

A Study on Compliance to Procedural Formalities of Land Pooling Scheme in Capital City Area (Amaravati) of Andhra Pradesh

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Abstract: After bifurcation of the erstwhile state of Andhra Pradesh, present Andhra Pradesh state has to build its new capital. Andhra Pradesh Government has found a solution to the troubles of land acquisition in building a new capital city (Amaravati) on 34,690 acres of farm land by using land pooling scheme. Amaravati is the India's first planned capital of the state to build up from scratch in the recent decades. The Government strategy was to make all farmers stakeholders in the new capital, so that they voluntarily "pooled" their land with the city development agency known as Andhra Pradesh Capital Region Development Authority shortly known as APCRDA. 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 developed land back to the landowners. Land owners were also given some social and economic benefits for a certain period for participating in Land Pooling scheme along with the return of part of the developed land. In this context, an attempt is made in this paper to examine the compliance to procedural formalities of land pooling scheme in capital city area (Amaravati) of Andhra Pradesh.

Keywords: Authority, Capital City, Compliance, Land Pooling Scheme, Procedures

I. INTRODUCTION

Andhra Pradesh Government has found a solution to the troubles of land acquisition in building a new capital city (Amaravati) on 34,690 acres of farm land by using land pooling scheme. After bifurcation of the erstwhile state of Andhra Pradesh, present Andhra Pradesh state has to build its new capital. The Government of Andhra Pradesh has announced that capital Amaravati will be built near Guntur and Vijayawada. Amaravati is the India's first planned capital of the state to build up from scratch in the recent decades. The Government strategy was to make all farmers stakeholders in the new capital, so that they voluntarily "pooled" their land with the city development agency known as Andhra Pradesh Capital Region Development Authority shortly known as APCRDA. 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 developed land back to the landowners. Land owners were also given some social and economic benefits for a certain period for participating in Land Pooling scheme along with the return of part of the developed land. As the land owners contribute their land voluntarily, the whole land pooling process was very smooth. Inclusion of land owners in the project development created a win-win situation for the Government as well as people living there. The pooling process mostly did not disrupt the current inhabitants. Under the land acquisition act, several safeguard measures are to be followed including a social impact assessment by an expert committee and a detailed plan for rehabilitating the original owners. This makes it a tedious process. But the land pooling is an easy way of collecting land for development. In this context, an attempt is made in this paper to examine the compliance to procedural formalities of land pooling scheme in capital city area (Amaravati) of Andhra Pradesh.

II. REVIEW OF LITERATURE

Acharya (2002)¹ has done a study on Hazira. He found that the main activities of villagers, agriculture and fishing, were adversely affected due to land acquisition. Ding (2004)² had studied the effects of land acquisition on China's future. Desai et al. (2007)³ had done a study, on the families displaced by Indira Sagar Pariyojna in Madhya Pradesh. Guha (2007)⁴ had done a study to examine socio-economic impact of land acquisition on the households whose farmland had been acquired for the establishment of Tata Metaliks Limited (TML) unit in Paschim Medinipur district of West Bengal. Dash (2009)⁵ had discussed the impacts of the displacement and resettlement on the people due to two dams and a smelting plant in the provinces of Ubon Ratch Athani Prachuap Khiri Khan of Thailand. Kusiluka et al. (2010)⁶ had examined the impacts of land acquisition programmes on the environment and livelihood of local communities in Tanzania. Sardana (2010)⁷ studied the land acquisition issues in India. They found that land acquisition of fertile land resulted displacement

of traditional rural agricultural families. Gobena (2011)⁸ had done an empirical study to identify the perceived effects of large-scale agricultural land acquisition on the livelihood of small-scale farmers in Boko Tibe Woreda, Western Ethiopia. Rawat et al. (2011)⁹ studied the process of land acquisition in Polepally, Andhra Pradesh. Asthana (2012)¹⁰ examined the impacts of displacement and resettlement on the displaced women by the construction of Tehri dam in Uttarakhand. Salman and Asif (2012)¹¹ conducted a study to find out the problems and further prospects of Ganga Expressway Project for the people directly affected by the land acquisition. Ghatak et al. (2013)¹² examined the reasons behind the refusal of many landowners to accept the offered compensation in Singur in West Bengal. Richards (2013)¹³ examined the social and environmental impacts of eighteen case- studies of large-scale land acquisitions in Africa with a focus on West and Central Africa. Venkateswararao. Podile et al (2016)¹⁴ examined the contents of Land Pooling Scheme proposed to be implemented in capital city area (Amaravati) of Andhra Pradesh. Venkateswararao. Podile (2016)¹⁵ examined the impact of Land Pooling Scheme on auxiliary infrastructure in capital city area (Amaravati) of Andhra Pradesh. Venkateswararao. Podile (2016)¹⁶ examined the impact of Land Pooling Scheme on Economic conditions in capital city area (Amaravati) of Andhra Pradesh. Venkateswararao. Podile (2016)¹⁷ examined the impact of Land Pooling Scheme on Social conditions in capital city area (Amaravati) of Andhra Pradesh. Venkateswararao. Podile (2016)¹⁸ examined the impact of Land Pooling Scheme on Basic infrastructure in capital city area (Amaravati) of Andhra Pradesh. To conclude most of the studies both at international level and National level revolved round the land acquisition and its impact. Only few studies were found on Land Pooling scheme which only dealt with content and impact of the scheme. It was found that there is no study which dealt with compliance to procedural formalities of land pooling scheme in capital city area (Amaravati) of Andhra Pradesh. In this context, the present study is proposed.

Objectives

The general objective of the study is to examine the compliance to procedural formalities of land pooling scheme in capital city area (Amaravati) of Andhra Pradesh. The specific objectives are the following.

1. To examine the Demographic profile of the respondents participated in survey conducted in the capital city area (Amaravati) of Andhra Pradesh, where Land Pooling Scheme was implemented.
2. To list out the procedural formalities of Land Pooling Scheme adopted in the capital city area (Amaravati) of Andhra Pradesh.
3. To study the opinions of respondents on compliance to procedural formalities of Land Pooling Scheme adopted in the capital city area (Amaravati) of Andhra Pradesh.
4. To offer suggestions to Authorities on gaps identified in compliance to procedural formalities of Land Pooling Scheme, if any.

III. METHODOLOGY

The study is an empirical study. The universe under the study is the people residing in the 29 villages of capital city area (Amaravati) of Andhra Pradesh, where the land pooling scheme was implemented. Stratified random sampling technique was used for selecting the sample. The basis for division of universe in to strata is village unit. A sample of 1160 units was taken from the universe. Universe was divided into 29 strata. 40 units were taken from each stratum namely from each village thus totaling to $29 \times 40 = 1160$. Within each sub sample of 40, proportional allocation was done. The breakup of 40 was 3 SC (7.5%), 6 ST (15%), 11 OBCs and 20 OC. Simple random sampling technique was used for selecting units for sub-sample. The study is mainly based on primary data. Survey method is used for collecting primary data. Where ever necessary direct observations are also made to support the data collection. Structured Schedule was used to address the research questions or objectives of the study. To analyze the data collected from field work, simple statistical tools including percentages and bar diagram are used.

Demographic profile of the respondents

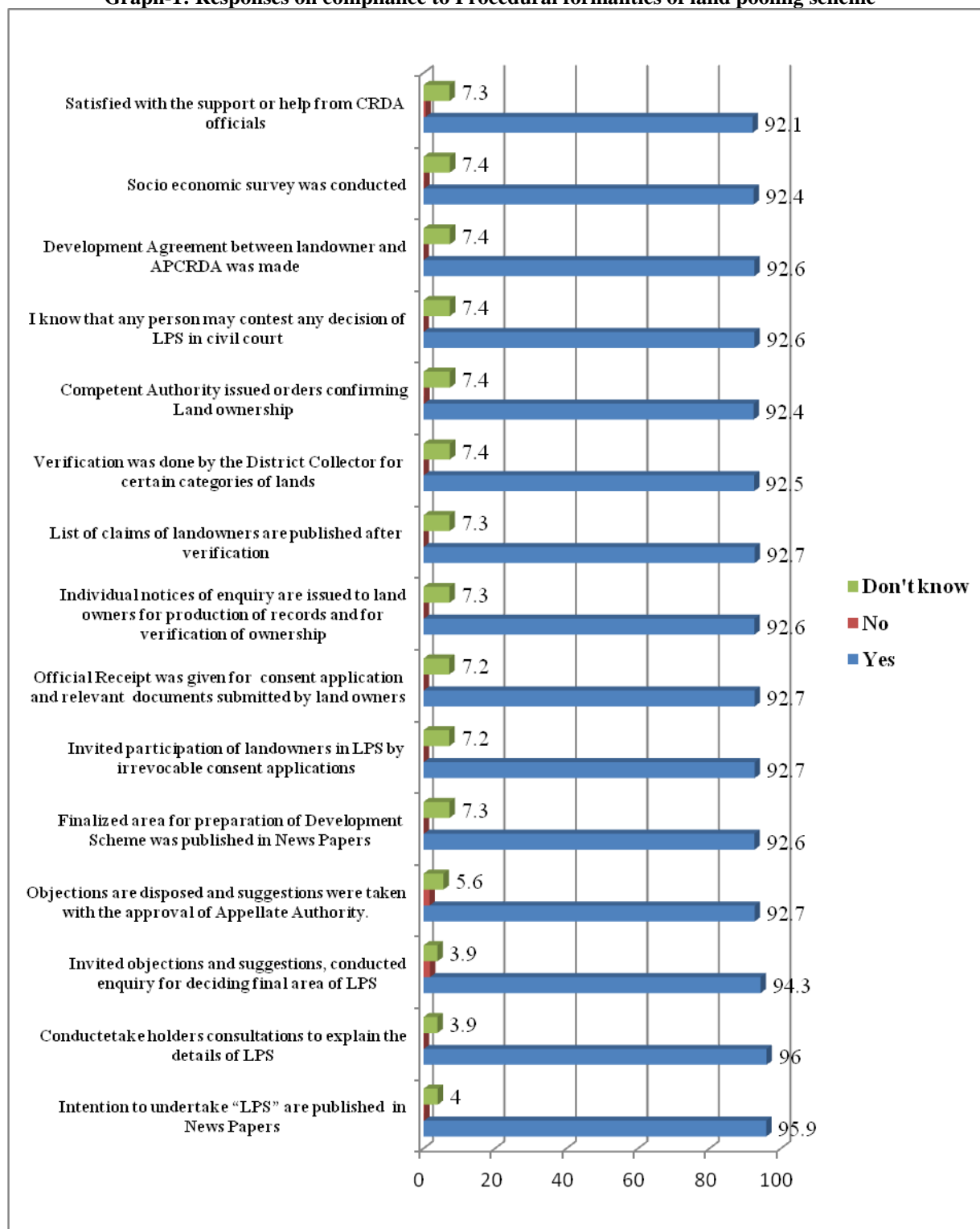
OC respondents constituted 50.5 percent of the sample. OBC respondents constituted 30 percent of the sample, SC respondents constituted 15 percent and ST respondents constituted 7.5 percent of the sample. Male respondents constituted 88.8 percent of the sample and female respondents constituted 11.2 percent of the sample. Seven percent of the respondents in the sample belong to below 20, age group. 30.2 percent of the respondents in the sample belong to 21-40 age group, 46.2 percent of the respondents in the sample belong to 41-60 age group and 22.9 percent of the respondents in the sample belong to above 60 age group. Un-married respondents constituted 3.8 percent of the sample. 85.9 percent respondents in the sample are married, 9.1 percent of respondents in the sample are divorced and 1.1 percent of respondents in the sample are widowed. Illiterate respondents constituted 35.9 percent of the sample. 43.8 percent of the respondents in the sample belong to 10th and below education level, 12.2 percent of the respondents in the sample belong to Inter education level, 5.9 percent of the respondents in the sample belong to education level of Graduation and 2.3 percent of the respondents in the sample belong to P.G and above education level. Below five members family respondents constituted 89.6 percent of the sample. 8.9 percent of the respondents in the sample belong to families having

members from 6 to 10 and 1.6 percent of the respondents in the sample belong to families having 11 and above members.

Table-1: Responses on compliance to Procedural formalities of land pooling scheme

Sl. No	Procedure	Responses		
		Yes	No	Don't Know
1	Notifications on declaration of intention to undertake "Land Pooling Scheme" are published in GP or Locality or News Papers or Gazette or Website	1112 (95.9)	2 (0.2)	46 (4.0)
2	Conducted stake holder's consultations to explain the Details of Land Pooling Scheme.	1114 (96.0)	1 (0.1)	45 (3.9)
3	Invited objections and suggestions, conducted enquiry for deciding final area of Land Pooling Scheme.	1094 (94.3)	21 (1.8)	45 (3.9)
4	Objections are disposed and suggestions were taken with the approval of Commissioner or Appellate Authority.	1075 (92.7)	20 (1.7)	65 (5.6)
5	Notification on finalized area for preparation of Development Scheme was published in GP or Locality or News Papers or Gazette or Website	1074 (92.6)	1 (0.1)	85 (7.3)
6	Invited participation of landowners in LPS by receiving irrevocable consent applications	1075 (92.7)	1 (0.1)	84 (7.2)
7	Official Receipt was given for consent application and relevant documents submitted by land owners	1075 (92.7)	1 (0.1)	84 (7.2)
8	Individual notices of enquiry are issued to land owners for production of records and for verification of ownership	1074 (92.6)	1 (0.1)	85 (7.3)
9	List of claims of landowners are published after verification of invited objections if any	1075 (92.7)	0 (0.0)	85 (7.3)
10	Verification was done by the District Collector for certain categories of lands like Assignments and Classification of lands	1073 (92.5)	1 (0.1)	86 (7.4)
11	Competent Authority issued orders confirming Landownership	1072 (92.4)	2 (0.2)	86 (7.4)
12	I know that any person may contest any decision relating to LPS in competent civil court	1074 (92.6)	0 (0.0)	86 (7.4)
13	Development Agreement cum Irrevocable General Power of Attorney between landowner and APCRDA was made	1074 (92.6)	0 (0.0)	86 (7.4)
14	Socio economic survey was conducted	1072 (92.4)	2 (0.2)	86 (7.4)
15	Satisfied with the support or help from CRDA officials	1068 (92.1)	7 (0.6)	85 (7.3)

Graph-1: Responses on compliance to Procedural formalities of land pooling scheme



1. 95.9 percent respondents said that Notification on declaration of intention to undertake Land Pooling Scheme was published in GP or Locality or News Papers or Gazette or Website. It is also found that 4.0 percent of respondents do not know about this and only 0.2 percent of respondents said that the notification was not published.
2. 96.0 percent respondents said that the officials conducted stakeholders' consultations to explain the Details of Land Pooling Scheme. It is also found that 3.9 percent of respondents do not know about this

- and only 0.1 percent of respondents said that the officials had not conducted stakeholders' consultations.
3. 94.3 percent respondents said that the officials invited objections and suggestions and conducted enquiry for deciding final area of Land Pooling Scheme. It is also found that 3.9 percent of respondents do not know about this and only 1.8 percent of respondents said that the officials had not invited objections and suggestions and conducted enquiry for deciding final area of Land Pooling Scheme.
 4. 92.7 percent respondents said that the objections are disposed and suggestions were taken with the approval of Commissioner or Appellate Authority before implementing Land Pooling Scheme. It is also found that 5.6 percent of respondents do not know about this and only 1.7 percent of respondents said that the objections are not disposed and suggestions were not taken with the approval of Commissioner or Appellate Authority before implementing Land Pooling Scheme.
 5. 92.6 percent respondents said that notification on finalized area for preparation of Development Scheme was published in GP or Locality or News Papers or Gazette or Website. It is also found that 7.3 percent of respondents do not know about this and only 0.1 percent of respondents said that the notification on finalized area for preparation of Development Scheme was not published.
 6. 92.7 percent respondents said that the officials invited participation of landowners in LPS by receiving irrevocable consent applications. It is also found that 7.2 percent of respondents do not know about this and only 0.1 percent of respondents said that the officials had not invited participation of landowners in LPS by receiving irrevocable consent applications.
 7. 92.7 percent respondents said that the official Receipt was given for consent application and relevant documents submitted by land owners in LPS area. It is also found that 7.2 percent of respondents do not know about this and only 0.1 percent of respondents said that the official Receipt was not given for consent application and relevant documents submitted by land owners in LPS area.
 8. 92.6 percent respondents said that individual notices of enquiry are issued to land owners for production of records and for verification of ownership in LPS area. It is also found that 7.3 percent of respondents do not know about this and only 0.1 percent of respondents said that the individual notices of enquiry are not issued to land owners for production of records and for verification of ownership in LPS area.
 9. 92.7 Percent respondents said that list of claims of landowners are published after verification of invited objections if any. It is also found that 7.3 percent of respondents do not know about this.
 10. 92.5 percent respondents said that verification was done by the District Collector for certain categories of lands like Assigned lands and other special categories of lands in LPS area. It is also found that 7.4 percent of respondents do not know about this and only 0.1 percent of respondents said that the verification was not done by the District Collector for certain categories of lands like Assigned lands and other special categories of lands in LPS area.
 11. 92.4 percent respondents said that Competent Authority issued orders confirming Landownership in LPS area. It is also found that 7.4 percent of respondents do not know about this and only 0.2 percent of respondents said that the Competent Authority had not issued orders confirming Landownership in LPS area.
 12. 92.6 percent respondents know that any person may contest any decision relating to LPS in competent civil court. It is also found that 7.4 percent of respondents do not know about this.
 13. 92.6 percent respondents said that Development Agreement cum Irrevocable General Power of Attorney between landowner and APCRDA was done. It is also found that 7.4 percent of respondents do not know about this.
 14. 92.4 percent respondents said that Socio economic survey was conducted before LPS. It is also found that 7.4 percent of respondents do not know about this and only 0.2 percent of respondents said that the Socio economic survey was not conducted before LPS.
 15. 92.1 percent respondents are satisfied with the support or help from CRDA officials. It is also found that 7.3 percent of respondents do not know about this and only 0.6 percent of respondents are not satisfied with the support or help from CRDA officials.

IV. CONCLUSION

To conclude, majority of the respondents agreed that procedural formalities are followed by the authorities in implementing Land Pooling Scheme in Capital city area (Amaravati) of Andhra Pradesh. The satisfaction levels are relatively very high ranging from 92.1 to 96.0. Out of 29 villages, where Land Pooling Scheme was implemented, people of two villages had not participated in Land Pooling Scheme due to various reasons. In spite of this, ignorance levels about compliance to procedural formalities ranged from 3.9 to 7.4. No gaps are identified in compliance to procedural formalities of Land Pooling Scheme.

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