

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

House Sites – “NAVARATNALU – PEDALANDARIKI ILLU” - Distribution of 25 lakh House sites / Housing Units – Implementation of Programme - Policy Guidelines – Issued.

REVENUE (ASSIGNMENT-I) DEPARTMENT

G.O.Ms.No.367

Dated.19-08-2019

Read the following:-

1. From Municipal Administration & Urban Development Department U.O.Note.No. 2707837 (936711)/ UH/2019-1, dt.22.07.2019.
2. Draft Guidelines on distribution of house sites received from Special Commissioner O/o the CCLA, A.P., Vijayawada, dated.6-08-2019.

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ORDER:

The Hon'ble Chief Minister of Andhra Pradesh as part of the flagship program “NAVARATNALU – PEDALANDARIKI ILLU” has announced for distribution of 25 lakh House Site Pattas to all the eligible beneficiaries residing in Rural & Urban areas on Saturation Mode irrespective of Caste, Creed or Religion to facilitate the construction of houses for the homeless poor. The process of issue of House Site Pattas will be taken up on mission mode and distribution to all eligible houseless poor will be taken up on the day of Ugadi-2020.

2 In the reference 2nd read above, the Chief Commissioner of Land Administration has submitted the draft policy guidelines on distribution of 25 lakh House site pattas/ Housing units for orders of the Government.

3 After careful examination of the matter and in order to implement the flagship programme “Navaratnalū–Pedalandariki Illu” successfully, Government hereby approve the Policy guidelines on distribution of 25 lakh House Site Pattas / Housing units, annexed to this order.

4 The Special Chief Secretary and Chief Commissioner of Land Administration, A.P Vijayawada shall take necessary further action accordingly.

5 This order issues with the concurrence of Finance (FMU-REV) Department vide their U.O.No. FMU0MISC/100/2019, Computer No: 958104, dated.13-08-2019.

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

**Dr. MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Special C.S. & Chief Commissioner of Land Administration, A.P., Vijayawada.
The Special Commissioner, O/o Chief Commissioner of Land Administration, A.P., Vijayawada.

All Departments of A.P. Secretariat, Velagapudi.

All Heads of Departments.

All District Collectors in the State.

All Assignment Sections in Revenue Department.

Copy to the OSD to Prl. Advisor to Hon'ble C.M.

Copy to the OSD to Hon'ble Dy. C.M.(Revenue)

Copy to the OSD to Advisor to Hon'ble C.M & Vice-Chairman, Implementation and Monitoring Committee in Navaratnalū.

Copy to the OSD to Chief Secretary

Copy to the PS to Spl. C.S, Revenue (Land) Department.

//FORWARDED::BY::ORDER//

SECTION OFFICER

ANNEXURE

(to G.O.Ms.No.367, Revenue (Assignment-I) Department, dated.19-08-2019)

POLICY GUIDELINES – DISTRIBUTION OF 25 LAKH HOUSE SITES UNDER “NAVARATNALU–PEDALANDARIKI ILLU”

1. OBJECTIVE:

To provide a House Site Patta to the Homeless Poor People in Rural/ Urban areas in order to facilitate the construction of a Pucca House under the flagship programme “Navaratnalu – Pedalandariki Illu.”

2. SIZE/EXTENT OF HOUSE SITE PATTAS:

A) Rural Area:

- i. One House Site Patta shall be issued for an extent of 1.5 Cents to an eligible household in the name of woman beneficiary of the house. The patta shall be handed over to the beneficiary on the day of Ugadi, 2020.
- ii. The Housing Department shall issue sanction for construction of Individual Housing Unit to the eligible beneficiary under the available schemes in phased manner.

B) Urban Area:

- i. Housing Units shall be constructed following the G+3 pattern at the rate of about 100 units in an extent of Ac.1.00cts.
- ii. House Site Patta shall be issued as Undivided Land Share for an extent of about 1.0 Cent to an eligible beneficiary in the name of the woman of the house. The patta shall be handed over to the beneficiary on the day of Ugadi, 2020.
- iii. Housing Units will be constructed and handed over to the beneficiaries by APTIDCO/ ULB/ other government agency under available schemes.

3. House Site Pattas shall be issued with the conditions laid down in BSO-21 & in terms of the Andhra Pradesh Assigned Lands (Prohibition of Transfer) Act, 1977 (As amended from time to time).

4. All individual plots shall be given a Unique Number similar to the 11-digit Bhoochar Number.

5. ELIGIBILITY: The following eligibility conditions are to be strictly adhered to for identification of eligible beneficiaries.

A) Rural Area:

- i. The beneficiary shall belong to the identified Below Poverty Line (BPL) category household having white ration card.
- ii. The beneficiary shall not have an own House/House Site anywhere in the State of Andhra Pradesh.
- iii. The Beneficiary shall not have been covered in any previous Housing Scheme of the State/Central Government.
- iv. The Beneficiary shall not have more than Ac.2.5 cts of Wet Land or Ac.5.00 cts of Dry Land.
- v. The beneficiary shall possess an valid Aadhaar Card. Aadhaar details shall be collected only with the consent of beneficiary.

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B) Urban Area:

- i. The beneficiary shall not have an Own House/House Site anywhere in the State of Andhra Pradesh.
- ii. The beneficiary shall not have been covered in any previous Housing Scheme of the State/Central Government.
- iii. The beneficiary shall not have more than Ac.2.5 cts of Wet Land or Ac.5.00 cts of Dry Land.
- iv. The Annual Income (from all the sources) of the Household should not exceed Rs.3,00,000/- (Rupees three lakhs only).
- v. The beneficiary shall possess an valid Aadhaar Card. Aadhaar details shall be collected only with the consent of beneficiary.

6. METHOD OF SELECTION:

- a) The Applications shall be invited at Village/Ward Level considering village/town as a unit respectively.
- b) All applications shall be enquired by the Village/Ward Volunteers for adherence to the eligibility conditions.
- c) The draft List of identified eligible beneficiaries shall be published at Village/Ward Secretariat calling for further claims & objections.
- d) Grama/Ward Sabha shall be conducted to finalise the list of beneficiaries duly redressing the claims & objections.
- e) The final list of beneficiaries shall be submitted for approval of the District Collector by the Tahsildars and Municipal Commissioners in the Rural and Urban areas respectively.
- f) The final list of beneficiaries approved by the District Collector shall be published in the respective Village/Ward Secretariat.
- g) In case of any further claims or objections, the Tahsildar/Municipal Commissioner shall function as the redressal officer duly taking approval from the District Collector.

7. IDENTIFICATION OF LANDS:

The District Collectors shall identify:

- a) All available Government lands,
- b) Lands under the possession of Government institutions/ corporations and other Government bodies which are far beyond their requirement, considering that the said lands are suitable for providing house sites shall be resumed as per procedure,
- c) Land parcels falling under category of Ceiling Surplus lands, Inam lands, Estate Lands and LTR lands involved in minor litigations which can be resolved & resumed within few months,
- d) Lands available in the industrial parks developed by APIIC which are suitable for House sites/ Housing Units shall be utilised for industrial labour,
- e) Lands that can be made available under land pooling scheme,
- f) Eligible Beneficiaries possessing Own Sites in GramaKantam shall be identified for construction of Houses by issuing possession certificates,
- g) House sites issued previously by various departments that remain unutilized and kept vacant without construction of houses shall be identified for this purpose and resumed following due procedure.
- h) The District Collectors shall identify land owners who are willing to donate their lands for this noble cause i.e. housing programme for needy homeless people in the society.
- i) The District Collectors are instructed to take up land acquisition either by purchase through negotiation or through compulsory acquisition as a last resort after exhausting all other possibilities.
- j) The Assigned lands shall be resumed for this purpose only in rare cases when no other alternative land is available. The compensation shall be paid as per guide lines issued in G.O.Ms.No.259, Revenue (ASSN.I) Department, Dt:21-06 2016.

8. The Village or Town shall be taken as a Unit for identification of suitable lands for providing house sites.

9. The District Collectors shall handover the identified Government Lands to the Housing/MA&UD Departments in the Rural/Urban areas respectively.

10. Housing/MA&UD Departments shall prepare layouts as per norms in the identified Government Lands handed over by the Revenue Department, so as to avoid delay for distribution of House Site Pattas. The Village/Town shall be maintained as a unit.

11. The Department of Survey and Land Records shall assist in identification of land, Survey, Sub-division, preparation of layouts and peg-marking.

12. The District Collectors shall take up site levelling works in the Rural areas under the MGNREGS programme of the Rural Development Department.

13. The Urban Local Body/APTIDCO/other government agency shall take up site levelling works in the Urban Areas.

14. RELEASE OF FUNDS:

Budgetary support shall be provided by the Revenue Department to the District Collectors for the following activities:

- a. Payment of compensation for land acquisition
- b. Preparation of layouts & plotting of individual sites
- c. Other contingencies arising for implementation of the program.

15. CANCELLATION:

The allotment of House Site Patta will be cancelled immediately in case, if it is established that the same has been obtained by fraud or suppression of facts. The cancelled House Site Patta will be allotted to other eligible beneficiary.

16. MONITORING MECHANISM:

- a) The State Level Committee to monitor the implementation of the Program is constituted as follows:

i.	Deputy Chief Minister (Revenue)	-	Chairman
ii.	Minister for MA&UD	-	Member
iii.	Minister for Housing	-	Member
iv.	Spl.Chief Secretary to Government Revenue (Land) Department	-	Member
v.	CCLA & Spl.CS	-	Member
vi.	Secretary, MA&UD Department	-	Member
vii.	Secretary, Housing Department	-	Member
viii.	Prl. Secretary, Finance Department	-	Member
ix.	Spl. Commissioner, O/o CCLA	-	Convener

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b) The State Level Committee for inter-departmental co-ordination has been issued vide G.O.Rt.No.797, Revenue (ASSN-I) Department, Dt:26-07-2019 as follows:

i.	Spl.Chief Secretary to Government Revenue(Land) Department	-	Chairman
ii.	Principal Secretary to Government Housing Department	-	Member
iii.	Principal Secretary to Government or his Representative, Finance Department	-	Member
iv.	Secretary to Government MA&UD Department	-	Member
v.	Secretary to Government, Social welfare Department	-	Member
vi.	Spl. Commissioner, O/o the CCLA, A.P.	-	Member Convener

c) The District Level Committee to monitor the implementation of the Program is constituted as follows:

i.	In-charge Minister of the District	-	Chairman
ii.	Collector	-	Co-Chairman
iii.	All Elected Representatives	-	Member
iv.	Joint Collector	-	Convener
v.	PD Housing	-	Member
vi.	Municipal Commissioner or ULB Concern	-	Member
vii.	AD, Survey and Land Records	-	Member
viii.	CEO, Zilla Parishad	-	Member
ix.	District Panchayath Officer	-	Member
x.	District Registrar	-	Member
xi.	PO(ITDA) in Tribal Areas	-	Member

17. The Information Technology & the Real Time Governance Departments shall provide all technical assistance like development of software applications, collation of data from various departments, etc. for the effective implementation of the programme.

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18. The Joint Collector shall be the Nodal Officer and one Deputy Collector shall be designated as Co-ordination Officer at District Level for implementation of the Programme.

19. The Joint Collector shall send periodical reports to CCLA on procurement of lands, issue of pattas and on all related issues.

Dr. MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT