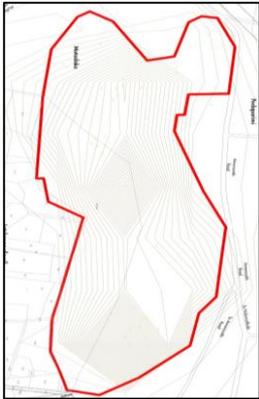
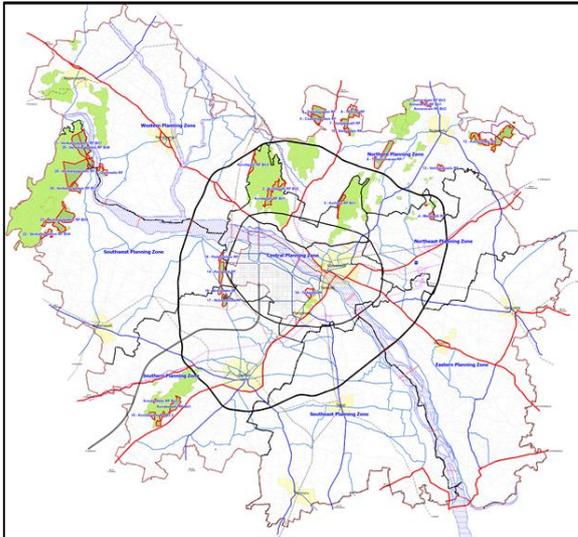


COMPREHENSIVE PROJECT REPORT FOR PROPOSED DIVERSION OF NIDUMUKKALA RF (231.33 HA) IN APCRDA REGION



CONCEPT LIFE IMPORTANCE LANDMARK

- EXISTING CAVES**
PRESERVE THE CAVES AND DEVELOP THEM AS TOURIST ATTRACTIONS
- ENTRANCE PLAZA**
BY DEVELOPING PAVED AREA WATER CHANNELS
- NEW ROAD VARI**
IMPROVEMENT OF ROAD SAFETY SITE DEVELOPMENT TO COMPLEMENT CHARACTER OF SITE
- GREEN WOODS**
PRESERVE AND DEVELOP THE WOODS AS A GREEN BELT
- TOURIST PLAY AREA FOR CHILDREN**
TOURIST PLAY AREA FOR CHILDREN LADDERS & SLIDES
- ANDRASPANAL FACILITY**
ANDRASPANAL FACILITY ANDRASPANAL FACILITY ANDRASPANAL FACILITY
- PARK DEVELOPMENT**
PARK DEVELOPMENT



Submitted to



ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
Government of Andhra Pradesh

Prepared By



NOVEMBER 2017

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1 Introduction

1.1 Preamble

The Andhra Pradesh Capital Region Development Authority (APCRDA) comprises parts of Krishna and Guntur districts of Andhra Pradesh state. The APCRDA is constituted through Andhra Pradesh Capital Region Development Act, 2014 replacing Vijayawada Guntur Tenali Mangalagiri Urban Development Authority (VGTM UDA). The Capital Area covers broadly an area of about 8914.52 sq. kms and largest urban development region in the country.

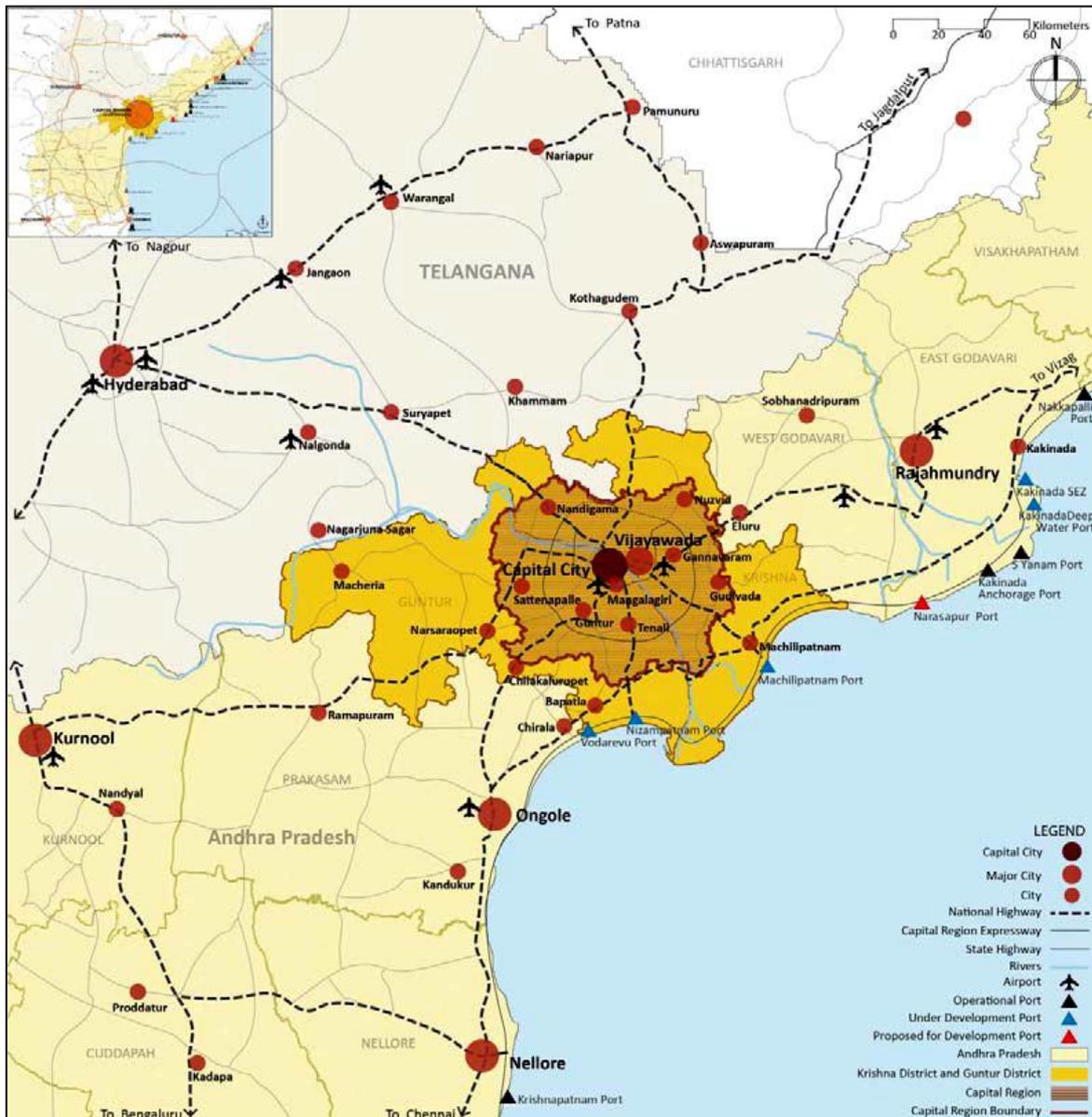


Figure 1: APCRDA location

It includes 30 Mandals from Krishna and 26 Mandals from Guntur District. The region also includes the Phase-I (New Amaravati) of Andhra Pradesh state scheduled to develop in an extent of 217.23 Sq.km. Further, Govt. of Andhra Pradesh has amended the APCRDA jurisdiction with inclusion and as well as

exclusion of few Mandals and villages vide G.O. Ms. No. 207, dt. 22-9-2015. An area of 1413.72 Sq.km was added and simultaneously an area of 116.01 Sq.km was excluded from the region, making the total area of AP CRDA as 8914.52 Sq.Kms including the reserve forests.

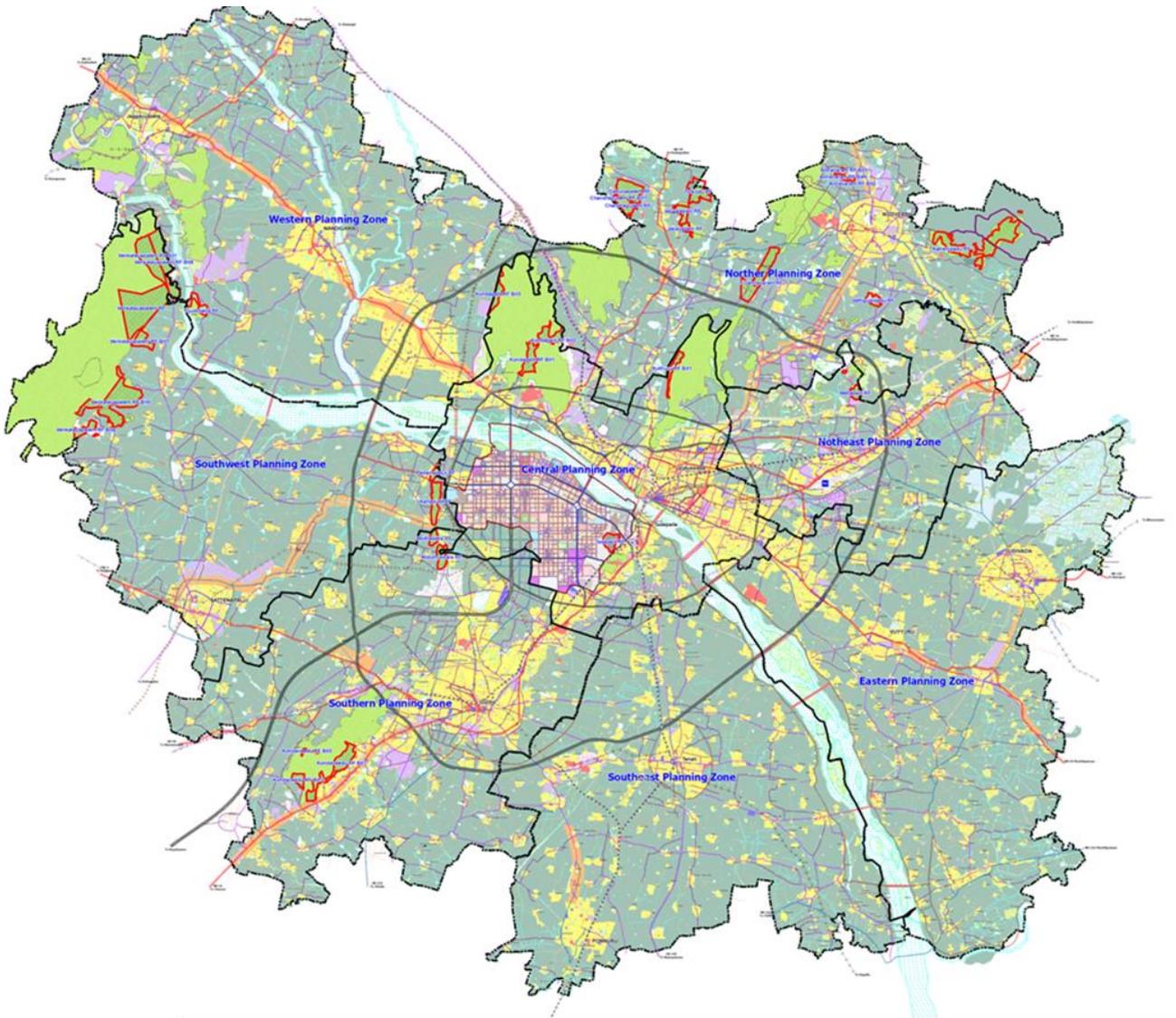
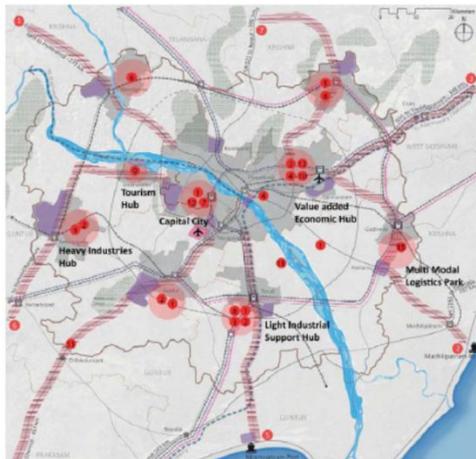
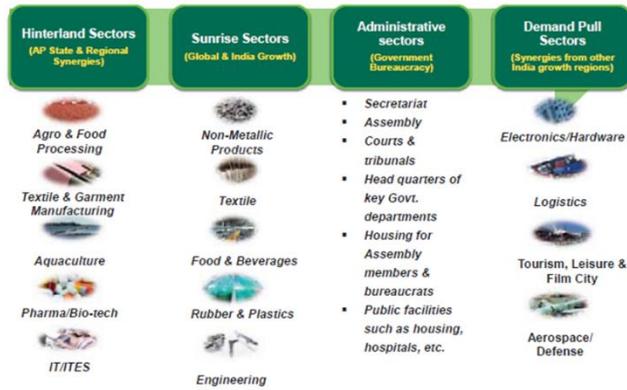


Figure 2: APCRDA Capital Area

As a part of Concept Development Plan and Master planning exercise for the region, APCRDA intend to identify sizable and suitable lands for specific economic and social activities. Below are few activities envisaged for the development of the region, the following image shows the key sectors and their potential for development.



| Industry Segment | Opportunity for Capital Region | | Key Growth Drivers |
|--|--------------------------------|---------------------|--|
| | Short-Medium Term | Medium to Long Term | |
| Food & beverage products (Agro Processing) | ↑ | ↑ | Largest sector in the state (27% share in the overall output – 2008-11) |
| Aquaculture | ↑ | ↑ | Existing eco-system, favorable climate conditions & fresh water sources |
| Textile Industry | ↑ | ↑ | Abundant availability of raw materials – Substantial export demand |
| Non-Metallic Mineral Products | ↑ | ↑ | Downstream opportunities in the short-medium term due to raw material availability and growth in construction industry |
| Auto & Auto Components | ↔ | ↑ | Government thrust and anticipated demand growth in the region |
| Rubber & Plastics | ↔ | ↑ | Strong inter – industry linkages; primarily as a support industry |
| Pharmaceuticals | ↔ | ↑ | Hinterland synergies; bordering a large pharma hub; Establishment of PCPIR region to propel growth |
| Electronics Industry | ↔ | ↑ | Government thrust; presence of adequate power and manpower |
| Basic & Fabricate Metal Industry | ↔ | ↑ | Downstream opportunities in the short-medium term due to raw material availability |
| Tourism | ↑ | ↑ | Govt. thrust & places of cultural and religious importance |
| Aerospace / Defense | ↔ | ↔ | Emphasis on the industry by both Central & State govt. |
| Logistics | ↔ | ↑ | Direct synergies with the overall industrial activity in the region |
| IT / ITeS | ↔ | ↑ | Presence of skilled manpower, Govt. thrust |

Figure 3: Potential sectors from development Plan in APCRDA Capital Area

1.2 Need for the Proposal

APCRDA proposes to develop specific social and economic activities under the purview of the Development Plan Proposals. During the process of identification of suitable lands, revenue, and reserve forest lands that are nearer to urban areas and that are suitable for the above activities were identified. Most of the alternatives explored are either Revenue lands, basic suitability analysis was carried out and most of them are either inaccessible, smaller than required, nominated for other uses and sparsely located. Meanwhile 26 reserved forests sites have been identified both in Krishna and Guntur Division to evaluate the suitability. For promoting and securing the planned development of the Capital Area by creating and establishing future economic drivers; it was found apt to locate these activities in the identified forest lands available within the Capital Area, since most of them are strategically located along growth corridors of the Capital Area. APCRDA entrusted preparation of Comprehensive Project report (Aarvee associates to support) with

| | | |
|--|--|------------------|
|  aarvee associates architects engineers & consultants pvt. ltd. | <i>Comprehensive Project Report for Proposed Diversion of Nidumukkala RF (231.33 Ha) in APCRDA Region</i> | Date: 02-11-2017 |
| | | Page: 6 of 30 |

proposed land use plan to obtain approval from Ministry of Environment and Forest & Climate Change, Govt. of India, New Delhi.

1.2.1 Data Collection & Site Visits

The following data shall be collected from the concerned divisions:

- i. Topo drawings or Topo Sheets from GSI of the RF Lands
- ii. DGPS survey boundary drawings/ data sheets- Each Block boundary and the boundary for proposed diversion extent.
- iii. Finalize the activities to be proposed in the identified RF lands
- iv. Three Alternative sites with location details.
- v. Any other data for the Project needs, as requested by consultants during contract duration

1.2.2 Site Visits

Aarvee Team carried out a detailed visit of the 26 Reserved Forest Blocks between 26th Sep to 1st October 2016. Respective forest block FROs and FBOs accompanied the team for the reconnaissance visit. This includes the profile of each Project site covering connectivity aspects, existing land use, surrounding developments, review of development controls (Bye-laws) and zoning regulations, environmental aspects and SWOT analysis. The existing infrastructure facilities including water supply, power supply and waste management shall also be studied.

1.2.3 Meetings with Officials

Several meetings were held with CRDA officials and other concern officers from revenue and forest departments.

1.2.4 Data Analysis

Parallel to this, planners were analysing the relevant data received from various sources. The analysis included understanding of physical site features such as hills, rivers, canals, forests, drains, etc., along with an understanding of the sociodemographic and economic pattern of the surrounding areas.

DGPS survey drawings and Forest boundaries were analysed with satellite imagery available to arrive at the exact boundaries proposed for diversion under this proposal.

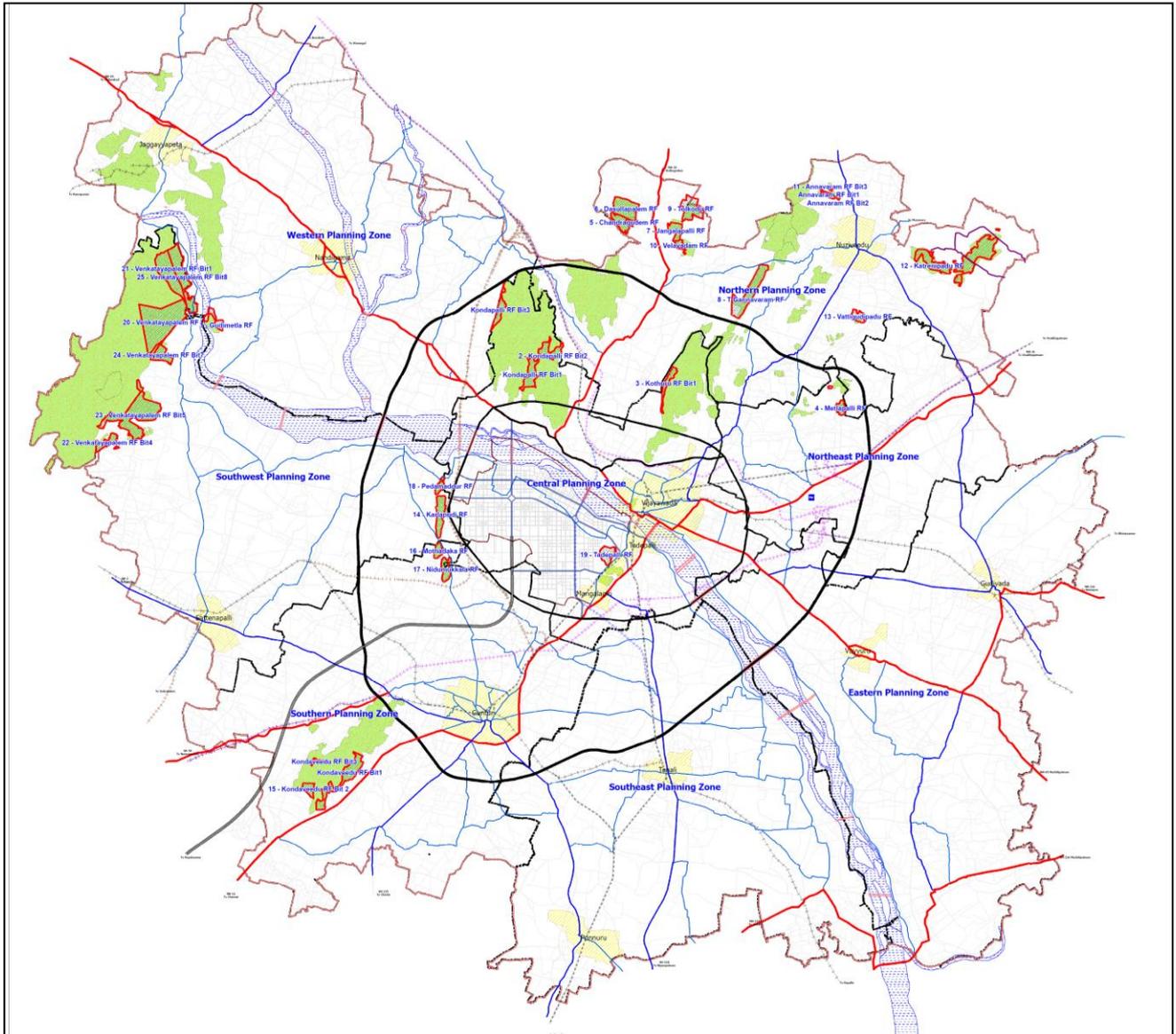


1.3 List of Proposed Forest Lands for Diversion

Table 1 : List of Proposed Lands for Diversion

| S.NO | FOREST BLOCK | PROPOSED ACTIVITIES |
|-------------------------|-----------------------|--|
| KRISHNA DISTRICT | | |
| 1 | Gudimetla | Centre of Excellence for Ayurveda Research and Wellness |
| 2 | Kothuru | Integrated Health and Wellness center |
| 3 | Metlapalli | International Convention & Exhibition Centre. |
| 4 | Chandragudem | IT,ITES Park & Allied activities |
| 5 | Dasullapalem | IT,ITES Park & Allied activities |
| 6 | Jangalapalli | Handloom & Handicraft Village |
| 7 | T Gannavaram | Centre for Education & Higher learning |
| 8 | Tholukodu | Biomedical & Biotechnology Research Centre |
| 9 | Velvadam | Biodiversity Education and Infotainment Centre |
| 10 | Annavaram | Agri Processing and Support Infrastructure |
| 11 | Katrenipadu | Centre of Excellence for Culture, Heritage and Media |
| 12 | Vattigudipadu | Institute of Fundamental Research & Aqua Research Complex |
| 13 | Kondapalli | Sports & Physical Training Centre (Bit 1&2), Agri-Tourism Projects (Bit 3) |
| GUNTUR DISTRICT | | |
| 14 | Karlapudi | E-5 Park |
| 15 | Kondaveedu | Forest Academy, Heritage Park Adventure Eco Theme Park & Institutional Area |
| 16 | Mothadaka | Science City |
| 17 | Nidumukkala | Bio-Diversity Park |
| 18 | Pedamadduru | Eco Tourist Village |
| 19 | Tadepalli-Undavalli | Business District |
| 20 | Venkatayapalem | Police & Armed Forces complex |
| 21 | Venkatayapalem Extn 1 | Aerospace, Precision Engineering Innovation & Research and Green Mobility Park |
| 22 | Venkatayapalem Extn 4 | Integrated Cut Flower & Spice Park |
| 23 | Venkatayapalem Extn 5 | Innovation Industrial Park |
| 24 | Venkatayapalem Extn 7 | Integrated Bio Pharma Infrastructure Park |
| 25 | Venkatayapalem Extn 8 | Aerospace, Precision Engineering Innovation & Research and Green Mobility Park |

1.4 Location Map of Proposed Forest Lands for Diversion



2 Nidumukkala Reserve Forest

2.1 Site Introduction

Table 2: Site Assessment for Nidumukkala RF

| | |
|---|--|
| <p>2.1.1 Introduction</p> <p>a. Location & Site Details</p> | <p>Nidumukkala RF is situated in Tadikonda Mandal, Guntur District. Located below River Krishna; the RF site is accessible from Amravathi Road which connects all the major urban centres and towns viz., Amravathi (16kms), and Guntur (16 kms). The Capital City (Phase I) of Andhra Pradesh “Amravati” is located to the east i.e., approx. 4-5 kms away (Thulur) .</p> <p><u>Surrounding Locations</u></p> <p>The immediate areas surrounding the subject land parcel are settlements, and rich agricultural fields.</p> <ul style="list-style-type: none"> ▪ North – River Krishna; Mothadaka RF ▪ South –Guntur ▪ East – Capital City (Phase I); Mangalagiri ▪ West – Rich agricultural fields |
| <p>b. Accessibility</p> | <p>The RF is accessible to the citizens from Nidumukkala Village via Guntur – Amravathi Main Road which passes to the west of the site. This main road is the major axis for all the urban centres. The Vijayawada Airport is 50 kms away. The site is accessible by Rail; with the nearest station at Guntur.</p> <ul style="list-style-type: none"> ▪ Surrounding Villages (within 3 kms) : Nidumukkala and Lachannagudipudi ▪ Rail Access: Guntur Rly Stn (16 Kms) ▪ ORR Distance (at Intersection point): 16 Kms ▪ Distance from Capital City (Phase I) (Thullur) : 29 Kms |
| <p>c. Key Features of Site</p> | <p>The project site, covers an area of about 231.33 Ha (as per the details provided APCRDA). It is accessible from Guntur-Amravathi Main Road and site is well approachable from Nidumukkala Village (0.5 km); located along its foothills.</p> <p>Located in the midst of agriculture fields; the site is a hillock with steep slopes. With an elevation of 215m; the maximum contour level difference recorded is around 155m.</p> <p>The RF Site lies between latitudes 16°26'53.02"N and longitudes 80°24'21.56"E</p> <p>Due consideration is taken to provide access to the existing settlements; if any within the site area.</p> |

d. Forest Cover

The forest in Mothadaka RF is a Dry Deciduous type thorny scrub forest. With a density of 0.2 to 0.3; the soil found in this division is highly bouldry and rocky. The vegetation is open and the growth consists of thorny bushes ranging from 3 to 6m in height

Floristic Composition

- a. Regeneration of *Azadirachta indica* (Vepa) ;
- b. *Prosopis juliflora* (Sarkar thumma)
- c. *Albizia amara* (Nallarregi)
- d. *Acacia leucifloea*

e. Alternative Sites

The chosen sites are listed below.

1. NEERUKONDA

Located in Kuragallu village of Mangalagiri Mandal; the site is accessible only from Pedaparimi village. Spread across an area of 65.77 Ha, the site is a hillock (survey no: 484) and categorized as the same (Hill/Gutta) as per adangal information.

The site is not suitable for the proposed development; as the site is a steep hill with settlements located at its foothill.

As per the SEED Capital Master Plan; this site has been marked as a plotted development.

2. ANANTHAVATAM HILL

Located just beside the village main road connecting “Harichandrapuram – Tadikonda” ; the site is spread across an area of 123.83 Ha. The site identified as a Hillock (Survey No 221) is categorized as a Hill and Metta (Govt. Land) usage. Located within the Capital City (Phase I) Limits; the site has been earmarked as primary green use with surrounding areas classified and plotted into industrial plots. Henceforth the proposed activity is not suitable to be developed in this zone.

(Refer alternative site assessment details in subsequent section)



2.1.2 Nearby Attractions

Guntur

Guntur is the third most populous city within Andhra Pradesh. The city is renowned for its numerous educational institutions, and functions as the “Education Hub” of the state.

Additionally, the city is also the largest producer of chillies and is known for its chili, cotton and tobacco exports. E-commerce and other business related industries are also fast growing within Guntur.

Amaravati Town

Amaravati is a very important Buddhist pilgrimage centre. It has been declared as one of the heritage cities within India. The town houses the famous Amaravati Dhyana Budha Statue and Amareshwar Temple. The town will continue to remain as one of the important heritage tourism centres.

Amravati Capital City (Phase I)

The New Capital of Andhra Pradesh is envisioned to be the pioneer Smart City of India. It will be an economic powerhouse that will create a range of jobs for existing resident villagers by upgrading their skills, as well as provide high-tech and knowledge based industry jobs to be globally competitive.

The New Amaravati Capital City (Phase I) and Vijayawada will grow as twin cities in the future due to their close proximity. The diverse economy of the two cities will compliment each other and ultimately emerge as a Mega City.

2.1.3 Existing Facilities

- ✓ Approach Roads from Nidamukkala and accessibility from Amravathi Road
- ✓ Water Source: Krishna
- ✓ Surrounding settlements

2.1.4 Proposed Facilities

- ✓ Proposed Landuse : Recreational
- ✓ Activities : Bio Diversity Park

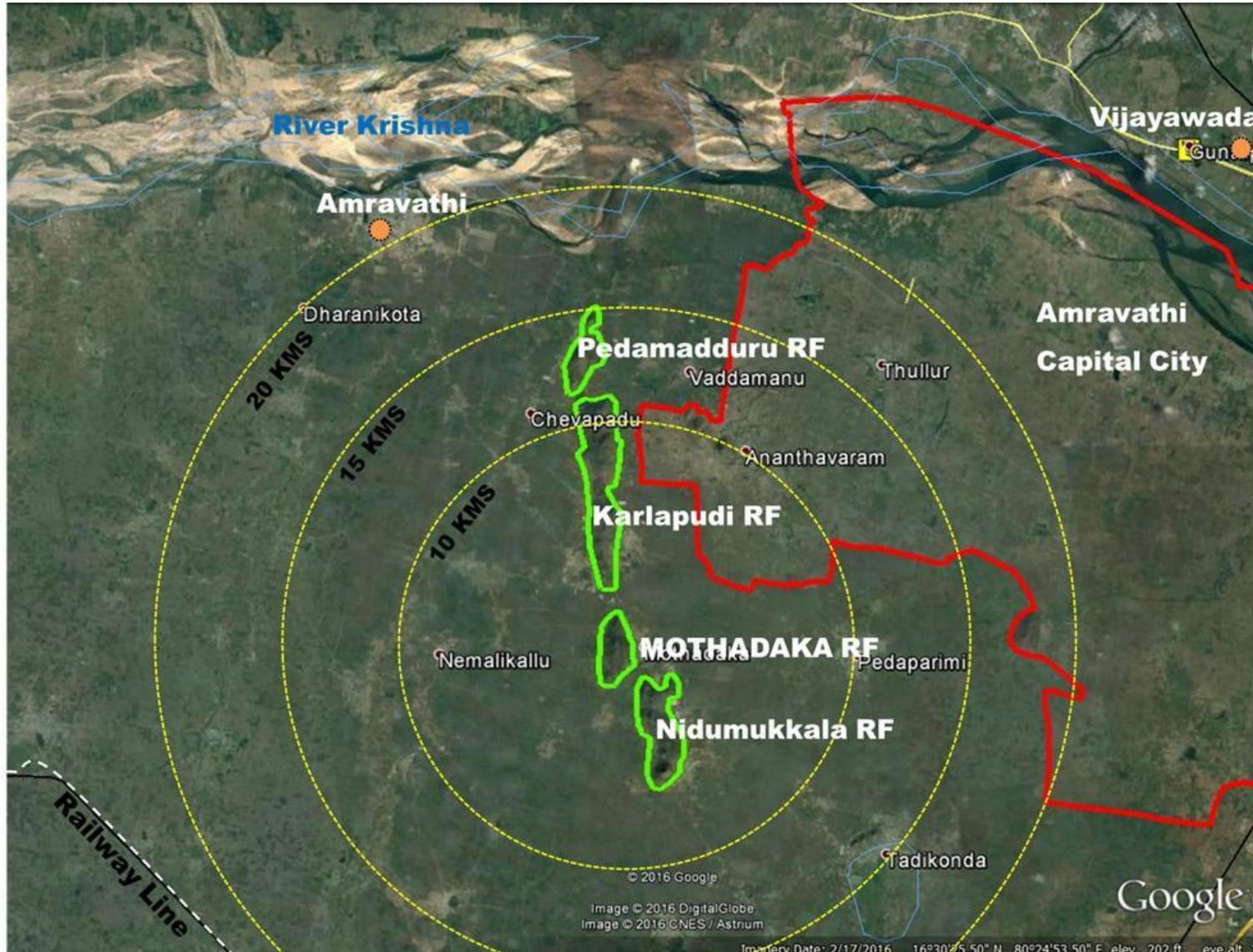
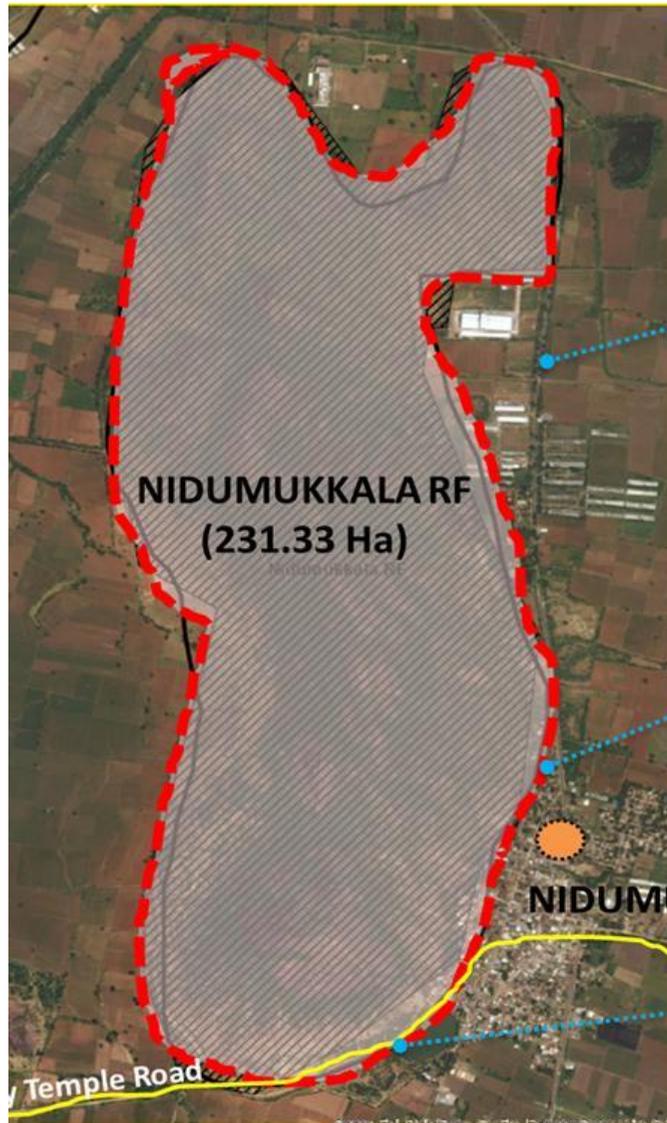


Figure 4: Regional Location Map of Nidumukkala Site



Guntur -Amaravati
Main Road



Site View from Main
Road



Checking the point Near
Nidumukkala village

Figure 5: Site Accessibility & Reconnaissance Survey- Nidumukkala Site

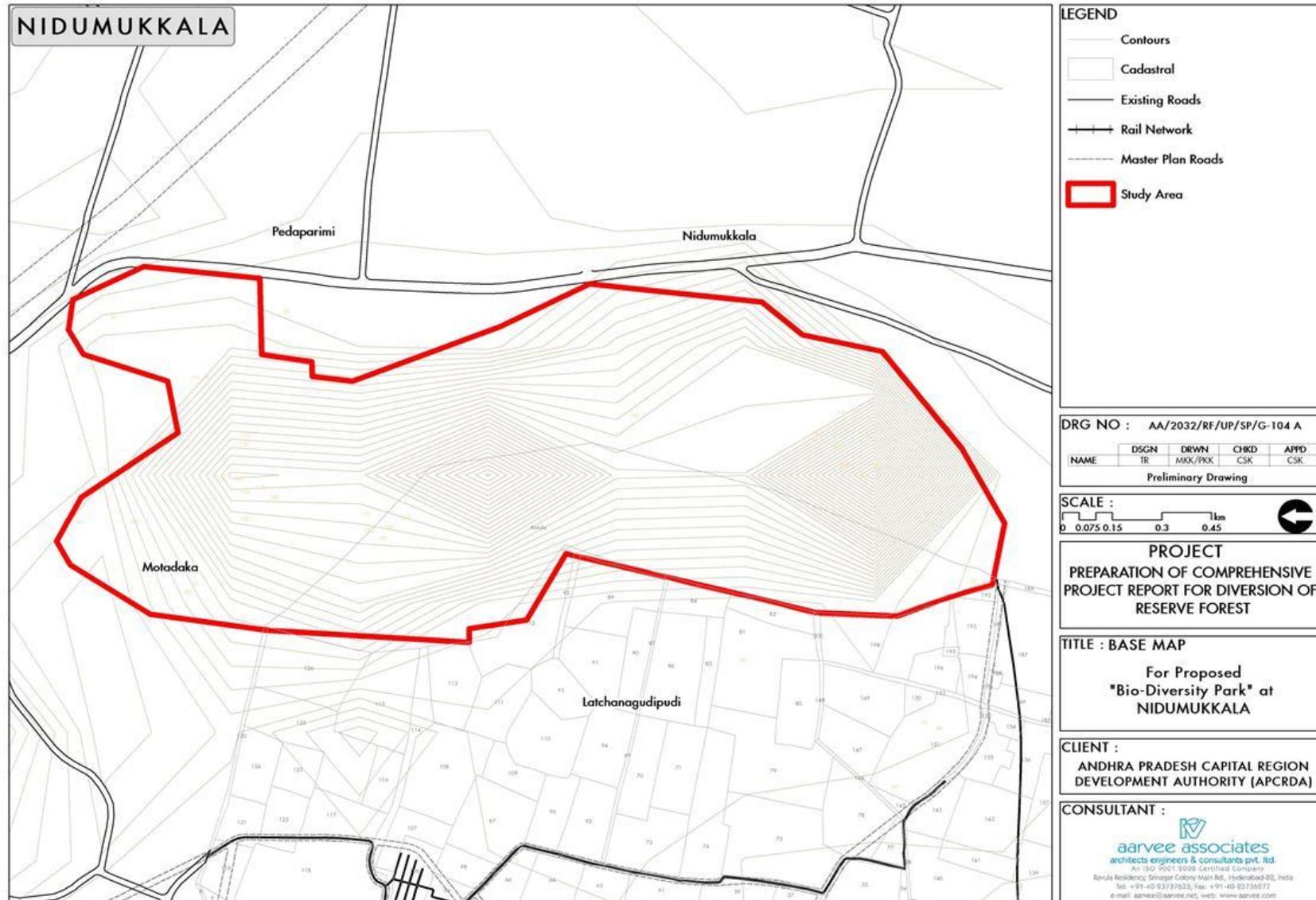


Figure 6: Base Map – Nidumukkala Site

2.2 Site Suitability Assessment

Table 3: Site Suitability Assessment of Nidumukkala RF Site

| # | Particulars | Good | Average | Poor |
|---|--|--|---------|------|
| 1 | Proximity to Urban Areas | Located nearby the Capital City (Phase I) and is easily accessible from major urban centres such as Guntur ,Amravathi & Capital City (Phase I) “Amravati” | ---- | ---- |
| 2 | Site Accessibility | <ul style="list-style-type: none"> • Good Connectivity: Amravathi Road • Availability of public transport facility (Buses & shared autos) • Rail Access - Guntur • Proposed ORR | ---- | ---- |
| 3 | Existing Features /Resources in proximity | <ul style="list-style-type: none"> • Good Approach Roads • Surrounding village settlements • Upcoming Residential Layouts (influence of Capital City (Phase I)) | ---- | ---- |
| 4 | Infrastructure (Water Supply, Power, drainage) | <ul style="list-style-type: none"> • Water source for future availed • Access Road to the site • Remaining facilities – dependency on Amravathi or Future Capital City (Phase I) | ---- | ---- |
| 5 | Potential for Development | <p>The site is ideal to be developed as a Biodiversity Park.</p> <ul style="list-style-type: none"> • APCRDA Region is in a need of large recreational spaces for maintaining a balance in the region and to boost the economic sector in term of Tourism development. • One among the Capital City (Phase I) vision under “Clean & Green” category is to create a regional green network and Make productive use of natural features on the site • With 4.5 million population projected for the Capital City (Phase I) by 2050; the allocated space i.e., Karlapudi RF is an ideal location to develop such recreational spaces. | ---- | ---- |
| 7 | Other similar Development in Proximity | None | ---- | ---- |
| 8 | Visitors Security w.r.t Site | No Threat Perception since the proposed site is well within the CRDA Region | ---- | ---- |

**Location Map showing the forest land proposed for diversion in NIDUMUKKALA RF, GUNTUR DIVISION
for Capital City Infrastructure Project in APCRDA**

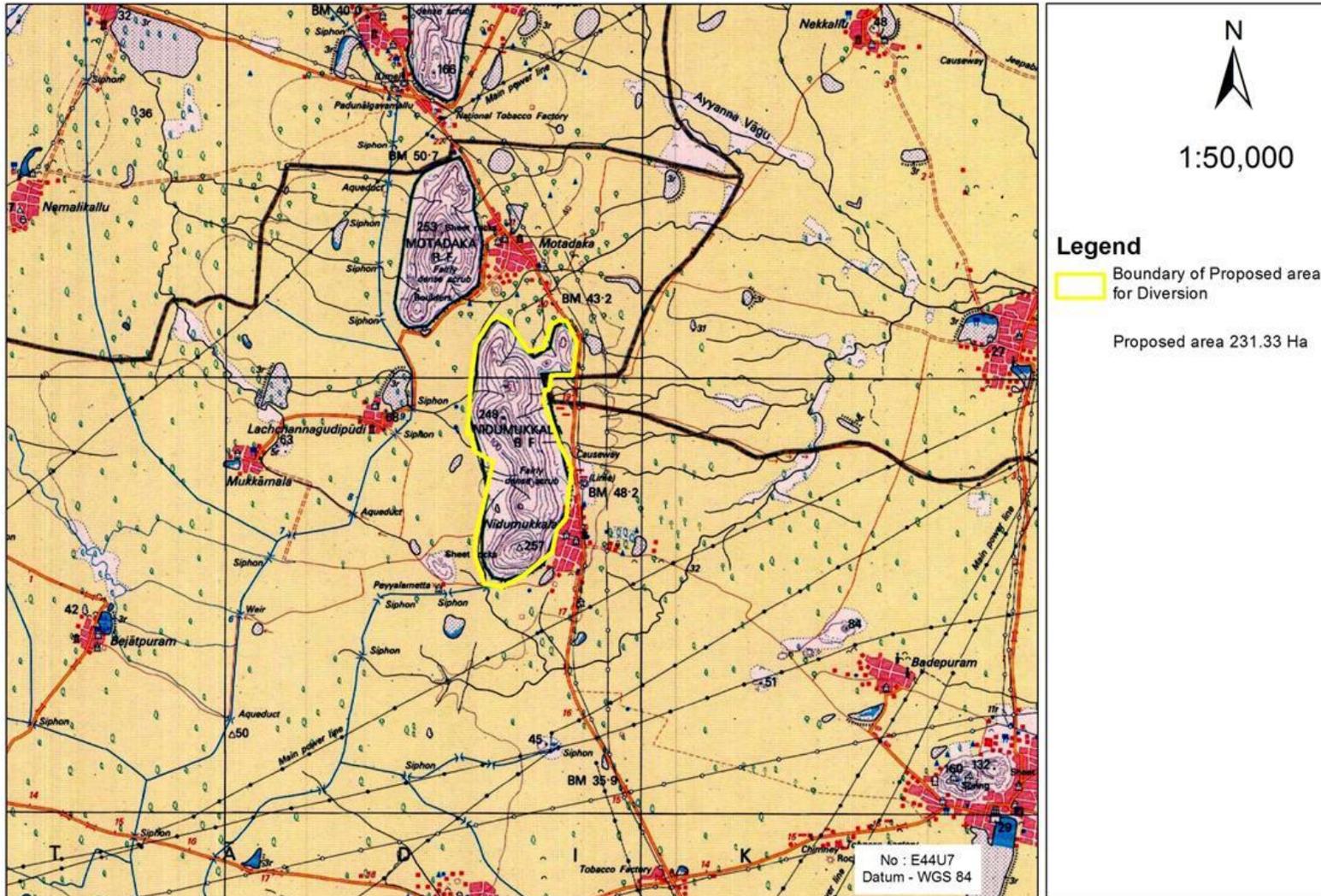


Figure 7: Topographic Map – Nidumukkala RF Site

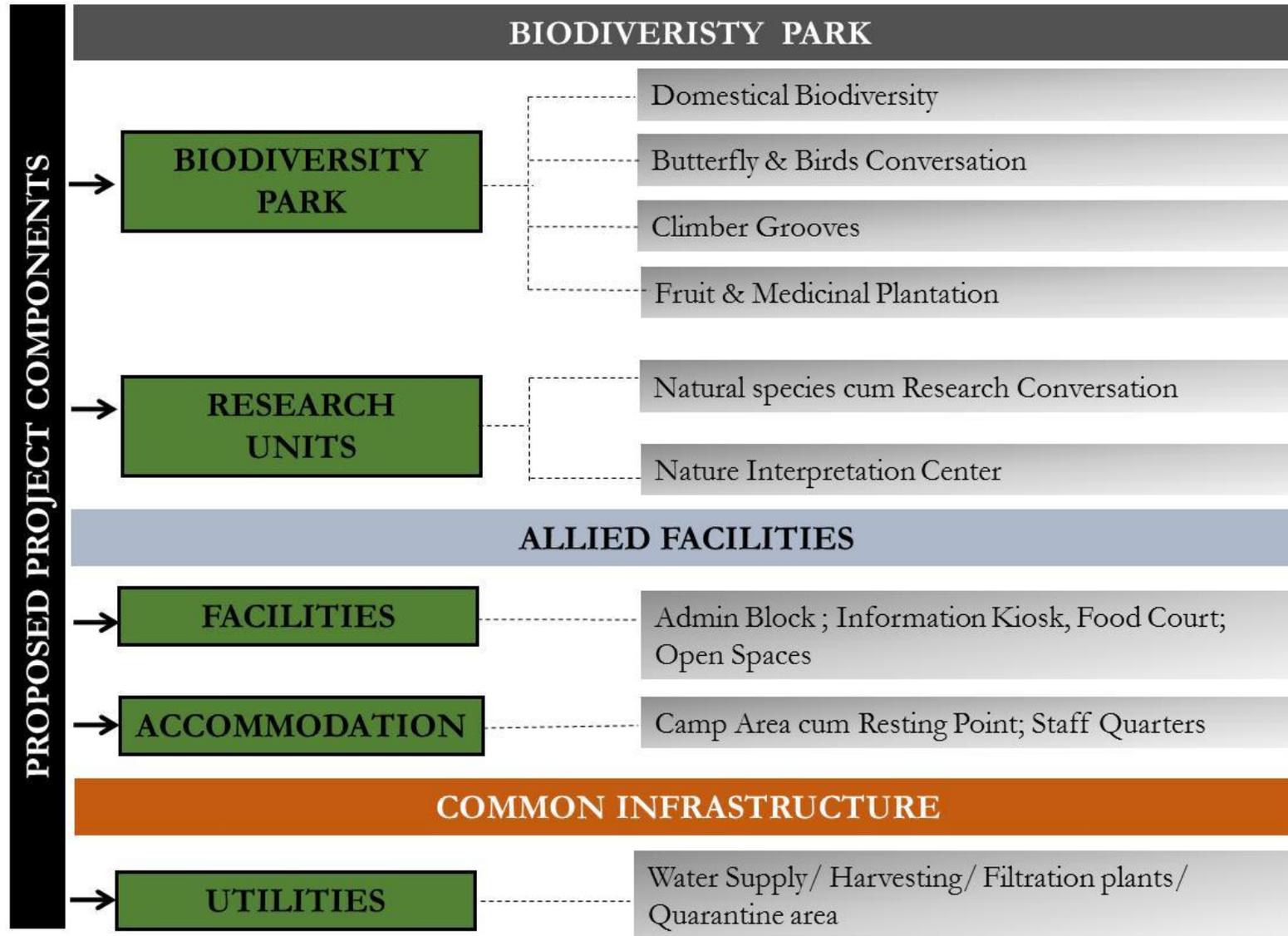


Figure 9: Key Project Components – Nidumukkala RF site

2.3 Concept Plan

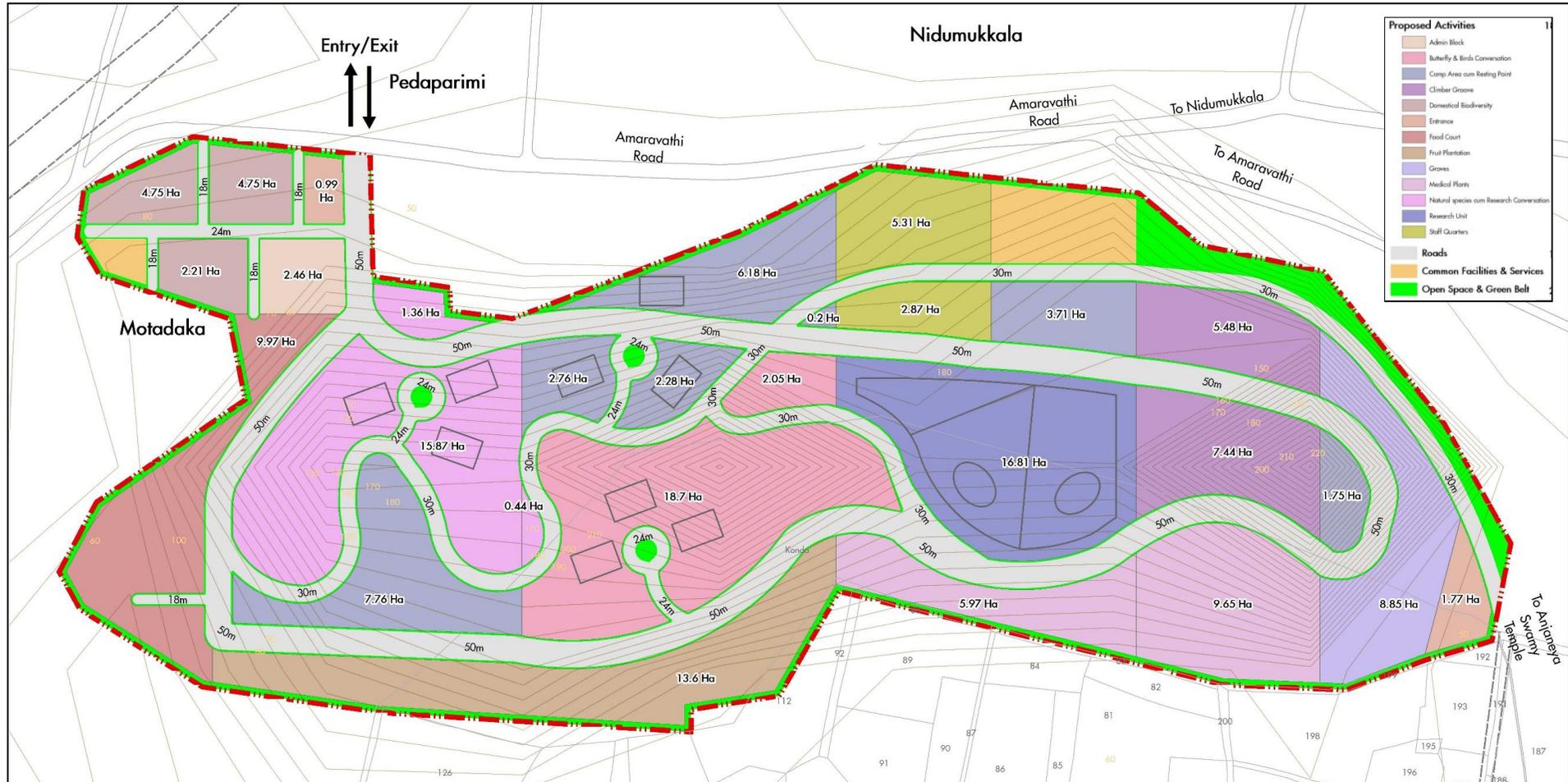


Figure 10: Concept Layout Plan – Nidumukkala RF site

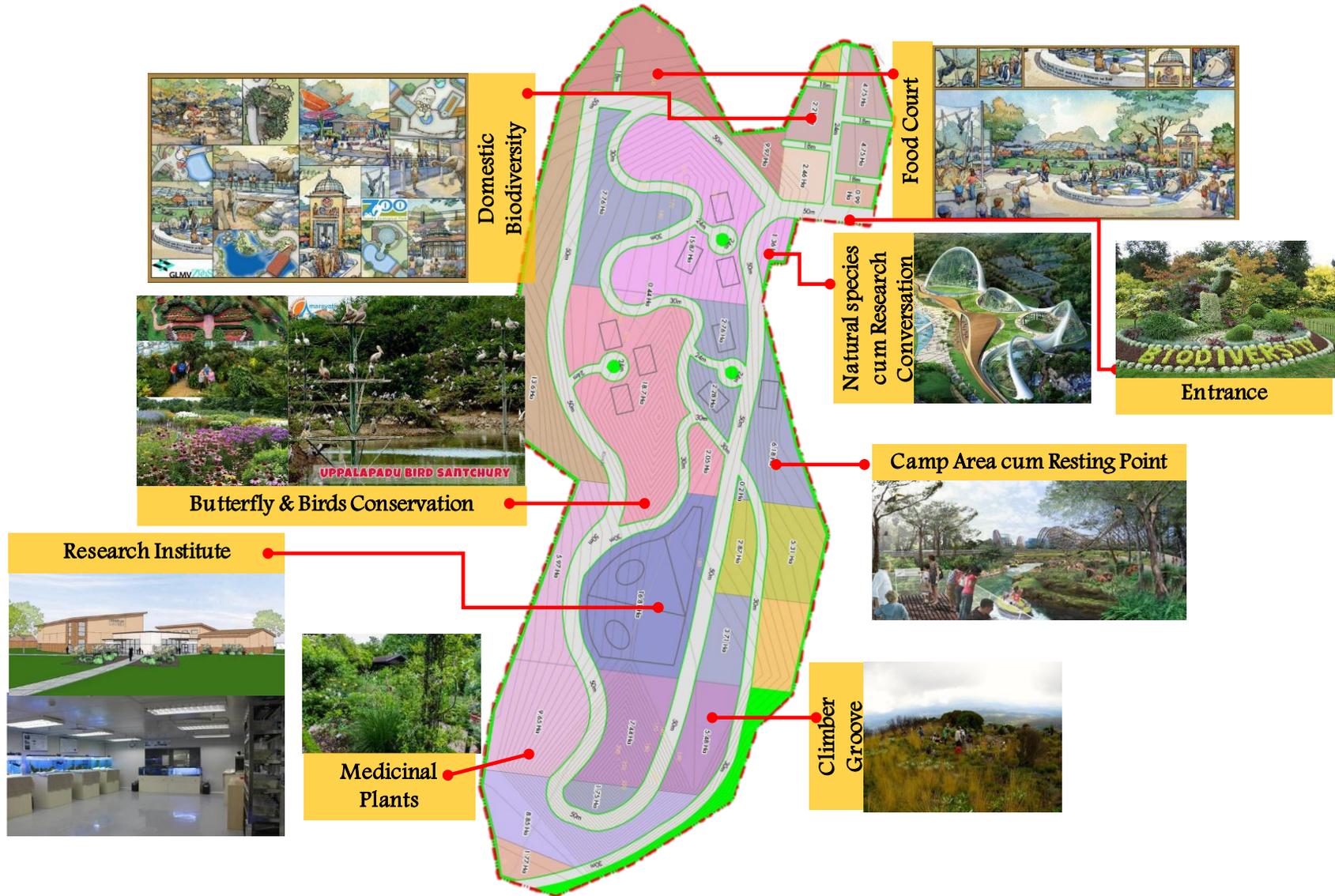


Figure 11: Illustrative views & images of proposed Bio-Diversity Park

2.4 Area Statement

Table 4: Area Statement for Nidumukkala RF site

| S.No | Landuse | Area in Ha | Area in Ac | % to total area |
|----------|---|---------------|---------------|-----------------|
| 1 | Area for Proposed activities | 161.18 | 398.27 | 69.67% |
| a | Butterfly & Birds Conversation | 20.75 | 51.27 | 12.87% |
| b | Camp Area cum Resting Point | 24.63 | 60.87 | 15.28% |
| c | Climber groove | 12.90 | 31.88 | 8.00% |
| d | Domestical Biodiversity | 6.97 | 17.21 | 4.32% |
| e | Fruit Plantation | 13.60 | 33.60 | 8.44% |
| f | Groves | 8.85 | 21.87 | 5.49% |
| g | Medical Plants | 15.62 | 38.60 | 9.69% |
| h | Natural species cum Research Conversation | 17.67 | 43.66 | 10.96% |
| i | Admin | 2.46 | 6.07 | 1.52% |
| j | Research Unit | 16.81 | 41.54 | 10.43% |
| k | Entrance | 2.77 | 6.83 | 1.72% |
| l | Food Court | 9.97 | 24.64 | 6.19% |
| m | Staff Quarters (Hostels) | 8.18 | 20.22 | 5.08% |
| 2 | Roads | 46.24 | 114.26 | 19.99% |
| 3 | Open Spaces & Green Areas | 19.12 | 47.24 | 8.26% |
| 4 | Utilities | 4.79 | 11.85 | 2.07% |
| | Total | 231.33 | 571.61 | 100% |

2.5 Open Spaces & Green Area Calculation

Table 5: Open Spaces & Green Area Calculation

| S.No | Components | Area in Ha | Area in Ac | % to Total Area |
|----------|---|---------------|---------------|-----------------|
| 1 | Activities | | | |
| a | Butterfly & Birds Conversation | 20.75 | 51.27 | 12.87% |
| b | Camp Area cum Resting Point | 24.63 | 60.87 | 15.28% |
| c | Climber groove | 12.90 | 31.88 | 8.00% |
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| i | Admin | 2.46 | 6.07 | 1.52% |
| j | Research Unit | 16.81 | 41.54 | 10.43% |
| k | Entrance | 2.77 | 6.83 | 1.72% |
| l | Food Court | 9.97 | 24.64 | 6.19% |
| m | Staff Quarters (Hostels) | 8.18 | 20.22 | 5.08% |
| | Sub-total of Plot area under each activity | 161.18 | 398.27 | 69.67% |
| 2 | Utilities | 4.79 | 11.85 | 9.39% |
| 3 | Roads | 46.24 | 114.26 | 90.61% |
| | Sub-total of Roads and Utilities | 51.04 | 126.11 | 22.06% |
| 4 | Green & Open Spaces | | | |
| a | Common Green & Open Spaces | 19.12 | 47.24 | 17.74% |
| b | Open Spaces within the Plots (55% of A) | 88.65 | 219.05 | 82.26% |
| | Sub-total Green and open spaces | 107.76 | 266.28 | 46.58% |

2.6 Block Cost & Cost Benefit Analysis (CBA)

Financial assessment of Cost Benefit Analysis (CBA) is done by calculating the total project cost as per the best industry practices for development of the project, assuming basic features and specifications. These features and specifications may vary when detailed assessment and engineering activities are carried out for the development.

Table 6: Construction Cost - Nidumukkala RF site

| S.No | DESCRIPTION | Amount (Rs in lakh) |
|------|---------------------------------|---------------------|
| 1 | Bio Diversity Park | 34433.14 |
| 2 | Roads and Approaches | 3650.44 |
| 3 | Green Avenues & Buffer areas | 1801.48 |
| 4 | Basic Facilities | 3988.51 |
| 5 | Miscellaneous Cost (2.5% of PC) | 1096.84 |
| | Total Construction Cost | 44970.40 |

2.7 Parameters for Evaluation of Benefit, not Withstanding Loss of Forest

| Sl. No. | Parameters | Nature of Proposal |
|---------|---|---|
| 1. | Increase productivity attributable to the specific project | Setting up of Bio-Diversity Park will generate employment opportunities in the Guntur region. More than 10,000 persons will get employment in various activities in the centre |
| 2. | Benefits to economy | Economy/business will be generated through Natural Species Conservation Research center Biodiveristy Demonstration Zones, Butterfly & Birds Conservation and research center Medicinal Plants Demonstration areas. Project cost: Rs. 450.00 Crores |
| 3. | No. of population benefited | About 1.0 lakh population benefited annually (Direct & Indirect) |
| 4. | Employment potential | Approximately 10,000 people in various capacities will be employed during construction of this project a large numbers technician and supporting staff will be retained after construction for maintenance and related work. |
| 5. | Cost of acquisition of facility on non-forest land where feasible | No acquisition of private land is necessary. |
| 6. | Loss of (a) agricultural & (b) non-forest land wherever feasible | Not Applicable |
| 7. | Cost of rehabilitating the displaced persons as different from compensatory amounts given for displacement | Not Applicable |
| 8. | Cost of supply of free fuel wood to workers residing in or near forest area during the period of construction | Free electricity will be provided for lighting. The employees will be facilitated to get the LPG gas connections at nearby location. Management has discouraged the use of fire wood by the workers of this ongoing project for the cooking purpose. |

2.8 Site Suitability Assessment for Alternative Site

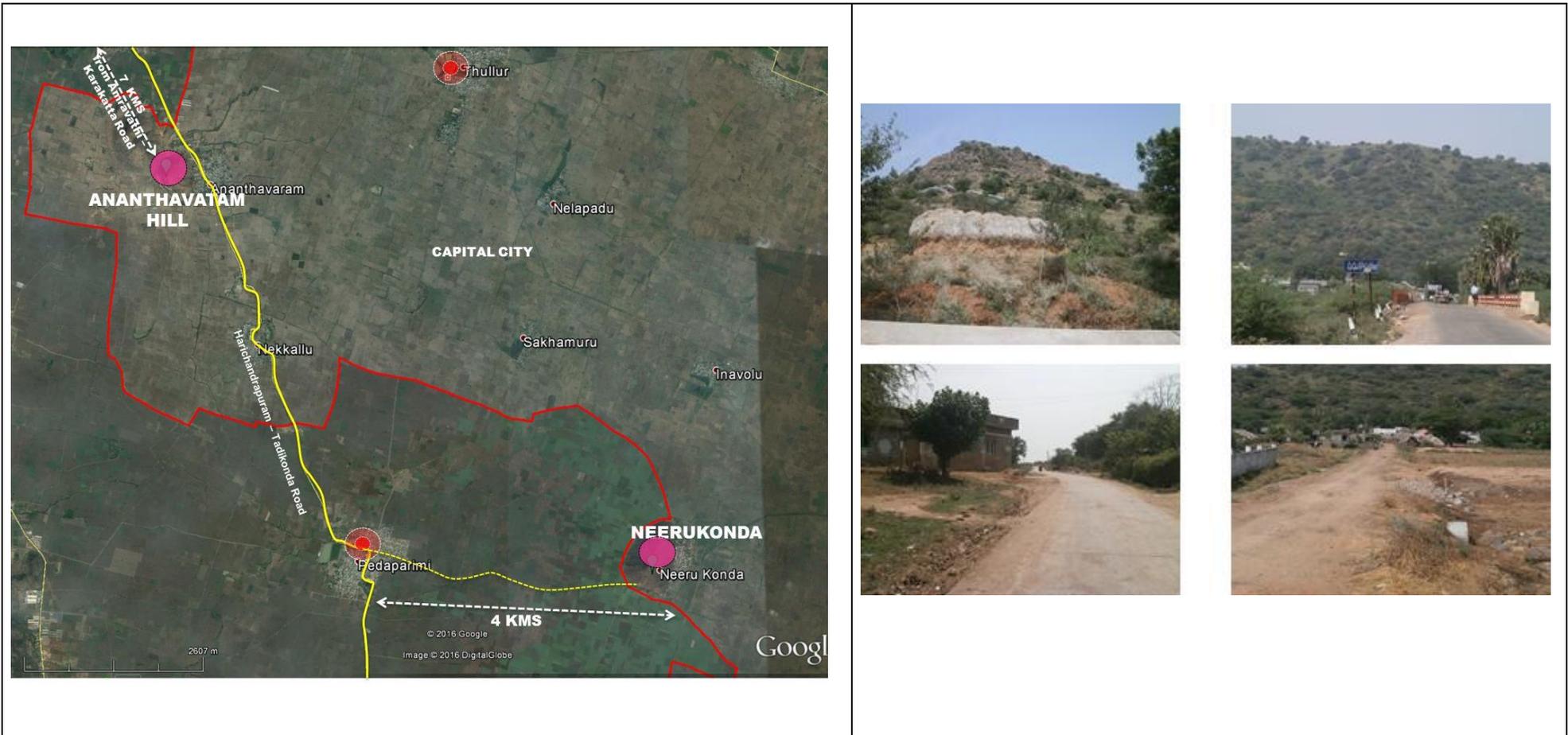


Figure 12: Alternate sites for Nidumukkala RF site

Table 7: Site Suitability Assessment for Alternative Site of Nidumukkala RF site

| # | Particulars | Good | Average | Poor |
|---|---|-------------------|--|--|
| 1 | Proximity to Urban Areas | Amravathi, Guntur | | |
| 2 | Site Accessibility | | Harichandrapuram – Tadikonda Via Village | |
| 3 | Existing Features /Resources in proximity | | River Krishna Just surrounding villages; encroachments | |
| 4 | Existing Infrastructure | | | To avail Facilities provided at Guntur & proposed facilities for Amravati Capital City (Phase I) |
| 5 | Potential for Development | | | NEERUKONDA <ul style="list-style-type: none"> • Steep Hill • Encroachments • Plotted development as per Seed Capital Master Plan ANANTHAVATAM HILL <ul style="list-style-type: none"> • Hilly Terrain • Demarked as a Green space and under Metta classification. • Proposed site not suitable for Tourism Development |

Conclusion:

APCRDA examined revenue hillocks of Neerukonda & Ananthavaram, but due to steep hills & inundation problem during rainy season, failed to identify any areas, which is more than 100 acres. Hence the forest block Nidumukkala is identified for creation of Bio-Diversity Park, which is nearer to the Amaravati Capital City (Phase I), as there is no alternative left to the APCRDA.

ANNEXURE

