RS. 8,476 a month per household estimated in 2017. This evidence was explained as largely due to the fact that 15 to 20 per cent of men have moved to alternative livelihoods like driving, construction labor, vendors, mobile eateries etc.

A summary of the available baseline data is presented in the following table²⁷:

Table A.2.1 - Summary of baseline income data of landless laborer households

Average monthly income from sources pre- and post-LPS	Income (RS.)	
	Income range per person (RS.)	% landless laborers

¹⁹ Vasavya Mahila Mandali (2018) 'Assessment on Agricultural Laborers and Implementation of Benefits in Amaravati Capital City Villages'

²⁰ ASCCDP (2017) 'Final Draft Resettlement Policy Framework' December, page 39.

Average monthly income from sources pre- and post-LPS	Income (RS.)	
1. Household survey conducted by APCRDA pre LPS (2015) - 19,140 registered laborers	Less than 2,500	63.2
	2,501 to 5,000	35.5
	5,001 to 7,500	0.9
	7,501 to 10,000	0.3
	Average per worker	RS. 2,347
	Average per HH	RS. 4,694
2. Monthly family income post-LPS (ASCI report, 2017, N= 193) - 20,529 registered laborers	RS. 8,476	
3. Average monthly household income post-LPS (APCRDA data from focus groups in 2017)	Monthly income (RS.)	
	Men	300 to 400 <i>daily</i> 7,200 to 9,600 <i>monthly</i>
	Women	150 to 200 <i>daily</i> 2,880 to 3,840 <i>monthly</i>
	HH (Man+woman)	10,080 to 13,440
4. Average monthly household income post-LPS (VMM livelihood study, January 2018, N=383 from 25 villages)	RS. 9,636	

36. Given the substantial variability in available baseline data, it is not possible to provide precise estimates of baseline income levels of landless agricultural laborers pre- and post- Capital City announcement across the capital city region. However, a review of all available data suggests that the average income level of landless households pre- Capital City announcement was roughly RS. 5,000 per household per month (RS. 4,694). Post-Capital City announcement, average incomes for landless laborers range from RS. 8,500 to RS. 13,500 per household per month, with data from the most recent VMM survey (2018) suggesting an average income level of approximately RS. 10,000 per household per month (RS. 9,636).

37. There is a trend towards feminization of agrarian labor in the Capital City area as men shift to better occupations²¹. Estimates suggest that women constitute more than 70% of agricultural worker population, noting that the range of household monthly incomes from agricultural labor are significantly less than the maximum rates estimated above. It also suggests that women headed households are particularly vulnerable.

38. Landless laborers are, for the most part, not physically displaced or relocated from their homes, except in a few cases where physical relocation might be involved for certain infrastructure components (such as roads). In those cases, they would be eligible for the negotiated settlements policy. However, all agricultural laborers in the affected villages, apart from those working for a minority of landowners who are still holding on to their land and who continue to farm it, have lost their incomes.

39. Livelihood restoration benefits have been designed as a package of options, including a pension for 10 years, employment guarantee benefits (under MNREGA), skill development and training, and others described in earlier sections. By design, the pension is meant to be combined with the other options in the benefits package, as summarized in Table A.2.2:

Table A.2.2: Estimated Monthly Income of a Laborer Family

Category of benefit	
No. of days of work allowed under MNREGA program	197
No. of days of work allowed under MNREGA program for Amaravati - As per Gazette no. 597 dated 28.02.2017	365
Annual earnings from MNREGA @25 days a month (RS.)	59,100
Monthly Earning per member (RS.)	4,925
Family earning under for two family members working, assuming same pay for men and women (RS.)	9,850
APCRDA monthly pension per household (RS.)	2,500
Estimated Family Monthly Income (RS.)	12,350

(Source: Draft Agricultural Labor in Amaravati Study Report (January 2018, VMM)

40. If accessed as designed, the combined measures put in place by APCRDA, viz. the monthly household pension and expanded MNREGA program, would result in an estimated household monthly income of Rs.12,350. This level of earnings is higher than pre-Capital City announcement levels and comparable to current, post-Capital

²¹ Vasavya Mahila Mandali (2018, January) 'Assessment on Agricultural Laborers and Implementation of Benefits in Amaravati Capital City Villages'.

City announcement levels.

41. Based on findings that the livelihood of landless laborer households may have worsened after the announcement of the Capital City, and the fact that livelihood restoration measures put in place by APCRDA may not be fully covering all landless households, APCRDA has put in place additional measures to target vulnerable landless families. Those measures have been described in Chapter 4 of this RPF.

42. The livelihood of landless families got a jolt with change in government policy on location of capital and abrupt stopping of construction works in Amaravati. Their new found livelihoods in construction related activity, petty trade and support services suddenly vanished leaving them in penury. While urbanized village laborers nearer to Vijayawada could go back to informal sector work in the city, others have to diversify into sand mining, agricultural labor in nearby villages etc., However, the landless pension was enhanced to Rs.5000/ per month from Feb 2024 and the new government has announced that landless pension will be extended to another five years. With the prospect of construction activity in the Capital, landless laborers are now hopeful of better livelihoods in the immediate future with the infrastructure works

Attachment 1: List of Relevant LPS GOs

These GOs 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	Municipal Administration	20-03-2015

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		Department - The Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 - Amendment - Issued.	& Urban Development (M2) Department	
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 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.	Municipal Administration & Urban Development (M2) Department	31-07-2015

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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,	Municipal Administration & Urban Development	17-02-2016

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		2015 - Amendment – Notification - Issued.	(CRDA.2) Department	
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
	G.O.Ms.No 226	Land Pooing Scheme (Formulation & Implementation) Rules 2015-Amendment-Notification	MA & UD	15-06-2017

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	G.O.Ms.No 227	Land Pooling Scheme (Formulation & Implementation) Rules 2015-Allotment of returnable plots- Amendment -Notification	MA & UD	15-06-2017
	G.O.Ms.No 228	Amaravati Land Allotment Rules, 2017 - Notification - Orders	MA&UD	15-06-2017
	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
	G.O.Ms.No 92	To Allot reconstituted plot by lottery or any other transparent and fair method as the Government/Commissioner CRDA	MA&UD	20-09-2024s

Attachment 2: Sample Village level LPS consultations

Random Compilation of formal consultations in 6 villages on subjects related to Land Pooling, LA, entitlements, and others at CA offices during 1-1-2015 to November 2017 (Full list and details of consultations held in all villages is available in Project files)					
Date	Location/ Name of the village	Subject	Total No. of participants	No. of Women Participants	Outcomes of the meeting if any
19-01-2015	Krishnayapalem	Land pooling scheme	20	0	
14-07-2015	Krishnayapalem	Landless poor pensions, job guarantee, skill development	8	0	Pensions to be paid in the name of women in the household only
25-07-2015	Krishnayapalem	9.2 applications, loan waiver	8	0	submission of documents

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					for loan waiver
28-07-2015	Krishnayapalem	Land matters, ration card issue	6	2	Issue ration cards for the pending villagers
04-08-2015	Krishnayapalem	Amaravati Pension scheme	7	1	Payment of pension to eligible beneficiaries
15-08-2015	Krishnayapalem	Land matters, LPS	12	4	
10-12-2015	Krishnayapalem	Gramakantham & Land Acquisition	10	1	
04-01-2016	Krishnayapalem	Draft Master Plan	9	2	Expressed concerns with regards to roads as their properties are getting disturbed
20-01-2016	Krishnayapalem	Returnable plots	16	3	Requested for date of plot allotment and facilities equipped in the returnable plots
26-04-2016	Krishnayapalem	9.3 objections and appointment of SIA agency, EPTRI	26	5	Information provided on SIA
28-04-2016	Krishnayapalem	Returnable Plot allotment and development agreements	9	3	Application for plot allotment
07-05-2016	Krishnayapalem	Awareness campaign on	30	7	

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		returnable plot allotment			
24-06-2016	Krishnayapalem	Commercial Plot allotment	10	3	
03-11-2016	Krishnayapalem	Land acquisition	8	2	Non-acceptance of EPTRI reports by the villagers, requested for payment of Annual payment for 20 years instead of 10 years
14-11-2016	Krishnayapalem	Building Permissions	11	3	
17-11-2016	Krishnayapalem	Returnable Plot allotment and development agreements	16	3	Requested for declaring Krishnayapalem as Urban locality, dump yard request,
10-11-2017	Krishnayapalem	Call for Objections - LARR Act 2013	9	0	
22-04-2017	Krishnayapalem	LA Compensation	11	2	
09-07-2017	Krishnayapalem	Awareness meeting on Peg marking	5	0	
17-01-2015	Kuragallu-1	Land pooling scheme	6	1	
13-02-2015	Kuragallu-1	Land matters and Land Pooling Scheme, Jasmine	18	2	

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		gardens and other fruit gardens to be considered as <i>Jareebu</i>			
10-07-2017	Kuragallu-1	Plot allotment Awareness Meeting	19	4	
29-07-2017	Kuragallu-1	Plot allotment Awareness Meeting	6	1	
11-08-2017	Kuragallu-1	Plot allotment Awareness Meeting	17	3	
06-05-2016	Kuragallu-1	SIA Awareness meeting	12	0	
13-12-2016	Kuragallu-1	Land Acquisition - Seeking Opinions Meeting	5	0	
05-05-2016	Kuragallu-1	Plot allotment Awareness Meeting	35		
29-12-2016	Kuragallu-1	LAYOUTS Planning of Returnable Plots	14		
12-05-2016	Kondamarajupalem	SIA Awareness meeting	18	3	
09-08-2016	Kondamarajupalem	LARR Act 2013	9	2	
03-11-2016	Kondamarajupalem	LARR Act 2013	11	6	
22-12-2016	Kondamarajupalem	Experts Committee Meeting on SIA	19	7	

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27-01-2017	Kondamarajupalem	Experts Committee Meeting on SIA	17	2	
28-04-2017	Kondamarajupalem	LA Compensation	26	3	
09-06-2017	Kondamarajupalem	LARR Act 2013 - Preliminary Notification	8	2	
14-07-2017	Kondamarajupalem	Draft R&R - Public Hearing	7	2	
04-08-2017	Kondamarajupalem	Land Acquisition - Call for objections	5	1	
04-04-2016	Dondapadu	Land pooling scheme	33	7	
12-01-2015	Nelapadu	Land acquisition	32	1	
10-02-2015	Nelapadu	Land acquisition, on the objections received by the CA on 9.2 objections and suggestions & also discussion on other things.	27	0	
20/07/2017	PENUMAKA	Land Pooling-Capital	4	1	
25/07/2015	PENUMAKA	Land Pooling Issues	10	7	
14/07/2015	PENUMAKA	Land Pooling Issues	17	2	
07-02-2017	PENUMAKA	LARR	49	2	
14/2/2017	PENUMAKA	SIA	17		

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13/12/2016	PENUMAKA	SIA	7	1	300 farmers attended but signatures not available
28/07/2015	PENUMAKA	Pensions to eligible laborer	3		
14/07/2015	Nidamarru	Pensions to agricultural laborer	5		
25/07/2015	Nidamarru	Pensions to agricultural laborer	4		
28/07/2015	Nidamarru	Pensions to agricultural laborer	3		
		Total	694	101	14.55%

Annexure 3 – Entitlements Matrix – Negotiated Settlement Policy

Negotiated Settlement Policy

Background

1. While executing the construction of Capital City Development Project, 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. This is a state government policy applicable across Capital City for projects taken up under Bank’s loan as well as projects taken up outside bank’s loan 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. The project displaced families who have consented for Negotiated Settlement are provided with transit accommodation / rental allowance during construction time of houses in the resettlement area.

Entitlement Matrix

SL No	Property Type	Description	Proposed Compensation
1	Residential use in R1 Zone	House / Residential Plot Excluding Common area	Two times of compensation of the structure value, without deducting depreciation values. Nearest standard plot in RH colony equal to plinth area of structure / house site with annexure-II of

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			zoning regulations (ref. CRDA website)
2	Non-Agriculture /other use in R1 Zone	As is land use i.e., baron, hayricks etc.,	Two times of compensation of the structure value without deducting depreciation values. Land to land for same land use
3	Commercial / Industrial use in R1 Zone or Scattered commercial / Industrial Structures outside R1 Zone	Existing structures like shops or Commercial / Industrial Structures excluding common area	Two times of compensation of the structure value without deducting depreciation values. Nearest standard plot in RH center equal to plinth area of structure, without any amalgamation of plots. The FSI shall be as per Zoning Regulations.
4	Scattered residential Houses in LPS area other than R1 Zone / Lanka Lands	Residential Houses that are constructed and the owner is living in the agricultural fields.	Two times of compensation of the structure value without deducting depreciation values. Allotment of residential entitled standard plot subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations.
5	Displaced families living on Government lands		Constructed house with IAY specifications Transitional and shifting allowance.
6	Tenants (houseless families)		House-less families will be provided constructed house with IAY specifications. Transitional and shifting allowance to all tenants.
7	Unidentified impacts		R&R assistance as per the principles of this RPF

Other Benefits

a)	Housing Unit for Residential House.	Construction Grant as per GoAP norms or Housing Department norms as applicable.	Inflation adjusted values
b)	Transportation cost for displaced family	RS. 50,000 /	Rs. 72217/-
c)	Re-construction of cattle shed / petty shop	RS. 25,000 /	Rs 36108/-
d)	One-time grant for artisan/ small traders / certain others	RS. 25,000/	Rs 36108/-
e)	Loss of Livelihood grant to project affected families	RS. 2,500/-* per month for a period of 10 years if not receiving pension under LPS.	RS. 5,000/-* per month for a period of 10 years if not receiving pension under LPS.
f)	One time resettlement allowance to all project affected families	Rs 50,000/-	Rs. 72217/-
g)	Subsistence grant to all project displaced families	Rs 3000/- per month for a period of 12 months	Rs 4333/- per month for a period of 12 months

Note: The entitlements mentioned in Annexure B and C herein are as per LAR&R Act 2013 w.e.f.1.1.2014 and negotiated settlement policy w.e.f. 19-4-2017. **The unit costs would be updated, taking inflation into account, as specified and would be reflected in the RAPs.**

***This allowance (pension) will also be extended to PDFs under the Negotiated Settlement category if they are not receiving pension already.**

Annexure 4 – Entitlements Matrix: Land Acquisition

LARR Act and additional provisions under AIUDP

1. The LARR Act provides for a transparent process and fair compensation in land acquisition for public purpose and provides for rehabilitation and resettlement of landowners and those affected by land acquisition. This Act came into effect on January 01, 2014 and the Land Acquisition Act, 1894 stands repealed. The LARR Act requires social impact assessments for projects involving land acquisition. The Act also explains compensation is inclusive of market value of the land including all assets attached to land. 12% interest 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 % solatium is added to the final compensation amount. Steps are taken to update the basic rates of the lands under LA as per the provisions of Section 26 of LAR&R Act 2013. Sub-Registrar Office (SRO) guideline rates are updated for all land covered by Land Acquisition Notifications. The revised government guideline rate or the average sale price, whichever is higher, is taken as the market value (as per the provisions of Section 26 of the LARR Act 2013). Awards are passed duly adopting the updated values as per the LARR Act.

3. LARR Process

- a) Consultation with Grama Panchayat²² to fix date, time for conduct of Grama Sabha²³ 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.

²² Rural local body

²³ Meeting at the village level

- k) Publication in G.P / Locality / News Papers / Gazette / Website.
- 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 Project 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 Project Administrator in consultation with the affected families and place it before Gram panchayat for conduct of Public Hearing.
- s) The draft R&R Scheme and a specific report on the claims and objections raised in the public hearing to be place before project level R&R Committee to be reviewed by the District Collector and shall be submitted to the Commissioner, R&R for approval of the Scheme duly incorporation the suggestions and views of the Project level R&R Committee.
- t) The Commissioner, R&R shall approve the R&R Scheme and cause publication in GP / Locality and website.
- u) The District Collector to make publication of declaration along with summery of R&R Scheme and declaration of an area identified as the resettlement area in cases of 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 Project 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.

4. 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.

5. **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

S. No.	Element of Rehabilitation	Suggested enhancement from the year 2015-16 onwards.
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1	Provision of Housing to PDF	Constructed house as IAY specifications or the equivalent cost of the house with IAY specifications duly calculating with the SSR rates of the year applicable.
2	Choice of annuity or employment for PAFs	a. ----- (or) b. Onetime payment of Rs.5,00,000/- taking into account the rise in price index for agricultural labourers. (or) c. Rs.2,000/- per month for year taking into account the rise in price index for agricultural labourers.
3	Subsistence grant for PDFs	Rs.3,000/- per month for a period of one year taking into account the rise in price index for agricultural labourers.
4	Transport cost for PDFs	Onetime Rs.50,000/- taking into account the rise in price index for agricultural labourers.
5	Cattle Shed/Petty shop construction cost in Resettlement Zone (RPFs)	Rs.25,000/- taking into account the rise price index for agricultural labourers.

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6	Grant to artisans /small traders/ certain others	Rs.25,000/- taking into account the rise price index for agricultural labourers.
7	Resettlement allowance	Rs.50,000/- taking into account the rise price index for agricultural labourers.
8	As per Section 41(11), all the ST and SC living in the Scheduled areas/Tribal areas are relocated outside of the District an additional 25% R&R benefits have to be extended on the enhanced R & R Matrix.	

Other Benefits

a)	Construction Time	12 months from allotment of developed plot or Transit accommodation in consultation with the PAP.
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Note:

As per G.O.Ms.No.350, Revenue(Land acquisition) Department, dated:01.08.2019, the Commissioner, R& R Vijayawada has to notify the R&R Matrix with inflation of price index/SSR rates payable to the affected families as per the rise in the price index and the rates will be applied in accordance with the notified rates.

Annexure 5 - Comparison of World Bank OP 4.12 with Land Assembly Instruments

This annex presents an explanation of how the three land assembly instruments used under the Project address the objectives of OP 4.12.

No	ESF Policy objective	Land Pooling Scheme (LPS)	LARR Act of 2013	Negotiated Settlement
1	Avoidance / mitigation of involuntary resettlement	<ul style="list-style-type: none"> • There is no physical displacement in lands assembled through Land Pooling Scheme as LPS is applicable to non-habited areas outside village settlements. • By design, LPS minimizes the extent of involuntary resettlement, even within the context of a very large land assembly scheme (217.23 km²). LPS allows landowners to remain in the Capital City area by returning to them an urban plot of land in exchange for the agricultural plot they contributed to the pool. The returnable plots are allotted within the same revenue village. LPS has enabled over 100,000 villagers 	<ul style="list-style-type: none"> • The LARR Act 2013 is consistent with Bank's safeguard policy for involuntary resettlement, OP 4.12 including with regard to consultations, compensations, processes, grievance redressal, etc. There are only minor gaps between the LARR Act 2013 and Bank OP 4.12 policy and these relate to: (i) the valuation of structures with depreciated amount; (ii) cut-off date requirements for eligibility of certain categories of affected people such as those depending on the affected lands; and (iii) no assistance to those affected using public lands (for example, squatters). This RPF addresses these gaps in areas 	<ul style="list-style-type: none"> • Applicable only for procurement of structures/assets within residential areas in village settlements for infrastructure works as per the approved Master Plan, as a better alternative to land acquisition. • As part of preparation of Amaravati Master plan, extensive consultations were held and approximately 3500 physical displacements were avoided as an outcome of such consultations. The roads now being built follow the approved Master Plan.

		<p>to remain within Amaravati City boundaries, and to benefit from the future increases in land value that will result from the development of the Capital City.</p> <ul style="list-style-type: none"> • LPS in the Amaravati area excludes pooling of land within residential areas of the 25 villages located within the perimeter of the new Capital City, to minimize as much as possible physical displacement / loss of homes. • Village infrastructure will be upgraded as part of project, to make sure villages have improved standards of infrastructure inline with the rest of the city and that the upgraded infrastructure is smoothly integrated with the city level infrastructure. 	<p>covered under the project, as noted below.</p>	
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2	Alternative project design that could have potentially limited involuntary resettlement	Amaravati City is being developed as the new capital following the bifurcation of the state of AP in 2014. The site for the new capital required a large extent of land (217.23 km ²). The site was chosen by the Government of AP in late 2014 at a location of historical significance, and was strategically selected based on the area's economic potential, a strong network of transport infrastructure, close proximity to several major economic centers, good access to a skilled labor workforce and water to cater to a growing urban population. The Master Plan for the Capital City was approved in February 2016. The Bank began preparation of this Project in May 2016, pursuant to a formal request from the Government of India. The choice of location for the city, and the adoption of the Master Plan precede Bank involvement.		
3	Resettlement activities should be conceived as sustainable development program	The LPS that has been put in place by the Government of Andhra Pradesh as the main instrument for making available the land for the Capital City area and has been designed to ensure that the project affected people are not just passive recipients of compensation, but are infact partners with government through LPS and are direct beneficiaries of the increased value of their land as it is incorporated into the urban landscape. As such, the LPS is an innovative, sustainable, socially inclusive program that addresses in a proactive manner some of the negative externalities that typically arise from urbanization, specifically the rapid appreciation of the value of land in urban areas that often leads to spatial exclusion of the affected people once their land is handed over under normal land assembly routes. LPS is consistent with the approach that guided the development of the new Environmental and Social Framework.		
4	Compensation at replacement cost for land and assets:	<ul style="list-style-type: none"> • In return for the rural land they have contributed to the LPS, land owners receive: (i) returnable plots of urban land - up to about 30 percent of original land contributed; (ii) Annual payments for 10 years, established as a proportion of the extent of the land lost; (iii) registration fee (borne by CRDA); and (iv) 	<ul style="list-style-type: none"> • The LARR Act 2013 improved land valuation processes relative to earlier regulations through a number of provisions: (i) allowing consideration of the higher of two land values, i.e., the reference rate for land prices in government guidelines used for property registrations, or the top 50 percent of registered sale 	<ul style="list-style-type: none"> • The policy provides for land to land compensation and payment of two times the cost of the structures - hence it adequately meets the requirement of 'replacement cost' under Bank policy. • For structures related impacts associated with Bank project, depreciation costs towards structure value to be paid

		<p>exemption of long term capital tax gain. The value of this compensation package is expected to meet, if not exceed, the 'replacement cost' of lost assets.</p> <ul style="list-style-type: none"> In this regard, analysis of land prices carried out through external consultants across 25 villages indicate that as of today and based on current land prices, the value of returnable (urban) plots exceeds the replacement cost of lost (contributed) lands under LPS. 	<p>transactions by value that have taken place in the preceding three year period; (ii) final compensation in Andhra Pradesh in rural areas is calculated as 2.5 times the value calculated as per (i), above²⁴; and (iii) provisions of LPS and NS policy are followed for rural and village lands, respectively.</p> <ul style="list-style-type: none"> Impacted structures in lands used by Bank project, this RPF provides for depreciation costs towards structure value to be paid separately as per the RPF to meet gaps vis-à-vis Bank policy. This has already been approved by APCRDA. 	<p>separately as provided in RPF to meet gaps vis-à-vis Bank policy. This has already been approved by APCRDA.</p>
5	Improvement or restoration in livelihoods and living standards	<p>The package of compensation that landowners receive will enable project affected people to restore, and improve their livelihoods and living standards. Compensation primarily includes returnable plots of greater value than original agricultural land (which owners</p>	<ul style="list-style-type: none"> The compensation levels and R&R support in LARR Act, 2013 as well as Negotiated policy for acquisition of land in village areas and returnable plots, Annual payment, pension for dependents and access to social development 	<ul style="list-style-type: none"> Since this policy applies only to residential areas / homes within villages and not to farmlands, no impact on livelihoods is expected. In any case, equivalent developed land is being given in the same vicinity, besides 'construction grant' and transitional support

²⁴The LARR Act 2013 allows the state governments to fix the compensation for rural areas between 1 to 2 times with 100 percent solatium. The Government of AP has fixed 1.25 times for rural areas and adds 100 percent solatium to compensation which amount to 2.5 times of market value.

		<p>can sell anytime) and Annual payment for 10 years, besides access to training / skill building programs, etc. to move urban professions. Landowners who wish to continue farming can purchase equivalent farm land elsewhere in the neighboring districts by selling their (urban) returnable plots.</p> <p>Landless agricultural laborers receive livelihood restoration assistance, including monthly pensions of RS. 2,500 per family for 10 years, indexed to inflation, access to expanded MGNREGA scheme for 365 days a year, and training / skill upgrading programs, etc. to transition to urban professions over time, as well as other benefits, as listed in chapter 3 of the main text of this RPF. Further measures targeted to vulnerable landless who are in need of additional assistance to restore livelihoods are also described in chapter 3.</p>	<p>schemes are intended to livelihood restorations.</p> <ul style="list-style-type: none"> • Post Implementation audit is also required under LARR Act, 2013. • Widows, divorcees and women deserted by families are considered as separate families under LARR Act, 2013. Support to dependents on private lands is available under LARR Act, 2013 	<p>(moving allowance and subsistence allowance in the form of monthly pension of RS. 2,500 per family, up to 10-year period). All these will enable people to improve or restore their living conditions.</p> <ul style="list-style-type: none"> • RPF includes scope for collecting baseline socio-economic status of affected people to measure changes in living standards during implementation.
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<p>6</p>	<p>Provisions for meaningful consultations</p>	<ul style="list-style-type: none"> • The LPS and the Master Plan were designed following over 100 rounds of consultations carried out across the Capital City area by APCRDA – implementing agency, with landowners in the Amaravati City area (25 villages). More than 4,000 individual comments were received as a result of the consultations. Stakeholder comments were incorporated in the final instruments and included, for example, modifications in the alignment of roads passing through villages, delineation of village boundaries, land use and zoning regulations, formulation of returnable plot sizes and their positioning in layouts, allotment of plots to <i>Jareebu</i> landowners, Annual payment enhancement, extent of lands, returnable land to encroachers etc. • Similar consultations were held by APCRDA for the process of returning plots to 	<ul style="list-style-type: none"> • LARR Act 2013 requires that consultations should be held with concerned panchayats for commencement of conduct of SIA – public hearing on SIA, Gram Sabha on PN; public hearing on R&R Scheme. Disclosures are required on the SIA and Social Management Plans. • Further LARR Act, 2013 has provision for hearing objection to land acquisition and also appeal to LARR Authority on compensation amounts. In addition, multiple channels of grievance redress mechanisms already exist within APCRDA, besides access to Indian Judicial system. 	<ul style="list-style-type: none"> • By design, this involves negotiations between landowners and govt. implying upfront consultations and that are expected to result in a duly executed agreement if negotiations succeed. • In addition, as part of sub-component specific RAP preparation, focus group consultations and household surveys have been held. • RPF provides for two stage consultations at the time of carrying out census/socio-economic surveys and at the time of sharing draft RAPs to seek PAPs inputs and comments and provide information. • GRM together with the newly constituted Grievance Redressal Committee will deal with any grievances related to PAPs affected by lands used for the project.
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		<p>LPS farmers (completed in 22 out of 25 villages) and issuance of ownership certificates.</p> <ul style="list-style-type: none"> • LPS participation requires participants to be actively engaged in the process, i.e. they are presented relevant information, consulted and need to provide their written consent to the various options at six different stages of the process ²⁵. • In addition to the consultations carried out by APCRDA as part of LPS, separate (multiple) consultations have been conducted by APCRDA for the RPF throughout the preparation process and drafts disclosed. The consultations that were carried out include: (a) public workshops on the draft 		
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²⁵ Concurrence from landowners is required at the time of: (i) provision of consent to participate in LPS; (ii) signature of a development agreement; (iii) registration of development agreement; (iv) returnable plot allotment certificate; (v) registration of land in favor of the implementing agency; and (vi) registration of returnable plot in favor of the landowner. Development agreement spells out the details of lands handing over for pooling, eligibility of returnable plots, Annual payments payable, access to other social benefits and includes a time table development basic infrastructure around returnable plots and obligation on the part of Government and land owner in the process of land pooling.

		<p>SESA-ESMF and RPF held in January 19, 2017; (b) additional consultations were held in four villages in February 2017 and again at multiple locations across Amaravati in August 2017; and (c) as part of RAP preparation for 10 of the roads under the proposed Project, further focus group meetings are held, another round of public consultations held during Aug 2017 with small and marginal-scale landowners participating in the LPS, agricultural laborers, women, vulnerable groups, displaced people, and other relevant stakeholdeRs. Stakeholder comments gathered during consultations have been incorporated in final safeguards instruments</p> <ul style="list-style-type: none"> • Grievances are dealt on ongoing basis by APCRDA. The agency has set up a multi-level grievance redress mechanism. 		
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		<ul style="list-style-type: none"> GRM together with the newly constituted Grievance Redressal Committee will deal with any grievances related to PAPs affected by lands used for the project. 		
7	Treatment of those who do not have legal right to land	<ul style="list-style-type: none"> Under LPS, returnable plots and Annual payment are provided to land owners. Encroachers/squatters (People without title) cultivating lands in both objectionable and unobjectionable Government lands receive returnable plots. Besides landowners, LPS also addresses landless laborers and tenants' dependent for their livelihood on lands that were pooled. Landless families who resided within the perimeter of the new Capital City are provided a pension for 10 years, and receive access to skill upgrading and training and access to employment opportunities under 	<p>LARR Act covers compensation for all those who own lands, and also assigned land owners.</p> <p>Provision for livelihood and shelter support to dependents on lands if they are residing 3 years prior to land acquisition.</p>	<p>All those residing on their own lands and on Government lands are recognized for compensation to structures and alternative land and transitional support.</p>

		employment guarantee scheme.		
8	Cut-off date for eligibility (either date of census or the date of project area delineated provided that there has been effective public dissemination.)	<ul style="list-style-type: none"> December 8, 2014 was the cut-off date for extension of benefits under LPS schemes. This was widely announced and publicly disseminated as date of Capital City announcement. All agricultural laborers and tenant farmers residing in the Capital City area prior to December 8, 2014 are also provided with monthly pensions as noted above. 	<ul style="list-style-type: none"> Under LARR Act, date of first land acquisition notification will be treated for land owners as cut off and in case of dependents of land, people should be residing 3 years prior to land acquisition. To address this 3 years' stipulation, in this case, the December 8, 2014 has been taken as the cut-off date and hence is now consistent with OP 4.12. Further, RPF includes a provision to consider the census date as the cut-off date for assistance on the lands used by Bank project if required in future. 	<ul style="list-style-type: none"> All impacted families within villages will be eligible for negotiated settlement. RPF includes a provision to consider census date for assistance on the lands required for Bank project.