

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department- Andhra Pradesh Capital Region Development Authority Act, 2014 (Act.No.11 of 2014) - Implementation of Development Schemes - Authorization to Capital Region Development Authority – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

G.O.Ms.No.

Dated:30.12.2014

Read the following:

1. Andhra Pradesh Capital Region Development Authority Act, 2014 (Act.No.11 of 2014)
2. G.O.Ms.No.255, MA & UD Department, Dated : 30.12.2014
3. G.O.Ms.No.253, MA & UD Department, Dated : 30.12.2014
4. G.O.Ms.No.254, MA & UD Department, Dated : 30.12.2014

ORDER:

The Andhra Pradesh Capital Region Development Authority Act, 2014 has come into force with effect from 30th day of December, 2014 by virtue of notification published in the Extra-ordinary issue Andhra Pradesh Gazette, dated 30.12.2014.

2. The Government have constituted Andhra Pradesh Capital Region Development Authority as per the provisions contained under sub section 1 of Section 4 of Andhra Pradesh Capital Region Development Authority Act, 2014 vide G.O. 2nd read above, for the Andhra Pradesh Capital Region declared vide G.O 3rd read above. The Government also declared capital city area vide G.O. 4th read above.

3. The Government in exercise of the powers conferred under sub section 5 of Section 43 of Andhra Pradesh Capital Region Development Authority Act, 2014 hereby direct the Andhra Pradesh Capital Region Development Authority to undertake development scheme as provided in chapter IX of Andhra Pradesh Capital Region Development Authority Act, 2014 through voluntary Land Pooling Scheme in the capital city area.

4. A copy of this order is available in the Internet and can be accessed at the address <http://goir.ap.gov.in/>

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

GIRIDHAR ARAMANE

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase, Hyderabad.

The Commissioner, Capital Region Development Authority, Vijayawada.

The District Collector, Krishna District,

The District Collector, Guntur District,

The Commissioner, Guntur Municipal Corporation, Guntur,

The Commissioner, VMC Vijayawada,

The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority

The Commissioner & Director of Municipal Administration, A.P. Hyderabad.

The Director of Town & Country Planning, Andhra Pradesh, Hyderabad.

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The Accountant General, Andhra Pradesh, Hyderabad.
The Managing Director and Vice-Chairman of Andhra Pradesh Industrial Infrastructure Corporation (APIIC)
The Vice-Chairman and Managing Director of Andhra Pradesh State Road Transport Corporation (APSRTC);
The Vice-Chairman and Housing Commissioner of Andhra Pradesh Housing Board (APHB);
The Chairman and Managing Director, APSPDCL;
The Vice-Chairman & Managing Director, Infrastructure Corporation of AP Ltd;
The Commissioner, Panchayat Raj Department
Engineer-in-Chief, Public Health Engineering Department
To all the Municipalities/ Nagar Panchayats in Capital Region through Commissioner & Director of Municipal Administration.

Copy to

The PS to Hon'ble Chief Minister
The PS to Hon'ble Minister for MA&UD
The PS to Hon'ble Minister for Finance Department
The PS to Chief Secretary
The PS to Principal Secretary to Government, Revenue Department
The PS to Principal Secretary to Government, MA&UD Dept.,
The PS to Principal Secretary to Government Industries & Commerce Dept.,
The PS to Principal Secretary to Government, TR&B Dept.,
The PS to Principal Secretary to Government Finance Department;
The PS to Principal Secretary to Government EFS&T Department;
The PS to Principal Secretary to Government Housing Department;
The PS to Principal Secretary to Government I&I Department;
The PS to Principal Secretary to Government Panchayat Raj Department;
The PS to Principal Secretary to Government Energy Department;
All the Departments in AP Secretariat, Hyderabad.
SF/SC

//FORWARDED :: BY ORDER//

SECTION OFFICER

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – The Andhra Pradesh
Capital City (Formulation and Implementation Rules, 2015 - Notification – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT

G.O.Ms.No.1

Dated: 01.01.2015

Read the following:

1. G.O.Rt.No.3234 GA(Cabinet) Department, dated:24.09.2014.
2. Andhra Pradesh Capital Region Development Authority Act,
2014 (Act No. 11 of 2014).
3. G.O.Ms.No.252, MA & UD (M2) Department, dated: 30.12.2014
4. G.O.Ms.No.253, MA & UD (M2) Department, dated: 30.12.2014
5. G.O.Ms.No.254, MA & UD (M2) Department, dated: 30.12.2014
6. G.O.Ms.No.255, MA & UD (M2) Department, dated: 30.12.2014
7. G.O.Ms.No.257, MA & UD (M2) Department, dated: 30.12.2014

ORDER:

The Andhra Pradesh Reorganization Act 2014 (Central Act 6 of 2014), which came into force on 2nd June, 2014, provided for the reorganization of the existing state of Andhra Pradesh. One of the most critical priorities for the new state is the formation of the New Capital city, which is very important from the perspective of economic development, cultural integrity and administrative functioning.

2. The Government of Andhra Pradesh has decided to establish a green field capital city as a liveable, environmentally sustainable and people's capital. For this purpose, the location of the capital was identified between Vijayawada and Guntur cities on the bank of the river Krishna and also to go for decentralized development of the state with 3 Mega cities and 14 smart cities. It is proposed to go for Land Pooling Scheme to be worked out by the Cabinet Sub-Committee.

3. Accordingly, the Government vide G.O 1st read above have constituted a Committee with Group of Ministers to work out modalities on Land Pooling Scheme. The Group of Ministers have convened a series of meetings.

4. The Government vide Act 2nd read above have enacted Andhra Pradesh Capital Region Development Authority Act, 2014 (Act.No.11 of 2014) for the declaration of the New Capital Area for the State of the Andhra Pradesh and establishment of the Andhra Pradesh Capital Region Development Authority for the purpose of Planning, Co-ordination, Execution, Supervision, Financing, Funding and for Promoting and Securing the Planned Development of the Capital Region and Capital City Area for the State of Andhra Pradesh and for managing and supervising urban services in the New Capital Area and for the matters ancillary thereto.

5. In the G.O 3rd read above, the Government have appointed the provisions of the Andhra Pradesh Capital Region Development Authority Act, 2014 (Act.No.11 of 2014) has come into force with effect from 30th day of December, 2014 under provisions of the said Act.

PTO

6. Further in G.O's 4th & 5th read above, the Government have notified the area of about 7068 Sq.Kms for Capital Region and 122 sq.kms as Andhra Pradesh Capital City area under the provision of the Andhra Pradesh Region Development Authority Act, 2014 (Act.No.11 of 2014).

7. The Government in G.O 7th read above, have issued authorization orders to the Andhra Pradesh Capital Region Development Authority to undertake development scheme as provided in chapter IX of Andhra Pradesh Capital Region Development Authority Act, 2014 (Act.No.11 of 2014) through voluntary Land Pooling Scheme in the capital city area.

8. In view of the above authorization orders, the Government have decided to prescribe the 'Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules 2015'.

9. A copy of this order is available in the Internet and can be accessed at the address <http://goir.ap.gov.in/>

10. Accordingly, the appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette dated:**01-01-2015**.

11. The Commissioner, Printing, Stationery & Stores Purchase, Hyderabad is requested to publish the said rules by notification and furnish 300 copies of the notification to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner, Printing, Stationery & Stores Purchase, Hyderabad.

The Commissioner, Capital Region Development Authority, Vijayawada.

The District Collector, Krishna District,

The District Collector, Guntur District,

The Commissioner, Guntur Municipal Corporation, Guntur,

The Commissioner, VMC Vijayawada,

The Commissioner & Director of Municipal Administration, A.P. Hyderabad.

The Director of Town & Country Planning, Andhra Pradesh, Hyderabad.

The Accountant General, Andhra Pradesh, Hyderabad.

The Managing Director and Vice-Chairman of Andhra Pradesh Industrial Infrastructure Corporation (APIIC)

The Vice-Chairman and Managing Director of Andhra Pradesh State Road Transport Corporation (APSRTC);

The Vice-Chairman and Housing Commissioner of Andhra Pradesh Housing Board (APHB);

The Chairman and Managing Director, APSPDCL;

The Vice-Chairman & Managing Director, Infrastructure Corporation of AP Ltd;

The Commissioner, Panchayat Raj Department

Engineer-in-Chief, Public Health Engineering Department

All the Municipalities/ Nagar Panchayats in Capital Region through Commissioner & Director of Municipal Administration.

Copy to

The PS to Hon'ble Chief Minister

The PS to Hon'ble Minister for MA&UD

The PS to Hon'ble Minister for Finance

The PS to Chief Secretary

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The PS to Principal Secretary to Government, Revenue Department
The PS to Principal Secretary to Government, MA&UD Dept.,
The PS to Principal Secretary to Government Industries & Commerce Dept.,
The PS to Principal Secretary to Government, TR&B Dept.,
The PS to Principal Secretary to Government Finance Department;
The PS to Principal Secretary to Government EFS&T Department;
The PS to Principal Secretary to Government Housing Department;
The PS to Principal Secretary to Government I&I Department;
The PS to Principal Secretary to Government Panchayat Raj Department;
The PS to Principal Secretary to Government Energy Department;
All the Departments in AP Secretariat, Hyderabad.
SF/SC

//FORWARDED :: BY ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred under clause (f) of sub-section (2) of Section 18 of Andhra Pradesh Capital Region Development Authority Act, 2014 [Act 11 of 2014] the Government of Andhra Pradesh hereby makes the following rules, namely, "Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015".

RULES

- 1. Introduction.** In keeping with the will of the Government to build 'people's capital', land procurement mechanism has been designed to be voluntary and based on consensual process of land pooling. 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 the land back to the land owners for undertaking of development for such areas. These rules are applicable to the capital city area for which zonal plans have been approved. The broad objective of the scheme is to do justice to the families affected by the construction of a livable and sustainable capital city for the state of Andhra Pradesh by making the land owners and local residents as partners in development.
- 2. Short title and commencement.** (1) These rules may be called as 'Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules 2015'.
(2) They shall come into force with effect from the date of publication in the Andhra Pradesh Gazette.
- 3. Definitions.** In these rules, unless the context otherwise requires:--
 - 'Act' means the Andhra Pradesh Capital Region Development Authority Act, 2014;
 - 'Authority' means the Capital Region Development Authority constituted under sub-section (1) of section 4 of the Act;
 - 'government' means the State Government of Andhra Pradesh;

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'peri-urban' means an area immediately surrounding a urban local body.

'public & semi public' means area set apart for developing social infrastructure as per the standards and norms laid down in the master plan or any other area development plan;

'commercial' means area set apart for developing commercial space to undertake commercial activity as per the standards and norms laid down in the master plan or any other area development plan;

'residential' means area set apart for developing residential space as per the standards and norms laid down in the master plan or any other area development plan;

'website' in the context of Land Pooling refers to official website of the Authority; and

Words and expressions used but not defined in these rules shall have meanings assigned to them in the Act.

4. Applicability. These rules shall be applicable to the entire area notified as 'capital city' under sub-section (3) of section 3 of the Andhra Pradesh Capital Region Development Authority Act, 2014, hereinafter referred to as the Act.

5. General. (1) The Authority may undertake to develop a land pooling scheme pursuant to the notification issued under subsection (5) of section 43 of the Act.

(2) The Authority shall guarantee the return of reconstituted land and payment of benefits to the land owners per every acre of original land surrendered under the land pooling scheme as follows:

Land	Category	
	Dry	Jareebu
Patta		
Residential	1000 yd ²	1000 yd ²
Commercial	200 yd ²	300 yd ²
Assigned		
Residential	800 yd ²	800 yd ²
Commercial	100 yd ²	200 yd ²
Yearly payment for 10 years (Rs)	30000	50000
Yearly increase (Rs)	3000	5000
One time additional payment for gardens like lime/sapota/guava (Rs)	50000	

(3) The Government shall provide pension of two thousand five hundred rupees per month per family for a period of ten years to all landless families through a capital region social security fund.

(4) The Government shall also provide all the benefits to the affected families as listed in clause 1 of Schedule III.

(5) The Government shall bring out guidelines for any other laws sufficed by land owners and other affected families in the process of implementation of Land Pooling Scheme. Guidelines may include compensation given to structures in areas other than gramakhantam for standing annual crops.

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- (6) The plans made under land pooling scheme shall be in accordance with the plans sanctioned under Chapter VII of the Act.
- (7) The land use of the land taken up under LPS shall automatically stand changed to the land use proposed under the LPS provided the land use for such lands in the approved master plan is earmarked for peri-urban use, conservation use, agriculture use or any other non-conflicting use. However, such automatic change of land use under LPS shall not apply in cases where the approved master plan reserved the land for prohibited uses such as bio-conservation, water bodies, buffer zone and forest.
- (8) The Authority where it warrants, duly recording reasons therefor, has the right to merge, split, alter, or revise one or more or all the components of the land pooling scheme and implement accordingly.
- (9) The lands proposed in land pooling scheme shall be contiguous and approachable by an existing public road.
- (10) The Authority in the overall interest of the development of the area and for the reasons specifically mentioned may take up the realignment of road network which was proposed in the sanctioned plans, if the said realignment is within the scheme area.
- (11) The provisions, content, infrastructure and amenities to be provided, and cost of the land pooling scheme shall be as provided under sections Chapter VIII of the Act.
- (12) The Authority may itself undertake the whole or part of the process related to the preparation and implementation of the LPS or may delegate the function to any officer or local body or Competent Authority for Land Pooling appointed by Government.
- (13) The Authority may develop the secured land either on its own or in partnership with reputed agencies selected following prescribed procedure, which is fair and transparent.
- (14) Development of the share of land meant for reconstituted plots to the land owners shall be taken up on priority.
- (15) The details of objectives, process, roles and responsibilities under the LPS shall be as provided in the schedules I to IV to these rules.

6. Declaration of intention. (1) Upon the requisition by Commissioner, the Government may appoint any officer not below the rank of a deputy collector as Competent Authority for Land Pooling under the functional and administrative control of the District Collector. Both the District Collector and the Competent Authority for Land Pooling shall periodically report the progress of the land pooling to the Authority and seek guidance for effective pooling together of various land parcels.

- (2) Pursuant to the notification issued under subsection (5) of section 43 of the Act, the Competent Authority within **fifteen days** from the date of such notification by the government (hereafter referred to as the 'Declaration of Intention') shall issue a notice in Form 9.1:

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- (i) inviting objections and suggestions on the proposed LPS by receiving objections and suggestions in Form 9.2 from the land owners within **thirty days** from the date of publication;
 - (ii) inviting participation of land owners in the proposed LPS by receiving consent applications in Form 9.3 from the land owners; and
 - (iii) specifying the dates of conduct of stakeholder consultations (not earlier than **7 days** from the date of publication) in order to explain the details of the scheme.
- (3) The notice shall contain the details of the broad objectives of the scheme, process of the scheme, role and responsibility of the Authority, role of the land owners, area, extent, schedule of boundaries, survey numbers and ownership details available in revenue records, extent of the land reserved under subsection 1(e) and 1(f) of section 53 of the Act, the compensation package provided to the land owners/landless families, and other salient features; and shall be published in the following manner:
- (i) in the District Gazette;
 - (ii) in two daily newspapers circulating in the locality of such area of which one shall be in Telugu;
 - (iii) in Telugu in the Gram Panchayat, Municipality or Municipal Corporation, as the case may be and in the offices of the District Collector, the Revenue Divisional Officer, the Tehsildar, the District Registrar and Sub-registrar in the scheme area; and
 - (iv) on the website of MAUD and CRDA.
- (4) The notice shall also state that a copy of the plan of the proposed area is kept open for inspection of the land owners including the public at the office of the local body concerned, Competent Authority for Land Pooling during office hours and also in the website.

7. Notification of final area. (1) All the objections and suggestions received pursuant to rule 6 (2) (i) and any request for modifying the extent of the scheme area shall be examined in detail, considered and disposed off by the Competent Authority within fifteen days. All the disposals shall be prepared in the Form 9.4.

(2) After approval of the details and the extent subject to modifications by Government upon consideration of such objections and suggestions, the Competent Authority for Land Pooling shall within **fifteen days** of the date of approval by the Authority notify the finalized area for the preparation of draft LPS in Form 9.5 in the manner provided at rule 6(3).

8. Procedure for verification of ownership (section 48(1) and section 50 of the Act): (1) On issue of notice under rule 6 (2), individual notices in Form 9.6 shall be sent to all the land owners pursuant to rule 6 (2) (ii) in accordance with procedure laid down under section 133 of the Act, informing them to submit applications along with the land ownership records, tenure details and any other details required, within a period of **thirty days**, for participation in LPS and for filing objections relating to ownership.

(2) The Competent Authority for Land Pooling may receive applications and issue an official receipt in Form 9.7 from the willing land owners to participate in the notified LPS.

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- (3) Within **seven days** from the last date for receipt of applications from the willing land owners, verification of the title of the land owners covered under the LPS shall be done with reference to the Revenue records, Registration documents and such other documents, and/or local enquiry and a list of such land owners shall be published in Form 9.8, in the local area and website, calling for objections from the persons interested within a time period of **fifteen days** from the date of such publications.
 - (4) Within **fifteen days** from the last date of filing of objections from willing land owners, in case of Government lands / assigned lands / endowment lands / wakf lands/ bhoodan lands or such other categories of lands, a field verification or verification of land records and certification of the occupancy / veracity of ownership / claim of the applicant shall be conducted by the Competent Authority for Land Pooling himself or upon his requisition in Form 9.9 by the collector.
 - (5) Within **fifteen days** from the last date of filing objections from willing land owners, the Competent Authority for Land Pooling or his officers after receiving all objections in writing verify the veracity of the claims on ownership of all the persons interested, conduct due enquiries as required for ascertaining the true owner/owners for each parcel of land and apportionment if any and pass such orders recording the reasons for accepting or otherwise, of the applications. Such order shall be issued in Form 9.10 under the revenue seal and signature of the Competent Authority.
 - (6) The Competent Authority for Land Pooling shall identify the list of land owners and the lands who have not given consent under land pooling scheme and submit a report to the Commissioner with full details in Form 9.11.
 - (7) The Competent Authority for Land Pooling shall by order in Form 9.12 determine the extent of the reconstituted plot for each land owner in lieu of the land contributed by the land owners for Land Pooling Scheme as per the norms given in Rule 5.
 - (8) As soon as the ownership is established, Competent Authority for Land Pooling shall report the list of land owners and such other details in Form 9.13 to the Commissioner and thereupon the Competent Authority shall enter into an **agreement** in Form 9.14, to firm up the irrevocable powers of Authority to alter the boundaries, develop and make requisite changes in the land pool area.
 - (9) Such cases where disputes with regard to land ownership remain unresolved shall be referred to a Court of competent jurisdiction and such referral shall not act as a bar for including the land under the land pooling scheme.
- 9. Draft LPS.** (1) As soon as may be, after the notification of intention to make the LPS, the Commissioner shall complete the preparation of the draft LPS within **180 days** in consultation with land owners. The lands falling under acquisition within LARR Act, 2013 shall also be included while preparing draft LPS.
- (2) Preparation of draft LPS requires preparation of Final Base Map in the following manner -
 - a) collection of all the revenue village maps,

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- b) collection of adangal details,
 - c) digitizing the maps,
 - d) preparation of a Preliminary Base Map, and
 - e) conduct of Electronic Total Station (ETS) survey of LPS Area, in the presence of a representative from the Revenue Department informed through a notice in Form 9.15, for identification of field boundaries. For the purpose of the survey of the area, the land owner or occupier shall also be informed giving twenty four hours notice in writing in Form 9.16 informing him to be present during the survey of his land.
 - f) overlay of the Preliminary Base Map on the total station survey drawing to obtain the area under possession and prepare the Final Base Map, Area Statements and Ownership Status in the LPS Area.
- (3) Competent Authority shall certify both the area statement and the Final Base map, and prepare a final list of land owners duly taking technical support from planning wing of the Authority and Assistant Director Survey & Land Records Form 9.17.
- (4) The entire land pooling area shall be divided into sectors and the reservation and allotment of land for various purposes shall be in accordance with section 38 and section 53 of the Act.
- (5) The draft LPS shall contain the details specified under section 45 of the Act as well as the cost of LPS prepared in accordance with section 47 of the Act. The LPS inter alia shall contain a detailed narration on due diligence of the proposal, including cost-benefit analysis, modalities of maintenance, cost of maintenance, user charges, recovery schedule and risk analysis. It shall among other things contain:
- a) An explanatory note explaining the salient features of proposed development, in particular, the sources of drinking water supply, arrangements and sites for disposal and treatment of storm and sewage water, rain water harvesting, solid waste management, water recycling etc.
 - b) A guide map on a scale of not less than 1:10,000 showing the location of the neighborhood areas to be developed in relation to surrounding geographical features to enable the identification of the land.
 - c) A survey plan of the land under the proposed Land Pooling on a scale of 1 : 1000 showing the spot levels at a distance of 30 meters and where necessary, contour plan. The survey will also show the boundaries and dimensions of the said land, the location of streets, buildings and premises within a distance of at least 30 meters of the said land and existing means of access to it from existing roads.
 - d) Layout plan on a scale of 1: 1000 showing the existing and proposed means of access, the width of roads and streets, sizes and type of plots, sites reserved for open space, community facilities, with area under each and proposed building lines, Landscape Plan and Transportation / Parking Plan shall also be prepared and submitted along with the layout plan.
 - e) Cross section plans of the proposed roads indicating, in particular the width of the proposed drainage ways, sewerage lines, utility ducts, cycle tracks and footpaths, green areas, position of electric poles and any other works connected with such roads.

- f) Services plans indicating the position of sewers, storm water channels, water supply and any other public health services.
 - g) Detailed specifications and designs for sewerage, storm water and water supply systems and their disposal systems with estimated cost of each.
 - h) Detailed specification and designs for electric supply including street lighting.
- (6) The reconstitution of land shall be done as follows.
- (a) The reconstituted plots will be obtained by reconstituting the original lands by alteration of its boundaries and by the transfer of any adjoining lands if necessary;
 - (b) The reconstituted plot may lie in any sector of the LPS area;
 - (c) In order to allocate the land under subsection 1(e) and 1(f) of section 53 of the Act, it is necessary to indicate the sectors with the name and number of the plots, roads and the developed reconstituted plots which shall be allotted to the land owners and that of the sectors to be retained for the capital city development. Depending on the nature and requirement of development, the Draft LPS shall show this allotted land for the sectors of capital city development or for residential or commercial or public or semipublic or any other purposes as approved by the Authority.
 - (d) The size and shape of every reconstituted developed plot shall be determined, so far as may be, to render it suitable for development and complying with the provisions of the scheme.
 - (e) In order to satisfy the requirement of accommodating various sizes of original land ownerships depending on the eligibility, it is necessary to prepare the draft LPS with various categories of plot sizes within the provisions of the layout and building regulations and to satisfy the proportionate sizes depending on the ownership of the original land.
 - (f) The proportion and extent of eligibility for each land owner shall be determined at the time of the draft LPS itself. 'Original Plot Area' in the context of Land Pooling means the parcel of land vesting with the owner as per revenue records or in physical possession as on the day of declaration/application for LPS, whichever is less.
 - (g) Prior to notification of draft LPS, two or more participating land owners may request in Form 9.18 for joint allotment of reconstituted plot/land as a common reconstituted plot.
 - (h) Prior to notification of draft LPS, a land owner may request in Form 9.18 for allotment of a common reconstituted plot for two or more original plots belonging to the land owner.
- (7) Consultations under subsection (1) of section 56 shall be held by the Competent Authority with land owners relating to provisions made under section 44 of the Act and such consultations shall be recorded in writing and signed by the Competent Authority on behalf of the Authority in Form 9.19.
- (8) After the preparation of the detailed draft LPS in full shape the same shall be placed before the Authority for approval.

- 10. Final LPS.** (1) After the approval of the Draft LPS, the Competent Authority shall publish it in Form 9.20 calling for objections or suggestions from the land owners giving a time period of **thirty days** from the date of such notice, in the manner specified in rule 6(3).
- (2) Any person affected by the said draft LPS may submit objections or suggestions of the LPS in Form 9.21 and the Competent Authority shall consider the same and propose modifications to the Scheme if required.
- (3) Within a period of **thirty days** from the last date of filing objections to the draft LPS a decision shall be taken by the Authority.
- (4) Upon approval, the draft LPS becomes the Final LPS and the Competent Authority shall publish it in Form 9.22 within **fifteen days** of approval, in the manner stated under rule 6(3). Competent Authority for Land Pooling shall thereafter take over possession of the land from the owner/owners in Form 9.23, which shall thereupon vest absolutely in the Authority free from all encumbrances.
- 11. Vesting of land in Authority and issue of Land pooling ownership certificate.** (1) After notification of the final LPS, all the lands for the purposes of laying of roads, drainage, lighting, water supply and other utilities mentioned in sub-sections (4) to (8) of section 44 as well as the notified area shall vest absolutely in the Authority free from all encumbrances under subsection (2) of section 57, and the Commissioner may summarily evict illegal occupants and enforce the scheme.
- (2) Within **sixty days** from the date of notification of final LPS, physical marking of road pattern and land earmarked for reconstitution of plots/land shall be done.
- (3) Within **thirty days** from the date of physical marking, the allotment of reconstituted plots shall be done by draw of lots in an objective and transparent manner with due publicity under video cover while ensuring the presence of not less than one third of the total number of land owners at the time of draw of lots.
- (4) Within **thirty days** of drawal of lots, the Competent Authority shall issue a **Land Pooling Ownership Certificate [LPOC]** in Form 9.24 which shall be the final proof of the holder's title to that land and thereafter cause entry of such ownership details into the records of the registration department without any cost to the land owner. The LPOC contain details of the land owner's original land and that of the reconstituted plot, including its original ownership details, along with a sketch of the reconstituted plots with schedule of boundaries to each land owner shall be given duly taking prior approval of the Commissioner.
- (5) After notification of the Final LPS, the Authority shall submit the entire sanctioned LPS documents to the District Collector for updating and mutation of land records; new land records will be prepared and issued to the reconstituted plot owners and the old records shall cease to exist.
- (6) The details of the LPOCs and parcels of land contributed by the land owners for LPS shall be made available on the website in Form 9.25.

- (7) The copies of the documents, plans and maps relating to the Final LPS shall be sent to the Stamps and Registration department as well as Mandal Revenue Office, where such copies shall be kept and made accessible to the public.

12. Implementation of final LPS. (1) After the notification of the Final LPS:

- (a) the Authority shall take over all lands reserved for the parks, play grounds and open spaces, roads, social amenities and affordable housing which are deemed to be handed over to the Authority and enter the details in Form 9.26 in separate registers pertaining to each category.
- (b) the Authority shall take over all lands allotted to it and shall enter the details of all such lands in Form 9.27 register.
- (2) The notified Final LPS is a deemed layout development permission by the Authority valid for a period of three years. The land owners may apply for the development permission and the Commissioner shall accord approval for such cases expeditiously.
- (3) Within one year from the date of notification of final LPS, the Authority shall complete the basic formation of roads and physical demarcation of plots in the Final LPS.
- (4) Within twelve months of the date of notification of final LPS, the Authority shall handover physical possession of reconstituted plots in Form 9.28 to the land owners.
- (5) The Commissioner shall ensure that LPOCs granted under section 51 and subsection (4) of section 57 of the Act are in accordance with the provisions of the Registration Act, 1908 without charging registration fee from the land owners.
- (6) Within three years from the date of final LPS the Authority shall develop the infrastructure in a phased manner.

13. Completion of final LPS. (1) Within a period of **thirty days** from the date of completion of development of infrastructure, the Commissioner shall publish a notice of Completion of the Final LPS in Form 9.29, duly furnishing the details of completion of the works along with the necessary infrastructure plans.

- (2) The Commissioner shall also publish in Form 9.30, the details of reconstituted plots with in **thirty days** after mutations are carried out in land records.
- (3) On verification of the above details, the Commissioner shall issue the Completion Certificate in Form 9.31 along with layout of Final LPS.
- (4) The owners shall be responsible for the following, namely,
- (a) all the required infrastructure within the Final Plot;
 - (b) obtaining all 'No Objection Certificates' required for the development of the reconstituted plot and following the prevailing Development Promotion Regulations and Building Regulations / Rules depending on the type of development proposed; and
 - (c) payment of necessary fees and charges as per the rules for the sanction of development permission.

Contd...12

14. Maintenance of the common infrastructure & facilities after issue of completion certificate. (1) Reconstituted plot owners and any other purchaser of the reconstituted plot shall have to pay for the usage, consumption and maintenance charges levied by the agencies responsible for the common infrastructure and respective services including roads, street lighting, solid waste management, sewerage treatment facility, water supply, parks and play grounds or such other amenities.

(2) The Commissioner either on his own or by authorizing a local body, elected Residential Welfare Association or any other agency to maintain the infrastructure and amenities in the LPS area by collecting the necessary user charges for such maintenance.

15. Powers of Competent Authority. (1) The Competent Authority for Land Pooling or his officers shall be competent to enter and conduct land survey, under the relevant rules and establish the true area falling under the land pooling or to confirm true area of the claim of person/persons interested and ascertain the original plot area or the apportionment of land, wherever required.

(2) The Competent Authority for Land Pooling or his officers shall have the powers to ascertain the owners / resolve the disputed ownership from the subsisting revenue acts and laws such as:

- i. To summon and examine the witnesses (Form 9.32) or the records, verify and confirm the ownership of the applicants.
- ii. To conduct due enquires to apportion the respective claims among the multiple persons interested for a parcel of land.
- iii. To pass orders in Form 9.10 duly establishing the owner of the land under land pooling scheme.

16. Miscellaneous. (1) The Authority's decision shall be final in all matters relating to LPS.

- (2) The Authority, for the purposes of effective preparation and implementation of the LPS, may delegate powers to the extent required to the officers of the Authority.
- (3) The Commissioner may extend time limits for any of the activities mentioned under these rules in respect of any village for valid reasons.
- (4) Competent Authority for Land Pooling shall act as the grievance redressal officer at any stage and decision of the committee in this regard shall be final.
- (5) The Government may modify any of the forms appended to these rules with the purpose of bringing clarity.

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER

Contd... Schedules & Forms

SCHEDULE 1

1. Process of the scheme:

- finalise the LPS area after calling for objections and suggestions.
- prepare draft LPS, invite objections and notify final LPS.
- transfer ownership rights to the Authority from willing land owners for the purpose of development and reconstitution.
- assemble original plots and reconstitute the plots on ground after ear marking.
- transfer ownership rights to the land owners through issue of land pooling ownership certificates to the land owners.
- handover physical possession of reconstituted plot to the land owners.
- incorporate final LPS in the sector development plans.
- complete development under LPS.

SCHEDULE II

1. Role and responsibility of the Authority:-

(i) towards land owners under the land pooling scheme:

- to undertake the implementation of land pooling scheme and develop the land meant for providing reconstituted plots.
- to issue statutory receipt for consent application with documents.
- to allot reconstituted plot by lottery.
- to return land to the land owners near pooled land / within 5 km radius of pooled land subject to other planning requirements.
- to issue statutory land pooling ownership certificate [LPOC] with alienable rights within 9 months of agreement with all willing land owners.
- to handover physical possession of reconstituted plot within 1 year of issue of LPOC.
- to complete the development of the scheme area within 3 years of issue of LPOC.
- to provide reconstituted plots in one area to a land owner having original plots in different areas as per the category of original land.
- to provide reconstituted plots in one area to different land owners requesting for joint allocation as per the category of original land.
- to issue LPOC and pay annuity to the religious institutions or charitable trusts under the purview endowment department in cases where original lands belong to them.

(ii) towards development of the area under LPS:

- to declare areas under land pooling scheme and preparation of layout plans and sector plans based on the requirement of physical infrastructure.
- to superimpose revenue maps on the approved master plan.
- to demarcate all the roads as per layout plan and sector plan within the assembled area and give approval of layout plans/detailed plans.
- to develop of sector roads/internal roads/ infrastructure/services (including water supply lines, power supply, rain water harvesting, sewage treatment facilities, water treatment facilities, etc. falling in the share of the land guaranteed to the land owners.
- to create infrastructure facilities, roads, parks, cremation facility for all religions, community needs etc. at the city level.
- allot the prescribed built up space/ dwelling units for economically weaker sections.
- to develop identified land in time bound manner with master plan roads, provision of physical infrastructure, and traffic and transportation infrastructure inclusive of metro corridors.
- to complete external development in time bound manner.
- to complete development in time and maintain it with all the neighborhood level facilities i.e. open spaces, roads and services.

SCHEDULE- III

1.Role and responsibility of the Government:-

(i) towards land owners under LPS:

- to provide registration for LPOC without payment of registration charges.
- to provide one time exemption from stamps and registration fee, Non-Agricultural Land Assessment and development fee.
- to exempt registration fee for registering the agreements with Competent Authority for Land Pooling.

(ii) towards others residing within the area under LPS:

- to provide one time agricultural loan waiver of up to one lakh fifty thousand rupees per family to farmers as per prescribed procedure of Government.
- to demarcate village sites / habitations duly following procedures of revenue department.
- to issue possession certificates in village sites in order to enable the occupants to regularize house sites.
- to provide housing to houseless as well as those losing houses in the course of development.
- to provide interest free loan of up to 25 lakhs to all the poor families for self employment.

(iii) towards other promises made:

- to provide free education and medical facilities to all those residing as on 8th December, 2014.
- to establish old age homes.
- to establish NTR canteens.
- to enhance the limit under NREGA up to 365 days a year per family.
- to establish skill development institution and provide training with stipend to enhance the skills of cultivating tenants, agricultural labourers and other needy persons.
- to engage tractors belonging to residents for construction activity.
- to issue ownership and transit permission through forest department for cutting and sale teak trees in private lands duly exempting the relevant fees.
- to name one building after M.S.S. Koteswara Rao.
- to allow standing crop to be harvested.

2. Role of the land owners

- to give consent application, and facilitate survey and demarcation.
- to prove rights over the land.
- to transfer ownership rights to the Authority against a guaranteed return of reconstituted plot in the vicinity of pooled land.
- not to create any encumbrances after entering into agreement with the Competent Authority for Land Pooling.
- to handover physical possession to the Competent Authority for Land Pooling for development.

SCHEDULE-IV**Extent of the land reserved under subsection 1(e) and 1(f) of Section 53 of the Act:**

Use	Share
Parks, play grounds, gardens and open spaces	10%
Roads and utility services	30%
Social infrastructure (ex: schools, health and community facilities)	5%
Affordable housing for the poor	5%
Land owners	As in rule 5
Authority	Balance land after allotment to land owners as in rule 5 of this schedule.

SCHEDULE V

Form no.	Under rule	Name
9.1	6(2)	Notice of declaration of intention – Calling Objections and Suggestions – Inviting applications for taking up Land Pooling Scheme by Land Owners
9.2	6(2)(i)	Form for filing Objections and Suggestions on area of LPS
9.3	6(2)(ii)	Application form with Affidavit to take part in LPS
9.4	7(1)	List of disposals on the Objections and Suggestions
9.5	7(2)	Notification of finalized area for the preparation of draft LPS
9.6	8(1)	Individual Notices to the Landowners to participate in LPS and produce records for verification of ownership.
9.7	8(2)	Official Receipt of application with documents.
9.8	8(3)	Publication of list of Claims of landowners inviting objections
9.9	8(4)	Requisition to District Collector requesting verification of certain categories of lands.
9.10	8(5)	Orders confirming eligibility to participate in LPS
9.11	8(6)	List of landowners and the lands who have not given consent under LPS
9.12	8(7)	Determination of eligible extent of the reconstituted plot for landowner.
9.13	8(8)	List of Landowners eligible to participate in LPS
9.14	8(8)	Agreement between Competent Authority and the Landowner
9.15	9(2) (e)	Electronic Total Station Survey - Notice to Information to Revenue Department.
9.16	9(2) (e)	Electronic Total Station Survey - Notice to Information to Landowner.
9.17	9(3)	Certification of area statement / final base map and preparation of list of landowners.
9.18	9(6i)	Application for Joint allotment of Final Plots
9.19	9(7)	Statement of consultations made u/s 56 read with Sec (44)
9.20	10(1)	Notification of draft LPS calling for objections / suggestions
9.21	10(2)	Form of objections / suggestions on draft LPS
9.22	10(4)	Notice of final Land Pooling scheme

9.23	10(4)	Taking possession of Land from Landowners
9.24	11(4)	Land Pooling Ownership Certificate to Landowner
9.25	11(6)	Details of LPOCs and land contributed by Landowners for availability on Website.
9.26	12(1) (a)	Register of Reserved Lands category wise
9.27	12(1) (b)	Register of lands taken over by Authority
9.28	12(4)	Handing over of Physical Possession of reconstituted plots
9.29	13(1)	Publication of Notice of completion of the Final LPS
9.30	13(2)	Publication of reconstituted plots after carrying out mutations in land records.
9.31	13(3)	Completion Certificate of Final LPS
9.32	15(2) (i)	Summons to appear in person and to produce documents

NOTE: '9' in the form numbering indicates chapter 9 of the Act.

FORM - 9.1

[under Rule 6(2)]

NOTIFICATION OF DECLARATION OF INTENTION TO UNDER TAKE LAND POOLING SCHEME IN [INSERT: REVENUE VILLAGE NAME] FOR [INSERT: AREA IN ACRES]

- References: 1) Declaration of Capital Region and Capital City Area u/s 3 of APCRDA Act 2014, published in A.P. Gazette dated
- 2) Notification under sub Sections (5) of Section 43 of the Act published in A.P. Gazette dated.....
- 3) Powers vested in the APCRDA constituted U/s 4 of the Act.
- 4) Section 55 of the Act.

1. In pursuance to the references, the Competent Authority declares the intention to notify the area specified in schedule 1 for land pooling scheme and calls for:

- (i) Objections and suggestions in Form 9.2 from interested persons within 30 days from the date of publication of this notification; and
- (ii) applications from willing land owners in Form 9.3, for the lands specified in schedule 2 expressing consent to participate in the land pooling scheme, in accordance with the provisions of the Act, and the broad objectives, process of the scheme, role and responsibility of Authority/Government/land owners, other salient features and terms and conditions for the land pooling scheme at schedule 3. The applications shall reach the Competent Authority within thirty (30) days from the date of publication of this notification in the village.

2. A copy of the plan of the proposed area for the land pooling scheme is kept open for inspection of the land owners including the public at the office of the Competent Authority for Land Pooling Scheme during office hours and also in the web site of the Authority.

3. The Competent Authority will conduct stakeholder consultations in the villages as given below in order to explain the details of the scheme.

Date	Time	Revenue village	Gram Panchayat	Habitation	Venue

4. Any objections or suggestions which are received after the due date or which do not clearly explain the nature of the senders interest in the proposed lands are liable to be summarily rejected.

5. The objections and suggestions received within the –[insert: date], will be enquired into on ----- at -----and the concerned objectors will be at liberty to appear in person or through an advocate to adduce any oral or documentary evidence in support of their objections.

- Enclosure: 1) Filling Objections/Suggestions in Form 9.2.
2) Consent applications from the Landowners in Form 9.3

Place:

Date:

Competent Authority for Land Pooling

SCHEDULE 1. AREA UNDER LPS

District:			Mandal:			
S.No	Revenue Village	RSR Extent (Ac)	Gram Panchayat(s) covered	Hamlet(s) covered	Habitation	Habitation code as in census

Place:	
Date:	Competent Authority for Land Pooling

SCHEDULE 2. DETAILS OF AREA UNDER LPS

District:				Mandal:			Revenue Village:						
S.No.	RSR			Category			Extent under LPS (Ac)	Name of land owner	Boundaries (Sy.No/S/D No.)				
	Sy.No	Sub-division	Total Extent (Ac)	patta/assigned (patta-1, assigned-2)	dry/jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not garden-5)			North	South	East	West	

Place:	
Date:	Competent Authority for Land Pooling

FORM-9.2*[See rule-6(2)(i)]***OBJECTIONS AND SUGGESTIONS FOR DECLARATION OF INTENTION**

References: 1) Notification under rule 6(2) in Form 9.1 dated .

I am herewith submitting my objections / suggestions on the Land Pooling Scheme under Andhra Pradesh Capital Region Development Authority Act, 2014 and Andhra Pradesh Capital City Land Pooling Scheme (Formation and Implementation) Rules, 2015.

FOR:**SCHEDULE 1. AREA UNDER LPS**

District:			Mandal:			
S.No	Revenue Village	RSR Extent (Ac)	Gram Panchayat(s) covered	Hamlet(s) covered	Habitation	Habitation code as in census

READ:

FORM - 9.3

[under Rule 6(2)(ii)]

APPLICATION FORM WITH AFFIDAVIT TO TAKE PART IN LPS

To

The Competent Authority for Land Pooling,
Andhra Pradesh Capital City Area.

Subject: Application for becoming partner(s) under the 'Land Pooling Scheme (LPS)' and allotment of developed and reconstituted land in lieu of compensation amount and other benefits.

Reference: Notice issued vide proceedings under rule 6(2) dated published in official gazette
no. date. .

Sir,

1. I S/o /we S/o am/are the individual owner(s)/co-sharers, identified with the land as per the description mentioned in schedule 2 situated in capital city area of Andhra Pradesh, hereby agree to the land pooling scheme(LPS) and thereby willing to relinquish/forego my/our alienable rights in land in favor of CRDA and allotment of part of the developed land as per my/our entitlement at the time of final notification of LPS in lieu of consideration by CRDA as detailed in the Act and the rules and the terms and conditions of the notice in the reference.

2. A copy of the documents mentioned in schedule 2 confirming that the above land is under my / our ownership, is enclosed for reference / record. Original copies shall be provided during enquiry.

3. This is to submit that I / we have read/got explained and understood the provisions of the Land Pooling Scheme vide reference above and the detailed notified rules. I / We wish to become partner(s) in the development process under the said Land Pooling Scheme and am / are willing to surrender the prescribed land under schedule 2 under the Land Pooling Scheme.

4. Further, I / we agree to the final allotment of proportionate share of reconstituted land as mentioned in the reference above (whole or part) by CRDA as per layout plan prepared within the framework of approved Development Plans.

5. I / We are fully conscious that, having opted to become partners under the Land Pooling scheme I / we would have no right, whatsoever, to claim, any cash compensation or any other benefits under prevailing LA, R&R Act, 2013.

6. I / We enclose the undertaking at Schedule 1.

7. I/We state that the contents mentioned above are true and correct to the best of my/our knowledge and belief and which I/We believe to be true and correct. No part of it is false and nothing material has been concealed therein. I/We undertake to abide by the options exercised on our own in this affidavit in accordance with the provisions of land pooling scheme and agree that the option exercised by me/ us is irreversible.

8. Further, I/We declare that the alienation/Transfer of land for land pooling scheme is not in contravention of the provisions of The Andhra Pradesh Land reforms (Ceiling on Agricultural Holdings) Act 1973, The Urban Land (Ceiling and Regulation) Act, 1976, The Andhra Pradesh Scheduled Areas Land Transfer Regulation, 1959 and The Andhra Pradesh Assigned Land (Prohibition of Transfer) Act, 1977.

9. I/We got Ryotwari land ownership/possession over the land mentioned in schedule 2. There are no pending civil disputes regarding the title/possession/any interest whatsoever over the property.

10. I state that No Government /Endowment/Wakf lands are there in the schedule mentioned property proposed for the land pooling scheme.

11. I state that the lands are not covered by unsettled Inam/Zamindari/Jagirdari Abolition Acts.

12. I state that the lands are not covered by any land acquisition notification/ alienation proposals.

13. I state that there are no amounts due to the Government or any Bank or Agency. (or) I state that an amount of Rs..... is due to(name of the institution/agency) (strike of whichever is not applicable).

DECLARATION

I/We the following,

Name	S/o	Age	Resident of

do hereby verify and state that the information provided in this form is true and correct and that the consent given by me/us are true and correct to the best of my/our knowledge and belief and nothing material has been concealed therefrom. I further consciously state that I/we opted to transfer of my/our land to the Land Pooling Scheme without any coercion, force or undue influence whatsoever by any person or authority.

Yours faithfully,

Land owner's name	Signature

Place:

Date:

SCHEDULE 1. UNDERTAKING

Verified that I/we have exercised the irrevocable option to become partners under the 'Land Pooling Scheme' after complete understanding of the Scheme and its provisions stipulated in the notified rules without any pressure or persuasion by any other person or authority. The contents of my above application are true and correct to the best of my/our knowledge and belief and which I/we believe to be correct. No part of it is false and nothing material has been concealed therein.

I/We covenant / undertake to abide to the following terms and conditions in accordance with the notified Land Pooling Scheme and detailed rules/regulations of the Government:

1. That the said Land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, requisition, attachment in the decree of any court, lien, court injunction, notices, claims, Will, trust, exchange, lease, loan, surety, security, stay order, prior agreement to sell, collaboration, Memorandum of Understanding, joint venture, court attachment, stay order, family disputes, trespassers, structures, transformers, squatters, option, security interest, liability, place(s) of worship, hazardous material, pollutants, underground/over head water tanks, pipelines and transmission lines, water body(ies), wells, or any other proceeding or encumbrance etc of any kind.
2. That there is no order of attachment by the Income Tax Authorities or any other authorities under the law for the time being in force or by any other authority in respect of the said Land.
3. That there is no notice of default or breach on the part of the Owner of any provisions of law in respect of the said Land.
4. Land owner shall be responsible for ensuring that the pooled land is free from all encroachments till issue of Land Pooling Ownership Certificate by CRDA. All encumbrances/ encroachments on the land returned to land owner at a later date shall not be responsibility of Authority.
5. That in case any of the representations/assurances made by the land owner are found to be untrue and/or if the whole or any portion of CRDA's share is ever taken away or goes out from the possession of the CRDA on account of any legal defect in the ownership and title of the land owner, then the land owner will be liable and responsible to make good the loss suffered by the CRDA and shall keep the CRDA saved, harmless and indemnified against all such costs, damages, losses suffered by the CRDA.
6. That on the requisite LPOC being granted to the land owner, he shall inform CRDA about the sale of LPOC before entering into sale agreement with any purchaser (transferee) and shall incorporate appropriate conditions in the sale agreement making it mandatory for the purchaser to (i) get his/her name entered in the CRDA record by presenting a certified copy of registered sale deed to CRDA within 90 days of registration; and (ii) to be bound by the condition of LPOC that would be issued by CRDA and the CRDA policies / time limit for construction as applicable from to time.
7. The land owner shall neither challenge possession of CRDA's land share nor shall they seek injunction against the construction over the Land by the CRDA or his contractor (s) or their agents.
8. That in the event of any grievances at any stage, it shall be sorted out by the Competent Authority for the Land Pooling and such decision.
9. That a 'possession taken over receipt' will be given by CRDA immediately after handing over the land under the land pooling scheme.
10. That the reconstituted plot shall be allotted by lottery.
11. That the return of land to the land owners will be as to near to the pooled land as possible subject to other planning requirements.
12. That a statutory land pooling ownership certificate [LPOC] with alienable rights shall be issued within 9 months of entering into agreement with all willing land owners and to complete the development of the scheme area within 3 years of issue of LPOC.
13. That the reconstituted land will be returned and annuity paid to the land owners as indicated in the table below per every acre of original land surrendered under the land pooling scheme.

Land	Category	
	Dry	Jareebu
Patta		
Residential	1000 yd2	1000 yd2
Commercial	200 yd2	300 yd2
Assigned		
Residential	800 yd2	800 yd2
Commercial	100 yd2	200 yd2
Yearly payment for 10 years (Rs)	30000	50000
Yearly increase (Rs)	3000	5000
One time additional payment for gardens like lime/sapota/guava (Rs)	50000	

14. That reconstituted plots will be provided in one area to a land owner having original plots in different areas as per the category of original land, who have requested for the same.
15. That reconstituted plots will be provided in one area to different land owners requesting for joint allocation as per the category of original land.
16. That one time agricultural loan waiver of up to one lakh fifty thousand rupees per family will be done as per prescribed procedure of Government.
17. That LPOC and annuity payment shall be done to the religious institutions or charitable trusts under the purview endowment department in cases where original lands belong to such institutions.
18. That ownership and transit permission shall be issued through forest department for cutting and sale of teak trees duly exempting the relevant fees.
19. That standing crop as on the date of this agreement shall be allowed to be harvested.
20. That the land owners are provided with a one time exemption of stamps and registration fee, Non-Agricultural Land Assesemnt and basic infrastructure development fee.

Land owner's name	Signature

Witness:

SCHEDULE 2. DETAILS OF LAND OWNERS AND THEIR LANDS

Sl. No.:

Name:

 S/o W/o D/o Name:

PHOTO

Date of birth:

D	D	M	M	Y	Y	Y	Y
---	---	---	---	---	---	---	---

 (if available)Aadhaar:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Ration card:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Mobile:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Residential address:

Gram panchayat:

Revenue village:

Habitation:

Documents attached:

 copy of pattedar passbook Title deed Link documents D form patta Encumbrance certificate for 15 years

Land details

Mandal:

Revenue village:

S.No. as in Nnotice	RSR			Category			Extent under LPS (Ac)	Ownership as in IB				Name of occupant	succession -2, partition-3, gift-4, will-5, other-to specify)
	Sy.No	Sub-division	Total Extent (Ac)	patta/assigned (patta-1, assigned-2)	dry/jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not		Khata no.	Patta no.	PPB no.	Title deed no.		

Signature of land owner:

Date:

Note: If there is more than one owner add as many sheets as there are applicants.

Verification

The details of land of the applicants herein, as mentioned in Para 1 of this application are certified to be correct as per the latest revenue records / mutations / sale deeds available in this office.

(Competent Authority for Land Pooling)

OFFICIAL RECEIPT OF APPLICATION**FORM-9.7**

[See rule-8(2)]

Rc. No.

Dt.

This is to acknowledge that Sri _____ have submitted their application for becoming partners under the Land Pooling Scheme in respect of their land measuring _____ acres situated in village _____, mandal _____, district _____, capital city area of Andhra Pradesh. This receipt is issued in acknowledgement of the said application. The following applications / documents are received for verification of title.

<input type="checkbox"/> Consent application (2 sets) in Form 9.3	
Documentary evidences	
<input type="checkbox"/> Sale deeds / Partition deeds etc.	<input type="checkbox"/> Title Deeds
<input type="checkbox"/> Link documents	<input type="checkbox"/> EC for 15 years
<input type="checkbox"/> Adangal Copy	<input type="checkbox"/> Aadhaar Card
<input type="checkbox"/> Pattadar Passbooks	<input type="checkbox"/> Bank Passbook
Any other evidence in proof of title. Please specify below. _____	

Date:

Competent Authority for Land
Pooling

FORM-9.4*See rule 7(1)***LIST DISPOSAL ON THE OBJECTIONS / SUGGESTIONS**

In pursuance of Notification published / notice issued for declaration of intention to make land pooling scheme in an area u/s 43(3) read with Sec 55(1) of the APCRDA Act, calling for objections / suggestions and also individual notice informing the land owner to file objections / suggestions if any with in date specified in such notice, the following objections were received from the land owner.

The objections / suggestions were examined and gist of disposals are prepared in the list as mentioned below.

Name of the Village:

Name of the Mandal:

Name of the Gram Panchayat:

Name of the District:

Sl. No.	Survey No.	Extent Ac. Cts.	Name of the Objector / person suggesting	Gist of Suggestion / Objection	May be accepted / partially accepted / Rejected	Reasons for Such Recommendations
(1)	(3)	(4)	(5)	(6)	(7)	(8)

Suggestions / Objections along with recommendations for finalizing the modified area placed before the Authority for approval on Merits.

Place:

Competent Authority

Date:

FORM-9.5*See rule 7(2)***NOTIFICATION OF FINALIZED AREA FOR PREPARATION OF LAND POOLING SCHEME**

After conducting enquiry on the objections / suggestions made on the notification of declaration of intention to make LPS u/s 55(1) and with prior approval of the Authority the following area is declared as modified and finalized area for taking up of Land Pooling Scheme u/s 55(6) for preparation of draft Land Pooling Scheme.

SCHEDULE

Name of the Village :

Name of the Mandal :

Name of the Gram Panchayat :

Name of the District:

S.No.	RSR			Category			Extent under LPS (Ac)	Name of land owner	Boundaries (Sy.No/S.D No.)			
	Sy.No	Sub-division	Total Extent (Ac)	patta/assigned (pattia-1, assigned-2)	dry/jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not garden-5)			North	South	East	West

Place:	
Date:	Competent Authority for Land Pooling

The Landowner / Landowners shall file two sets of applications along with certified documents within 30 days from this Notification so far as modified extents are concerned.

Place:

Competent Authority

Date:

FORM-9.6*See rule-8(1)***INDIVIDUAL NOTICES TO THE LANDOWNERS TO PARTICIPATE IN LPS AND PRODUCE RECORDS FOR VERIFICATION OF OWNERSHIP**

Notice is hereby given that the Authority has published a Notification declaring the intention to make Land Pooling Scheme in the lands given in the schedule under Sec. 55(4) of the APCRDA Act 2014. You are required to appear in person / by authorized agent on or before at.....by time before the undersigned to put in a statement in writing showing the nature of your interest to the land, ownership details, tenure details, encumbrances, the name of every other person possessing any interest in the land or any part of it, as Co-proprietor or mortgagee, tenant or otherwise the nature of such interest and rents and profits received or receivable on account of it for 3 years next preceding the date of statement, Encumbrance Certificate for 15 years with due verification by Revenue Authorities and also it is to inform is the last date for filing suggestions / objections on the area for under taking Land Pooling Scheme.

SCHEDULE

S.No.	RSR			Category			Extent under LPS (Ac)	Name of land owner
	Sy.No	Sub-division	Total Extent (Ac)	patta/assigned (patta-1, assigned-2)	dry/jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not garden-5)		

Competent Authority

To
Sri / Smt.-----

FORM-9.7

See rule-8(2)

See Form 9.3

FORM-9.8

See rule-8(3)

PUBLICATION OF LIST OF CLAIMS OF LANDOWNERS INVITING OBJECTIONS

In pursuance of Notification given under Section 55 (4) the following land owners have filed consent applications for inclusion in the Land Pooling Scheme.

SCHEDULE

Name of the Village:

Name of the Mandal :

Name of the Gram Panchayat:

Name of the District :

Sl No.	Name of the Land Owner	Sy.No / Sub-Division	Total Extent	Extent proposed for LPS	Boundaries N S E W	Entry as per Adangal	Entry as per RSR	Entry as per 1B	EC in the name of	Documents furnished	Remarks if any
1	2	3	4	5	6	7	8	9	10	11	12

Notice is hereby issued u/r 8(3) of APCRDA, LPS (F&I) Rules 2015, calling for objections over the ownership along with supporting documents if any within 15 days of the publication of this Notice failing which it will be construed that no objection is there for considering the application filed in Form 9.3 on merits.

Competent Authority

FORM-9.9

See rule-8(4)

**REQUISITION TO DISTRICT COLLECTOR REQUESTING
VERIFICATION OF CERTAIN CATEGORIES OF LANDS**

In pursuance of issue of Notice under rule 6(2) individual notices were also given in form 9.6. After verification with revenue records the following lands are covered under the category of Government lands / Assigned lands / Endowment lands / Wakf lands. The requisition is hereby filed before the District Collector, requesting verification of claims and objections and to finalize the list of interested parties and also for transfer of un objectionable lands to the Authority.

Sl.No	Surveyo No./ SD No. as per RSR	Extent	Category of land *

*1. Government Land 2.Assigned Land 3. Endowment Land 4. Wakf Land
5. bhoodan lands 6.Any other Category

Competent Authority

FORM-9.10*See rule-8(5)***ORDERS CONFIRMING ELIGIBILITY TO PARTICIPATE IN LPS**

Rc. No.

Dt.

In pursuance to the final Notification of Land Pooling Scheme published on _____, the following objections are received as stated below.

Sy. No. / Sub-Division No.	Objected Extent	Name of the reputed owner after disposal of objections	Encumbrances if any	Objections Accepted / Rejected
1	2	3	4	5

All the claims verified with reference to entries in RSR / 1B / Adangal and physical possession with reference to local enquiry duly examining EC's and objections made on the claim and found the following persons as Land Owners having alienable rights.

SCHEDULE

Name of the Village:

Name of the Mandal :

Name of the Gram Panchayat:

Name of the District :

Sl No .	Name of the Land Owner	Sy.No / Sub-Division	Total Extent	Extent proposed for LPS	Boundaries N S E W	Entry as per Adangal	Entry as per RSR	Entry as per 1B	EC in the name of	Documents furnished	Encumbrances if any
1	2	3	4	5	6	7	8	9	10	11	12

Orders of the Competent Authority: (reasons for coming to a conclusion that the reputed owner is having alienable rights and eligible for entering agreement with the authority for undertaking LPS shall be mentioned)

Competent Authority

FORM-9.11*See rule-8(6)***LIST OF LANDOWNERS AND THE LANDS WHO HAVE NOT GIVEN CONSENT UNDER LPS**

Rc. No.

Dt.

In pursuance to the final Notification of Land Pooling Scheme published on _____, and after considering all objections and suggestions and finalizing the title disputes the following land owners have not given consent under LPS.

District:**Mandal:****Village:**

Sl. No.	Name of the reputed land owner	R.S. No.	Category			Extent owned by him / her Ac. Cts.
			Patta assigned (patta-1, assigned-2)	Dry/Jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not garden-5)	
1	2	3	4	5	6	7

Place:
Date

Competent Authority

FORM-9.12*See rule-8(7)***DETERMINATION OF ELIGIBLE EXTENT OF THE RECONSTITUTED PLOT FOR LAND OWNER**

Rc. No.

Dt.

In pursuance of the Notification of modified area of the Land Pooling Scheme published on _____, it is found that Sri / Smt. _____, S/o / W/o _____ is the established owner of an extent of Ac. _____ Dry Ac. Assigned lands, Ac. Jareebu lands and executed consent agreement with the Competent Authority and handed over lands. As per Rule 8(7) a share of total area of the scheme specified by the Authority for reconstituted plots / land for re-allotment to lands owners Sri / Smt. _____, S/o / W/o _____ is entitled for allotment of an extent of _____ Square Yards of Residential Plot and _____ Square yards of Commercial plot as shown below:

- 1) Total extent of land contributed by the land owner : Ac. Cts.
- 2) Eligible extent for re-allotment :
 _____Sq.yds.
- 3) Allotment of Residential Plot No. L.P. No. :
 _____Sq.yds
 Sector No. Zone No.
- 4) Allotment of Commercial Plot No. L.P. No. :
 _____Sq.yds
 Sector No. Zone No.

Place:
Date

Competent Authority

To
Sri / Smt. _____
_____Copy to the Tahsildar,
Copy to the Sub Registrar,

FORM-9.13*See rule-8(8)***LIST OF LANDOWNERS ELIGIBLE TO PARTICIPATE IN LPS**

Rc. No.

Dt.

In pursuance to the final Notification of Land Pooling Scheme published on _____, and after considering all objections and suggestions and finalizing the title disputes the following land owners are established with their extents of lands owned and their share of land to be re-allotted.

District:**Mandal:****Village:**

Sl. No.	Name of the land owner with established ownership	R.S. No.	Category			Extent owned by him / her Ac. Cts.	Extent to be re-allotted to his / her share Sq.Yds.	
			Patta assigned (patta-1, assigned-2)	Dry/Jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not garden-5)		Residential	Commercial
1	2	3	4	5	6	7	8	9

Place:

Competent Authority

Date

FORM - 9.14

[under Rule 8(8)]

**DEVELOPMENT AGREEMENT CUM
IRREVOCABLE GENERAL POWER OF ATTORNEY**

Reference: (1) Sections 55 & 56 Andhra Pradesh Capital Region Development Authority Act, 2014

(2) Rule 8(8) of Andhra Pradesh Capital City Land Pooling Scheme (formulation and Implementation) Rules, 2015

This Deed of Development Agreement-Cum-Irrevocable General Power of Attorney is made and executed on this _____ day of _____, 2015, at _____, _____, by and between:

Sri. _____, S/o. Sri _____, aged about _____ years, Occupation: _____, R/o. _____.

(Hereinafter called as "Party No.1")

AND

The Andhra Pradesh Capital Region Development Authority, a statutory body constituted under the provisions of Andhra Pradesh Capital Region Development Authority Act, 2014 having office at Vijayawada, hereinafter short referred to as the "CRDA" (Party No. 2), which expression shall, unless repugnant to the context or meaning thereof, always mean and include the side CRDA, acting through its (to be decided) as PARTY NO. 2.

(Hereinafter called the "Party No.2")

The expressions, "**Party No.1**" and "**Party No.2**" shall mean and include their legal heirs, legal representatives, assignees, administrators, successors in interest etc. wherever the context permits.

Whereas, the Government of Andhra Pradesh by Notification G. O. Ms. No._____, MA & UD Department has declared the Andhra Pradesh Capital City Area which includes (___) Districts, (___) Mandals and (___) Villages and (___) Urban Local Bodies covering an area of _____ km² therein.

Whereas the Party No. 2 has powers under sections 55 to 60 of CRDA Act, 2014 empowering it to undertake and develop Land Pooling Scheme in its region.

Whereas the Party No. 2 vide the Notification G.O. Ms. No. _____, MA&UD Department dated _____ authorized Party No.2 to undertake land pooling scheme.

Whereas, _____ is the original pattadar and possessor of land admeasuring Ac.-_____ cts in Survey No._____ situated at _____ Village, _____ Mandal, _____ District.

Whereas the said piece and parcel of land was mortgaged by the Party No.1 to the interested party by a mortgage Deed No. _____ dt _____ that the ---- executed by the

owner of the first part and the Interested party of the other part and registered with the Sub-Registrar at ____ under serial No. ____ at pages ----- to ----- of Volume No. ---- of Book (to be scored out if there is no interested party).

Whereas the said land / lands have been published vide **Notice of Declaration of Intention** in **Form-9.1** under Rule 6(2) of the Rules 2015 in Gazette Issue No. _____ Dt. _____ published in News Papers on _____ and noted in **Form-9.11 and Form-9.12** and whereas the Party No.1 and the interested party and the Authority agreed for the handing over and taking over of the measuring an extent of Ac.____cents in R.S. No.____ of _____ Village _____Mandal _____ District and in lieu of contribution of the land by the owner to the Authority the land owner is agreed for the his / her share of re-allotment of re-constituted plot/s for an extent of _____ Sq.Yds.

Whereas, Tahsildar, _____ Mandal and Revenue Divisional Officer _____ division issued Pattadhar Pass Book No._____ and Title Deed No._____ with Khatha No.____ in favour of Owner in respect of the above land.

OR

Whereas, Sri._____ sold the above land to the Owner No.____ herein under vide registered sale deed dated _____ bearing document no._____ on the file of _____.

Whereas, Owners after pursuing the Land Pooling Scheme rules understood the Land Pooling Scheme, decided to give land admeasuring **Ac_____Cts** in survey No._____ of _____ Village, _____ Mandal, _____ District, more particularly described in the Schedule-A annexed hereto and hereinafter called the Schedule-A Property for the development under Land Pooling Scheme and approached the CRDA and the CRDA has agreed for the same.

NOW THIS DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

NOW THEREFORE, the owner or interested party do hereby agree with the Authority as follows:

- i. The Party No.2 shall be competent to alter the boundaries, develop and make requisite changes in the land pool area as per terms of this agreement.
- ii. If the Party No.2 desires that it is necessary to take immediate possession of the land under Land Pooling Scheme area even though there is a standing crop on it, the Authority will be entitled to do so provided that compensation for the standing crop is also included in the agreement.
- iii. That the Party No.1 shall not claim any amount in addition to the amount agreed upon as aforesaid compensation and accept it without any protest.
- iv. That the Party No.1 further agree that they will not claim for payment of higher compensation in any court of law and will not be entitled to file any petitions and

such petition if filed shall be void and illegal and that they shall abide by the orders of the Authority.

- v. Without prejudice to any other remedies for the enforcement of any refund or indemnity the Party No.2 may recover any sum determined and certified by the Party No.2 to be due and payable by the owner and the interested party to the Government by way of refund or otherwise under these presents as arrear of land revenue.
- vi. If any Government dues / shares / premium from this land / lands are payable by the owner or interested party and the loans of any public financial institutions are outstanding against the land / lands and same shall be deducted from the share of the Party No.1.
- vii. The Party No. 1 hereby grant the irrevocable rights to the Party No. 2 to develop the Schedule A Property under Land Pooling Scheme purpose, subject to the other terms of this Agreement and accordingly, delivered the possession of the 'A' Schedule Property to the Party No. 2. The Party No. 1 hereby grant license to the Party No. 2 and authorize and empower it to enter into and develop the Schedule 'A' Property.
- viii. It is agreed that the Party No. 1 shall handover all original documents of title pertaining to the A Schedule Property, including the receipts for utilities, property tax receipts, etc., to the Party No. 2 simultaneously on the execution of this Development Agreement Cum Irrevocable General Power Of Attorney and Party No. 2 shall hand over the same to the Party No. 1 after the completion of the entire Scheme as per the terms and conditions as mutually agreed upon.
- ix. The Party No. 1 hereby declare and assure the Party No. 2 that there are no encumbrances, prior agreements, joint family interests, leases / licenses, charges or attachments over the A Schedule Property as on date and that they have not incurred or knowingly suffered any liability or obligation in respect thereof and that there are no other person(s) having any interest in

the A Schedule Property, except the Party No. 1 herein and further covenant to indemnify the Party No. 2 and to keep indemnified the Party No. 2 from all losses that may be caused due to any defect in the title of the Party No. 1 or otherwise. If there are any third party claims, the Party No. 1 shall alone be liable to settle the same on their own cost and if they fail to settle the same within reasonable time, the Party No. 2 shall be entitled, without being bound, to settle such claims on such terms as the Party No. 2 may deem proper and expedient and at the cost of the Party No. 1, which shall be binding on the Party No. 1. The Party No. 1 alone shall be liable for furnishing all the information and documents and answer the queries required for scrutiny of title or for demarcation of boundaries, etc in respect of A Schedule Property. That the Owner shall alone be responsible for defects, if any, in the title or any third claim or institution claims, bank claims or any other claims or any prior agreements, if any by the third parties and their claims or any litigations shall make good of the same to his own cost, expenses and the Party No. 2 shall not be responsible for the same with regard to the title over the land.

- x. That Party No. 1 hereby permits Party No. 2 to undertake the total station survey within its lands plots/premises, preparing the Land Pooling Scheme and undertaking the reconstitution of the land comprised in the aforesaid Survey Nos. belonging to him/her as per the approved Policy Document of Land Pooling Scheme of CRDA. The Party No. 1 shall not create any objections or hindrance.
- xi. The Party No. 1 will handover the land as per the Land Pooling Scheme to the Party No. 2 to earmark the land for various purposes under Land Pooling Scheme of CRDA Act, 2014.

- xii. That if the Party No. 1 sells the land in his/her possession upon after signing this Agreement then the conditions of this Agreement will be applicable on the new Land Owners.
- xiii. The Party No. 2 shall be entitled to include any other land for the purpose of developing the same along with the A Schedule Property, without any further reference to the Party No. 1, on such terms as the Party No. 2 may deem it expedient for the Party No. 2, without anyway reducing the Schedule Areas and enter into suitable agreement with third parties.
- xiv. The Party No. 2 shall develop A Schedule property as Land Pooling Scheme and all the “Original Plots” or “OP” will be reconstituted i.e., each plot will be reshaped in a manner appropriate for development and given access. The final reconstituted plots will be termed as “Reconstituted Plots”.
- xv. The cost of Land Pooling Scheme shall comprise of all statutory fees & charges like developmental charges, land conversion charges (if applicable) payable to Land Conversion from Agricultural to Non-Agricultural Charges, Registration charges and other administrative charges and infrastructure costs. The components of infrastructure include roads with street lighting, water supply, Sewerage lines & Sewerage Treatment Facility, Development of open spaces and Avenue Plantation and Rain Water Harvesting. These may change subject to requirements on ground.
- xvi. Land will be appropriated from each Original Plot and will be used to provide for the following components:

Sl. No.	DETAILS	PERCENTAGE (%)	
1	2	3	
A.	i.	Land reserved for providing housing accommodation for poor	5.0
	ii.	Parks, Play Grounds, Gardens and Open Spaces.	10.0
	iii.	Social Infrastructure, such as, Schools, Dispensary, Public Utility Spaces and other community facilities.	5.0
	iv.	Roads and transport	30.0
	v.	Land required to be given to CRDA	Variable
B.	Land returned to the Party No. 1. (Final Plot)	Variable	
C.	Total (A+B)	100	

- xvii. The notified Final Land Pooling Scheme (After issue of final notification) shall be deemed to be development permission and all building permissions shall be scrutinized accordingly.
- xviii. The land required for open space, amenities and utilities will depend on the population to be housed in the area which will in turn depend on the proposed Zoning in the Land Pooling Scheme.
- xix. The locations of the “Reconstituted Plot” will be retained close to its original locations unless a specific planning concern warrants its shift. In such case Party No. 2 reserves the right to locate the Reconstituted Plots and evolve a policy duly discussing the same with Party No. 1 of “Original Plot”.

- xx. The Party No. 2 shall be entitled to advertise for sale of its share to third parties and enter into agreements, receive consideration issue receipts, appropriate the proceeds, execute Sale Deeds or other conveyance to such third party purchasers and present the same for registration and the Party No. 1 shall not have objection in this regard.
- xxi. The Party No. 2 shall be entitled to do and is hereby authorized to approach the government, State, Central or Local or other Authorities/Organizations for the purpose of any permission, grant, service connection etc., and for the purpose of carrying out the development works including submission of plans permission etc., in respect of A Schedule Property.
- xxii. That after completion of the development of Land Pooling area in all respects, the Party No. 2 shall inform and deliver possession of the "Reconstituted Plots" which are allotted to the Party No. 1 under the Allotment Letters/Conveyance Deed by duly obtaining acknowledgement in writing from the Party No.1.
- xxiii. After handing over of the "Reconstituted Plot", the Party No. 1 shall be at liberty to sell/allot their share of the plots and to enter into any contract or agreement for the allotment or sale of such plots at such price and on such terms and conditions as the Party No. 1 may think fit. All such Allotments/Sale shall be made by the Party No. 1 at their own cost and risk and the Party No. 1 shall alone be responsible to such parties in connection with all such transactions.
- xxiv. The Party No. 1 shall not seek stay or stoppage of the development work on the A Schedule Property and they are entitled for damages for breach of any terms of this agreement by the Party No. 2 and the damages if entitled under law. This clause is incorporated in the interest of prospective purchasers and the scheme.
- xxv. That all the matter difference questions, disputes arising out of present Agreement shall be referred adjudicated upon by the Commissioner, CRDA. Interpretation of the Clauses of this agreement, the LPS process and the Policy document by the Commissioner, CRDA shall be final and binding upon Party No. 1.
- xxvi. That if due to any unforeseen reason the said Land Pooling Scheme is not extended then the decision taken by the Commissioner, CRDA in this regard shall prevail.
- xxvii. The Courts at Krishna and Guntur districts shall have exclusive jurisdiction to try and entertain any disputes arising out or in relation to this Development Agreement subject to Arbitration clause contained herein.
- xxviii. That, Party No. 2 reserves the right to cancel this agreement at any point of time with out giving any reason thereof.
- xxix. Notwithstanding anything hereinabove, the rights and share of the Party No. 2 hereunder, including the powers, shall not be revoked by death, insolvency or such other reason on the part of the Party No. 1.
- xxx. The Party No. 1 and the Party No. 2 shall enter into Supplementary Agreement for earmarking their respective shares after final approval of Land Pooling Scheme by the Authority and register the same. The extent will be determined based on net area available after deducting circulating spaces, open spaces and Social Amenities, housing for poor components etc., CRDA's share to meet the expenditure of roads and civic

infrastructure, administrative and legal costs, Registration Charges and other expenditure for developing public amenities.

xxxii. Within _____ days from the date of the sanction of Land Pooling Scheme, the Party No. 1 and Party No. 2 shall enter into Supplementary Agreement for allotment of Final Plots. The Developer shall allot the “B” Schedule Areas to the Party No. 1 preferable in the Schedule “A” property if the plotted area is not available on any reason the shortfall of such plotted area shall be allotted in the neighboring lands. After such division the Party No. 1 and the Party No. 2 shall become the absolute Party No. 1 of their respective portion of Schedule ‘A’ Property comprising of “Reconstituted Plots”.

SCHEDULE – A

All that the land admeasuring Ac. _____ Cts in survey No. _____ of _____ Village, _____ Mandal, _____, and bounded by:

NORTH :

SOUTH :

EAST :

WEST :

IN WITNESS WHEREOF, the Party No. 1 and Party No. 2 signed on all pages and all other parties hereto have put their hands and subscribed their signatures in the last page of this Agreement, with free will and consent on the above mentioned day, month & year, in the presence of the following witnesses:

PARTY NO. 1

Shri/Smt. _____

Age: _____

Occupation: _____

Address: _____

PARTY NO. 2

SIGNED, SEALED BY Authorized Signatory,
Andhra Pradesh Capital Region Development Authority in presence of

WITNESS 1:

Shri/Smt. _____

Age: _____

Occupation: _____

Address: _____

WITNESS 2:

Shri/Smt. _____

Age: _____

Occupation: _____

Address: _____

SUPPLEMENTARY AGREEMENT

This Deed of Supplementary Agreement is made and executed on this _____ day of _____ 2015 at -----, by and between:

Sri. _____ , **S/o** _____ aged about _____ years, Occupation: _____, R/o.

_____.

(Hereinafter called the “**Party No.1**”)

AND

The Andhra Pradesh Capital Region Development Authority, a statutory body constituted under the provisions of Andhra Pradesh Capital Region Development Authority Act, 2014 having office at Vijayawada, hereinafter short referred to as the “CRDA” (Party No. 2), which expression shall, unless repugnant to the context or meaning thereof, always mean and include the side CRDA, acting through its (to be decided) as **Party No. 2**.

(Hereinafter called the “**Party No.2**”)

The expressions, "Party No.1" and “Party No.2” shall mean and include their legal heirs, assignees, agents, successors in interest, liquidators, executors, directors, Successor-in-office etc., unless the context otherwise requires.

Whereas, the expressions Party No.1 and Party No.2 shall mean the same as assigned to them in the registered Development Agreement cum Irrevocable General Power of Attorneys dated _____ bearing documents No._____, Dated _____ bearing document No._____ on the file of Sub-Registrar, _____ hereinafter referred to as Principal Agreements.

Whereas the owner No. _____ have entered into the Principal Agreement dated _____, bearing documents No. _____ with the Party No.2 for the development of the land admeasuring Ac. _____ Cts in Survey No. _____ and Ac. _____ Cts in Survey No. _____ totally admeasuring Ac. _____ Cts situated at _____ village, _____ A of the Principal Agreement on the file of Sub-Registrar, _____ Guntur District under Land Pooling Scheme.

Whereas, the Party No.2 has developed the Land of Party No.1 under L.P.S duly following the guidelines under Land Pooling Scheme.

Whereas, Party No.1 and Party No.2 on mutual understanding agreed to distribute the developed plots as for the terms mentioned in Principal Agreement & Supplementary Agreement and decided to reduce the same into writing to avoid the future doubts.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSTH AS FOLLOWS:

1. After developing the Land into Plots duly following the guidelines the plots shown in Schedule-A have been allotted to Party No.1 as per their share. And they become absolute owners at plot mentioned in Schedule-A
2. The plots shown in Schedule-B are allotted to Party No.2 as per the share as mentioned in the Principal Agreement.
3. The Party No.1 are entitled to sell or lease or licence or any manner the Schedule-A Property allotted to them as they become absolute Owner of the Plots as mentioned Schedule-A.
4. The Party No.2 is entitled to sell or lease or licence or any manner the Schedule-B areas allotted to it, without any further reference to Party No.1.
5. The Party No.2 is entitled to avail a project loan by securing the areas allotted to it from the Bank/Financial Institutions by depositing the original Principal Agreement and other documents by way of equitable mortgage by depositing the title deeds and Register the same before concerned Sub-Registrar by exercising the power of attorney mentioned in clause 17 of the Principal Agreement.
6. Hereinafter, the Party No.1 and /or the Party No.2 are entitled to sell their share of the developed areas to the third party/ies and enter into agreements, receive consideration, issue receipts, execute sale / conveyance deed/s or any other deeds as may be necessary, from time to time.
7. Subject to the above modifications, all the terms and conditions of the Principal Agreements are in full force in all respect and binding on both the Parties.

SCHEDULE-A

(Plots allotted to the Party No.1)

Sy.No.	Plot No.	Extent	Boundaries

SCHEDULE-B
(Plots allotted to the Party No.2)

Sy.No.	Plot No.	Extent	Boundaries

IN WITNESS WHERE OF, the Party No.1 and Party No.2 executed this Supplementary Agreement with their free will and consent on above mentioned day, month & year, in the presence of the following witnesses.

WITNESSES:

- 1.
- 2.

PARTY NO.1

- 1.
- 2.

PARTY NO.2

FORM-9.15*See rule-9(2)(e)***ELECTRONIC TOTAL STATION SURVEY - NOTICE OF INFORMATION TO REVENUE DEPARTMENT**

Rc.

Dt.

In pursuance of the Notification of finalized area for Land Pooling Scheme published on _____, u/s 55(6), consent agreement was executed between the Competent Authority and Land Owner and following lands were taken possession.

District:

Mandal:

Village:

Sl. No.	Name of the land owner with established ownership	R.S. No.	Extent owned by him / her Ac. Cts.	Boundaries N S E W
1	2	3	4	5

As per Rule 9(2)(e) of AP Capital City Land Pooling Scheme (Formulation and implementation) Rules, 2015 conduct of Electronic Total Station (ETS) survey of Land Pooling Scheme area in the presence of a representative from the Revenue Department is required for identification of field boundaries and for preparation of draft notification of land pooling scheme.

Hence the Tahsildar,..... is requested to depute concerned Surveyor and V.R.O. at the time of Electronic Total Station (ETS) Survey of LPS area on _____.

Yours faithfully,

Competent Authority

To
The Tahsildar,
..... Mandal.

Copy to the Collector,
Copy to the RDO.

for information.
For information.

FORM-9.16*See rule-9(2)(e)***ELECTRONIC TOTAL STATION SURVEY - NOTICE TO LAND OWNER**

Rc.

Dt.

In pursuance of the Notification of finalized area for Land Pooling Scheme published on _____, u/s 55(6), consent agreement was executed between the Competent Authority and Land Owner and following lands were taken possession.

District:

Mandal:

Village:

Sl. No.	Name of the land owner with established ownership	R.S. No.	Extent owned by him / her Ac. Cts.	Boundaries N S E W
1	2	3	4	5

As per Rule 9(2)(e) of AP Capital City Land Pooling Scheme (Formulation and implementation) Rules, 2015 conduct of Electronic Total Station (ETS) survey of Land Pooling Scheme area in the presence of a land owner / authorized person required for identification of field boundaries and for preparation of draft notification of land pooling scheme.

Hence you are here by requested to be present at the time of Electronic Total Station (ETS) Survey of LPS area on _____.

Yours faithfully,

Competent Authority

To

Sri / Smt.....

.....

.....

Copy to the Collector,

for information.

Copy to the RDO.

For information.

Copy to the Tahsildar,

for information.

FORM-9.17

See rule-9(3)

**CERTIFICATION OF AREA STATEMENT / FINAL BASE MAP AND
PREPARATION OF LIST OF LAND OWNERS**

In pursuance of notification issued under rule 6 (2) this is certify that the area statement and the final base map and list land owners prepared duly conducting Electronic total station survey of Land Pooling Scheme Area and by taking the assistance of representatives of Revenue department, Land owners and by taking Technical Support, duly depicting the original holdings of Land owners and proposed reconstituted plots for allocation to land owners / authority / reserved lands.

Competent Authority

FORM-9.18*See rule-9(6)(I)***APPLICATION FOR JOINT ALLOTMENT OF FINAL PLOTS****From:**

- (1) Name
(2)
(Land owners)

To:

Competent Authority,

The land measuring an extent of Ac._____Cents situated in the following Survey Number/s and village/s shown below under **Land Pooling Scheme** for the purpose of development CRDA constituted under Andhra Pradesh Capital Region Development Authority Act, 2014 and Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015 has been handed over to the Authority on _____.

Name of the Village:

Name of the Gram Panchayat:

Name of the Mandal :

Name of the District :

Sl. No.	Name of the land owner with established ownership	R.S. No.	Category			Extent owned by land owner Ac. Cts.	Extent to be re-allotted to land owner's share Sq.Yds.	
			Patta assigned (patta-1, assigned-2)	Dry/Jareebu (dry-1, jareebu-2)	garden (lime-1, sapota-2, guava-3, others-4, not garden-5)		Residential	Commercial
1	2	3	4	5	6	7	8	9
Total								

I/We am/are hereby giving my/our consent to allot one final plot in lieu of my/our different parcels / land jointly as common final plot as per my/our total share in the approved and published final Land Pooling Scheme.

Yours faithfully
(Name:-)

FORM-9.19

See rule-9(7)

**STATEMENT OF CONSULTATIONS MADE u/s 56 READ WITH
section 44**

The Competent Authority before preparing the draft LPS of the Area in accordance with development plans consulted the Land owners relating to the provisions made u/s 44. The consultations made are as stated below.

Sl.No	Item of consultation	Names of persons participated in consultation	Suggestions made by Land owners / Interested persons

Competent Authority

FORM-9.20*See rule-10(1)***NOTIFICATION OF DRAFT LAND POOLING SCHEME CALLING FOR OBJECTIONS / SUGGESTIONS**

Rc. No.

Dt.

Where as finalized / modified area of the land pooling is published on for preparation of draft Land Pooling Scheme, a final base map is prepared along with area statements and ownership status in the LPS area duly giving notice to Revenue Department and land owner to participate.

The draft LPS containing Land / Ownership particulars, Land use break up, re-constitution of plots, method of re-allotment, plots / land allocation to Authority / land owners land allocations for various purposes, land use, cost benefit analysis etc., as mentioned under Rule 9(1) to (8), is made and having the approval of the Authority, Notification of the Draft LPS u/s 56(2) is hereby issued calling for objections / suggestions from the landowners with in 30 days of the publication of the Notification.

The detailed draft LPS along with map is kept in the office of the Commissioner, CRDA as well as its official website and may be inspected on any working day during office hours.

By virtue of this publication of draft LPS, all the lands for purpose of laying roads, drainage, lighting, water supply and other utilities are liable to be vested absolutely in the Authority free from all encumbrances without affecting any rights of the land owner and illegal occupants are liable to be summarily evicted to enforce the scheme.

LAND SCHEDULE UNDER LPS

Original land holding of the land owner					Eligibility (sq.yds)		Proposed reconstituted plot for allocation									
Mandal	Village	Sy. No.	Extent (Ac. Cts)	Name of the Landowner	Category		Residential	Commercial	Residential				Commercial			
					Jareeb / Dry	Patta/Assigned			Zone no.	Sector no.	Plot no.	Extent yd ²	Zone no.	Sector no.	Plot no.	Extent yd ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)

Place:

Competent Authority

Date

FORM-9.21*See rule-10(2)***FORM OF OBJECTIONS / SUGGESTIONS ON DRAFT LPS**

In pursuance of notification of draft Land pooling scheme calling objections / suggestions under rule 10(1) I / we S/o, D/o, W/o being the land owner / interested person file the following objections / suggestions.

Name of the Objector	Category of Objection			
	Land ownership	Reconstitution of Plots to Land owner	Reserved Lands	Lands for Authority

Nature of Objections

Suggestions

Land owner interested person

FORM-9.22*See rule-10(4)***NOTICE OF FINAL LAND POOLING SCHEME**

Rc. No.

Dt.

Where as Draft Land Pooling Scheme was published vide proceedings Rc.No. , dated Of the Competent Authority, CRDA and published vide District Gazette No..... , dt..... and published in the manner prescribed U/r 6(3), suggestions / objections received with in time for examined and after making necessary modifications if any required was placed before the Authority for approval and the LPS has become final.

Notice / LPS Final Notification is hereby made. A Notified area under the Final Land Pooling Scheme shall vest absolutely with the Authority free from all encumbrances for re constituting and implementing the LPS.

The final approved LPS along with Map is kept in the office of the CRDA and may be inspected on any working day during office hours.

LAND SCHEDULE UNDER FINAL LPS

Name of the Mandal :

Name of the Village :

Original land holding of the land owner					Eligibility (sq.yds)		Proposed reconstituted plot for allocation									
Mandal	Village	Sy. No.	Extent (Ac. Cts)	Name of the Landowner	Category		Residential	Commercial	Residential				Commercial			
					Jareeb / Dry	Patta/Assigned			Zone no.	Sector no.	Plot no.	Extent yd ²	Zone no.	Sector no.	Plot no.	Extent yd ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)

Place:
Date

Competent Authority

FORM-9.23*See rule-10(4)***TAKING POSSESSION OF LAND FROM LAND OWNERS**

In pursuance to the final Notification of Land Pooling Scheme published on _____, and after considering all objections and suggestions and finalizing the title disputes, the landowners entered into agreement with Commissioner, CRDA / Competent Authority. Following schedule of land have been taken possession from Sri / Smt _____ S/o / W/o _____ on _____.

District:

Mandal:

Village:

Sl. No.	Name of the land owner with established ownership	R.S. No.	Extent Ac. Cts.	Boundaries N S E W
1	2	3	4	5

Handed over

Taken possession

(Land owner)

Competent Authority

Witnesses:

1.

2.

FORM-9.24*See rule-11(4)***LAND POOLING OWNERSHIP CERTIFICATE**

Rc. No.

Dt.

In pursuance to the final Land Pooling Scheme published on _____, and as per the development agreement entered by you in Form-9.14 Sri / Smt. _____, S/o / W/o _____ resident of D.No. _____, Street _____, _____ Village, _____ Mandal, _____ District has been allotted the plot shown in the schedule below.

Original land holding of the land owner					Eligibility (sq.yds)		Proposed reconstituted plot for allocation									
Mandal	Village	Sy. No.	Extent (Ac. Cts)	Name of the Landowner	Category		Residential	Commercial	Residential				Commercial			
					Jareeb / Dry	Patta/Assigned			Zone no.	Sector no.	Plot no.	Extent yd ²	Zone no.	Sector no.	Plot no.	Extent yd ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)

Eligible extent for re-allotment : _____ Sq.yds.

Allotment of Residential Plot No. L.P. No. : _____ Sq.yds in Sector No. _____ and Zone No. _____

Allotment of Commercial Plot No. L.P. No. : _____ Sq.yds in Sector No. _____ and Zone No. _____

1. The allotment of plots were made by draw of lots, in the presence of one third or more land owners
2. This certificate is the conclusive proof of evidence of the title and the Owner shall have alienable rights of property as per the provisions of Registration Act and Transfer of Property Act.
3. Owner shall be responsible for all the required infrastructure within the final plot, for obtaining all no objection certificates required for the development of Final plot and following the prevailing development promotion regulation and Building Regulations / Rules depending on the type of development proposed, for payment of necessary fees and charges as per rules for the sanction of development permission.
4. Final plot owners or any other purchaser of the final plot shall have to pay for the usage, consumption and maintenance charges levied by the Agencies responsible for the common infrastructure and respective services.

Encl: Sketch of Final Plots

Place:

Date

Competent Authority

To

Sri / Smt. _____

Copy to the Tahsildar,
Copy to the Sub Registrar.

FORM-9.25*See rule-11(6)***DETAILS OF LPOCs AND LAND CONTRIBUTED BY LAND OWNERS FOR PUBLISHING ON WEBSITE**

Original land holding of the land owner					Eligibility (sq.yds)		Proposed reconstituted plot for allocation									
Mandal	Village	Sy. No.	Extent (Ac. Cts)	Name of the Landowner	Category		Residential	Commercial	Residential				Commercial			
					Jareeb / Dry	Patta/Assigned			Zone no.	Sector no.	Plot no.	Extent yd ²	Zone no.	Sector no.	Plot no.	Extent yd ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)

Place:
Date

Competent Authority

FORM-9.26*See rule-12(1)(a)***REGISTER OF RESERVED LANDS CATEGORY WISE**

In pursuance to the Notification of the final Land Pooling Scheme published vide proceedings no. Rc. _____, dt. and published in District Gazette No., dt. the Authority has taken over all lands reserved for the Parks, Play grounds and Open spaces, Roads, Social amenities and affordable housing and entered in the separate Registers, as per the powers vested u/s 57(6) of the Act.

Sl. No.	Sector No.	Zone No.	Purpose for which Reserved	Plot Nos.	Extent	Boundaries N S E W
1	2	3	4	5	6	7

Note: Purpose for which reserved- write Parks or play grounds or open spaces or roads or social amenities or affordable housing etc.

Competent Authority

FORM-9.27*See rule-12(1)(b)***REGISTER OF LANDS TAKEN OVER BY THE AUTHORITY / LAND OWNER**

In pursuance to the Notification of the final Land Pooling Scheme published vide proceedings no. Rc. _____, dt. and published in District Gazette No., dt. the Authority has taken over all lands reserved for the Parks, Play grounds and Open spaces, Roads, Social amenities and affordable housing and entered in the separate Registers, as per the powers vested u/s 57(7) of the Act.

Sl. No.	Sector No.	Zone No.	Ownership (land owner/Authority)	Residential/Commercial	Plot No.	Extent	Boundaries N S E W

Competent Authority

FORM-9.28

See rule-12(4)

HANDING OVER OF PHYSICAL POSSESSION OF RECONSTITUTED PLOTS

Rc. No.

Dt.

In pursuance to the final Land Pooling Scheme published in vide District Gazettee No..... dt..... and as per the Land Ownership Certificate in Form-9.25 issued on _____ Sri / Smt. _____, S/o / W/o _____ resident of D.No. _____, Street _____, _____ Village, _____ Mandal, _____ District has been handed over the plot shown in the schedule below on the ____ day of _____.

Total extent of land contributed by the land owner : Ac. Cts.
Eligible extent for re-allotment : _____Sq.yds.
Allotment of Residential Plot No. L.P. No. : _____Sq.yds in Sector No. and Zone No.
Allotment of Commercial Plot No. L.P. No. : _____Sq.yds in Sector No. and Zone No.

Handed Over by

Taken Over by

Competent Authority

Land Owner

To

Sri / Smt. _____

Copy to the Tahsildar,

Copy to the Sub Registrar,

FORM-9.29

See rule-13(1)

PUBLICATION OF NOTICE OF COMPLETION OF FINAL LAND POOLING SCHEME

Rc. No.

Dt.

NOTICE under Section 59(1) of Andhra Pradesh Capital Region Development Authority Act, 2014 read with Rule 13(1) of Andhra Pradesh Capital City Land Pooling Scheme (formulation and Implementation) Rules, 2015 is hereby published, having completed final Land Polling Scheme.

SCHEDULE

District: Mandal: Village: Zone: Sector:

Sl.No.	Sector No.	Zone No.	Total extent	No. of Plots	Details of works completed	Details of infrastructure plans
(1)	(2)	(3)	(4)	(5)	(6)	(7)

Place:
Date

Commissioner
CRDA

FORM-9.30*See rule-13(2)***PUBLICATION OF RECONSTITUTED PLOTS AFTER CARRYING OUT
MUTATIONS IN LAND RECORDS**

Rc. No.

Dt.

In pursuance of requirements u/s 59(2) of Andhra Pradesh Capital Region Development Authority Act, 2014 read with Rule 13(2) of Andhra Pradesh Capital City Land Pooling Scheme (formulation and Implementation) Rules, 2015, the details of re-allotment of final plots along with particulars of Land Pooling Ownership Certificates after under taking mutation in the records are here by published for purpose of Notification and issuing completion certificate along with layout of final LPS.

SCHEDULE

District: **Mandal:** **Village:** **Sector:** **Zone:**

Sl. No.	Sector No.	Zone No.	Ownership (Reserved/ Allottee /Authority)	Residential / Commercial	If belonging to allottee, name of the allottee of LPOC with mutation	Plot No.	Extent	Boundaries N S E W

Place:
Date

Commissioner
CRDA

FORM-9.31*See rule-13(3)***COMPLETION CERTIFICATE**

Rc. No.

Dt.

The competition certificate of the Layout of Final Land Pooling Scheme is hereby issued after verification of the details published Under Section 59(3) of Andhra Pradesh Capital Region Development Authority Act, 2014 read with Rule 13(3) of Andhra Pradesh Capital City Land Pooling Scheme (formulation and Implementation) Rules, 2015. The particulars of the Layout of Final Land Pooling Scheme is shown in the schedule below:

SCHEDULE

District: **Mandal:** **Village:** **Sector:** **Zone:**

No. of Plots	Total extent	Details of Lands allotted to Land Owners		Details of Reserved lands		Details of lands allotted to Authority	
		Particulars	Extent	Particulars	Extent	Particulars	Extent
1	2	3	4	5	6	7	8

A copy of the Layout of Final Land Pooling Scheme is kept open for inspection of the land owners including the public at the office of the Special Commissioner during office hours and also in the Website of the Authority.

Place:
Date

Commissioner
CRDA

FORM-9.32*See rule-15(2)(I)***SUMMONS TO APPEAR IN PERSON AND TO PRODUCE DOCUMENTS**

Rc. No.

Dt.

TO

(Name and address of person)

Whereas your attendance is necessary to give evidence and produce the following documents or articles in original...

- 1) Land documents and Link documents
- 2) Pattadar pass book / Title deed
- 3) EC's for 15 years
- 4) Aadhaar card / Ration card/ Voter ID / PAN Card
- 5) Bank Pass book
- 6) Any other document necessary to prove ownership with reference to Revenue enquiry with respect to ascertaining alienable rights over the lands mentioned below now pending before me.

SCHEDULE

Sl No.	Name of the Land Owner	Sy.No / Sub-Division	Total Extent	Extent proposed for LPS	Boundaries N S E W	Entry as per Adangal	Entry as per RSR	Entry as per 1B	EC in the name of	Documents furnished	Remarks if any
1	2	3	4	5	6	7	8	9	10	11	12

You are hereby summoned to appear in person before me on the _____ day of __ at _____ clock and not to depart hence until permitted by me.

Given under my hand and seem this _____ day of _____ 2015

Seal

Competent Authority

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT