



LAND POOLING SCHEME OF ANDHRA PRADESH IN CAPITAL CITY AREA - AN INNOVATIVE ALTERNATIVE TO LAND ACQUISITION PROBLEMS

Dr.P.Venkateswararao* Ch. Hema Venkata Siva Sree**

**Professor, Andhra Loyola Institute of Engineering and Technology, Vijayawada, Andhra Pradesh.*

***Assistant Professor, Andhra Loyola Institute of Engineering and Technology, Vijayawada, Andhra Pradesh.*

Abstract

Most projects require an enormous amount of land. In search for industrialisation and developing the related infrastructures, states made acquisitions. Under land acquisition Rehabilitation and Resettlement Act, 2013, the compensation is higher, making the project expensive and unviable. Such a situation was bound to head for a confrontation. Since the forcing out of Tata's from Singur, a large number of projects in West Bengal and elsewhere have been halted. Economic analyses suggest that 43percent of all stalled projects face land acquisition problems. Andhra Pradesh Government has found a solution to the problem to the troubles of land acquisition in building a new capital city on 34,000 acres of farmland by using Land Pooling Scheme. In this paper an attempt is made to explain Land Pooling scheme that was being implemented in capital city area of Andhra Pradesh, to list the social benefits assured in the Land Pooling scheme, to identify the other benefits of the Land Pooling scheme and to analyse the advantages of the Land Pooling scheme over Land acquisition

Keywords: *Land acquisition, Land Pooling, Social Benefits, Economic Development.*

Introduction

Most projects require an enormous amount of land. In search for industrialisation and developing the related infrastructures, states made acquisitions. Under land acquisition Rehabilitation and Resettlement Act, 2013, the compensation is higher, making the project expensive and unviable. Such a situation was bound to head for a confrontation. Since the forcing out of Tata's from Singur, a large number of projects in West Bengal and elsewhere have been halted. Economic analyses suggest that 43percent of all stalled projects face land acquisition problems. Andhra Pradesh Government has found a solution to the problem to the troubles of land acquisition in building a new capital city on 34,000 acres of farmland 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 on the banks of River Krishna. Amaravati will be the India's first planned capital to build up from scratch in the recent decades. The Government strategy has been to make all farmers stakeholders in the new capital, so that they voluntarily "pool" their land with the city development agency.

Review of literature

Chaudhary (2000) explained the experiences of displacement and resettlement of Maldharies of the Gir forest in Gujarat. Acharya (2002) 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) had studied the effects of land acquisition on China's future. Guha (2007) 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. Guha had done a survey on 144 families out of total estimated 200 affected families. Sarkar (2007) had studied the experience of land acquisition and eviction in West Bengal. Sharma (2008) had made a study on the impact of land acquisition by taking the example of a small village, Pelpa of Jhajjar district in Haryana and Gurgaon. CED (2009) had done a study to examine the negative impacts of special economic zones on the small farmers who were displaced due to high tech spaces in Hyderabad and Secunderabad. Dash (2009) 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 Prchuap Khiri Khan of Thailand. Lobo and Kumar (2009) had studied the rehabilitation process and impacts on families affected due to the land acquisition by water, industrial, and transport projects in Gujarat during the period from 1947 to 2004. Sharma and Singh (2009) examined the issues from five decades of displacement in Singauli region on the border of Uttar Pradesh and Madhya Pradesh, due to construction of dams. Miranda (2010) studied the negative impact of special economic zones (SEZs) in Karnataka. Sardana (2010) studied the land acquisition issues in India. He found that land acquisition of fertile land resulted displacement of traditional rural agricultural families. Fahimuddin (2011) had done a study on the quantum of land lost by the farmers and the amount of compensation paid to them in industrial and housing projects in Ghaziabad and Lucknow districts of Uttar Pradesh. Gobena (2011) 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. Mahalingam and Vyas (2011) had compared the land acquisition processes in various developed and developing countries and reviewed some innovative solutions that had been implemented in India. Prachvuthy (2011) examined the impacts of economic land concessions on the livelihoods of local

communities in the northeast of Cambodia. Asthana (2012) examined the impacts of displacement and resettlement on the displaced women by the construction of Tehri dam in Uttarakhand. Salman and Asif (2012) conducted a study to find out the problems and further prospects of Ganga Expressway Project for the people directly affected by the land acquisition. Singh (2012) had studied the Land Acquisition, Rehabilitation and Resettlement Bill, 2011 and offered some suggestions. Dheressa (2013) studied the socio-economic and environmental impacts of the large-scale land acquisitions on local livelihoods in Boko Tibe Woreda of Oromia region in Ethiopia. Ghatak et al. (2013) examined the reasons behind the refusal of many landowners to accept the offered compensation in Singur in West Bengal. Richards (2013) 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. Akhilesh K Sharma, Saluja and Atul Sarma (2016) had examined the macroeconomic impact of social protection programmes in India. To conclude most of the studies both at international level and National level revolved round the land acquisitions and its impact. It was found that there is no study which dealt with land pooling scheme of Andhra Pradesh. In this context the present Study was done.

Objectives

The main objective of this paper is to examine the contents of Land Pooling Scheme and to identify the advantages of the scheme over land acquisition. The specific objectives are the following

1. To explain Land Pooling scheme that was being implemented in capital city area of Andhra Pradesh
2. To list the social benefits assured in the Land Pooling scheme
3. To identify the other benefits of the Land Pooling scheme
4. To analyse the advantages of the Land Pooling scheme over Land acquisition

Methodology

The study namely “Land pooling scheme of Andhra Pradesh in capital city area - An innovative alternative to land acquisition problems” is a descriptive study. An attempt is made to review the existing literature on land issues in India and abroad. After extensive survey of the literature it is found that there was no specific study which dealt with Land pooling scheme of Andhra Pradesh in capital city area in Andhra Pradesh. Hence, this study is made.

Land pooling scheme

The land pooling Scheme is mainly adopted for development of the Capital City area of Andhra Pradesh state where 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 landowners for undertaking development of such areas. This scheme was notified across 29 villages in the capital city area. The package of returnable developed lands and compensation benefits for land owners giving irrevocable consent under land pooling scheme is given below.

Package of returnable developed lands

Type of land	Dry land		Jareebu/Semi-urban	
	Residential	Commercial	Residential	Commercial
Patta	1000	250	1000	450
Assigned	800	100	800	200
Yearly payment for 10 years	30,000		50,000	
Yearly increase	3,000		5,000	
One time additional payment for gardens like lime/sapota/guava (Rs)	----		1,00,000	

Social benefits of the Land Pooling Scheme

The following social benefits are mandated as part of the Land Pooling Scheme rules.

1. To 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.
2. 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.
3. To issue possession certificates in village sites in order to enable the occupants to regularize house sites.
4. To provide housing to houseless as well as those losing houses in the course of development.
5. To provide interest free loan of up to 25 lakhs to all the poor families for self-employment.
6. To provide free education and medical facilities to all those residing as on 8th december, 2014.
7. To establish old age homes.
8. To establish ntr canteens which provide subsidized food to the people in the area

9. To enhance the limit under nrega up to 365 days a year per family.
10. To establish skill development institution and provide training with stipend to enhance the skills of cultivating tenants, agricultural laborers and other needy persons.
11. To engage tractors belonging to residents for construction activity.
12. To issue ownership and transit permission through forest department for cutting and sale of teak trees in private lands duly exempting the relevant fees.

Other Benefits

1. Return of land to the landowners near pooled land
2. Giving Land pooling ownership certificate with alienable rights.
3. Exempting first time registration fee.
4. Providing reconstituted plots in one area to different land owners.
5. Demarcating village sites or extended habitations.

Advantages of land pooling scheme over acquisition

As the land owners contribute their land voluntary, the whole land pooling process will be very smooth. The land owners will be made stakeholders in the process of the development. Inclusion of land owners in the project development creates a win-win situation for the government as well as people living there. The pooling process does not disrupt the current inhabitants. In land pooling the medium of exchange is land only as against the money in land acquisition process. In land pooling, though the returned developed land is less than the original land, its value will be more than the original land. 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.

Conclusion

Land Pooling Scheme is an innovative alternative to land acquisition problems for all other state governments and central government which are facing lot of problems in acquiring land for industrial and economic development activities. This model will solve the land scarcity problem for development activities in India. Governments may take certain precautions like providing regulations and guidelines for ensuring fairness in the system and by making negotiations with land owners by the planning or developing authority

1. References
2. Acharya, Akash (2002): "Land Acquisition, Loss for Employment and Women's Participation in Income Generation: A case study of Costal Belt of South Gujarat" *Man & Development*, 24(3):79-86.
3. Akhilesh K Sharma, Saluja and Atul Sarma (2016): "Macroeconomic Impact of Socila protection programmes in India" *Economic and Political Weekly*, 51(24):85-89.
4. APCRDA, (2016), "*Amaravathi Project*", Edition No.1.
5. Asthana, Vandana (2012): "Forced Displacement: A Gendered Analysis of the Tehri Dam Project" *Economic and Political Weekly*, 47(47, 48): 96-102.
6. Centre for Education and Documentation (2009): "The Impact of Special Economic Zones on Small Farmers in India" *CED Mumbai*, www.doccentre.net
7. Choudhary, Kameshwar (2000): "Development Dilemma: Resettlement of Gir Maldharis" *Economic and Political Weekly*: 2662-2668.
8. Dash, Satyaprakash (2009): "Displacement and Resettlement Management in Thailand" *Economic and Political Weekly*, 44(47):23-26.
9. Dheressa Desalegn, Keba (2013): "The Socio Economic and Environmental Impacts of Large Scale (Agricultural) Land Acquisition on Local Livelihood: A case in Bako-Tibe Woreda of Oromia Region, Ethiopia" A Thesis in M.phil CDE, University of Oslo, Blindern, Norway, www.duo.uio.no
10. Ding, Chengri (2004): "Effects of Land Acquisition on China's Economic Future" *Land Lines*, 16(1), www.lincolnst.edu/tools/elp.asp
11. Fahimuddin (2011): "Land Acquisition and Payment: Some Ground Realities in Uttar Pradesh" *Man & Development*, 23(2):43-58.
12. Ghtak, Maitreesh; Sandip Mitra; Dilip Mookherjee and Anusha Nath (2013): "Land Acquisition and Compensation: What Really Happened in Singur?" *Economic & Political Weekly*, 48(21):32-43.
13. Gobena, Moges (2010): "Effects of Large Scale-Land Acquisition Rural Ethiopia- The Case Study of Boko-Tibe-Woreda" Master Thesis-XX, Swedish University of Agricultural Sciences, http://stud.epsilon.slu.se



14. Guha, Abhijit (2007): "Peasant Resistance in West Bengal a Decade before Singur and Nandigram" *Economic and Political weekly*, 42(37):3706-11.
15. Lobo, Lancy and Shashikant Kumar (2009): *Land Acquisition, Displacement and Resettlement in Gujrat: 1947-2004*, Sage Publications India Pvt. Ltd.
16. Mahalingam, Ashwin and Aditi Vyas (2011): "Comparative Evaluation of Land Acquisition and Compensation Processes Across the World" *Economic and Polital Weekley*, 46(32): 98-102.
17. Miranda, John Clarence (2010): "SEZ's and Revisiting of Colonialization an Assessment" *Southern Economist*, 49(7):44-46.
18. Prachvuthy, Men (2011): "Land Acquisition by Non-Local Actors and Consequences for Local Development: Impacts of Economic Land Concessions on the Livelihood of Indigenous Communities in North East Provinces of Combodia", Report: Royal University of Phnom Penh, Faculty of Humanities and Social Science, Department of Tourism and Mekong Institute of Combodia.
19. Richards, Michael (2013): "Social and Environmental Impacts of Agricultural Large Scale Land Acquisitions in Africa-With a focus on West and Central Africa" *Washington DC: Rights and Resources Initiative*. www.rightsandresources.org.
20. Salman, Mohd. Sadiq and Kamal Asif (2012): "Dynamics of Land Acquisition, Challenges and Opportunities by the Ganga Expressway Project in North India: A case study" *Agricultural Research and Reviews*,1(5):166-173, <http://www.wudpeckerresearchjournals.org/ARR>
21. Sardana M.M.K.(2012): "Land Acquisition Issues" *Institute for Studies in Industrial Development*, <http://isidev.nic.in>
22. Sarkar, Abhirup (2007): "Development and Displacement: Land Acquisition in West Bengal" *Economic and Political Weekly*, 42(10):1435-1442.
23. Sharma, R.N. and Sashi R. Singh (2009): "Displacement in Singrauli Region: Entitlements and Rehabilitation" *Economic and Political Weekly*, 44(51):62-69.
24. Sharma, Sheetal (2008): "Locational Disadvantage" *Mainstream weekly*, 46(19), www.mainstreamweekly.net.
25. Singh, Ram (2012): "Inefficiency and Abuse of Compulsory Land Acquisition: An Enquiry into the Way Forward" *Economic and Political Weekly*, 47(19):46-53.