

RESETTLEMENT ACTION PLAN (RAP)

Swargate to Katraj (Draft Report)
(N-S Extension of Corridor-1 of Phase 1)



IND: Pune Metro Rail Project

(September, 2024)

MAHARASHTRA METRO RAIL CORPORATION LIMITED

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Prepared by Infer Development Consulting Private Limited for Maharashtra Metro Rail Corporation Limited, Pune Metro Rail Project (PMRP) Phase 1 Extension under the Funding of European Investment Bank (EIB)

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CURRENCY EQUIVALENTS (As of 31 July, 2024)

Currency unit – Indian Rupee (Rs)

INR 1.00 = \$ 0.01195

\$ 1.00 = 83.6672

ABBREVIATIONS

AF	:	Affected Families
BPL	:	Below Poverty Line
BSR	:	Basic Schedule of Rates
CPR	:	Community Property Resources
DC	:	Deputy Commissioner
DPR	:	Detailed Project Report
DSR	:	District Scheduled of Rates
EA	:	Executive Agency
EIB	:	European Investment Bank
ESMP	:	Environmental and Social Management Plan
FGD	:	Focus Group Discussion
GC	:	General consultant
GOI	:	Government of India
GRM	:	Grievance Redressal Mechanism
GRC	:	Grievance Redress Committee
IA	:	Implementing Agency
JMS	:	Joint Measurement Survey
IP	:	Indigenous People
IR	:	Involuntary Resettlement
LA	:	Land Acquisition
LRP	:	Livelihood Restoration Plan
MORD	:	Ministry of Rural Development
MMRCL	:	Maharashtra Metro Rail Corporation Limited
NGO	:	Non-Government Organization
NRRP	:	National Rehabilitation and Resettlement Policy
NTH	:	Non-Titleholder
PAP	:	Project Affected Person
PMC	:	Pune Municipal Corporation
PMRP	:	Pune Metro Rail Project
RFCTLARR	:	Right to Fair Compensation & Transparency in Land Acquisition, Resettlement & Rehabilitation
RoW	:	Right of Way
RAP	:	Resettlement Action Plan
RPF	:	Resettlement Policy Framework
R&R	:	Resettlement & Rehabilitation
SC	:	Scheduled Caste
SDO	:	Sub-Divisional Officer
SIA	:	Social Impact Assessment
SRA	:	Slum Rehabilitation Authority
ST	:	Scheduled Tribe
TH	:	Titleholder

WEIGHTS AND MEASURES

km – kilometre

m – meter

NOTE

In this report, "\$" refers to US dollars.

GLOSSERY

Assistance	:	All supporting mechanisms viz monetary help, extension of services, training of staffs and assets given to project affected person/family constitute assistance in this project.
Compensation	:	Compensation refers to damages paid to property owners either under: i. GoM order for the direct purchase Method in which compensation is determined as per Section 26-30 and Schedule 1 of 'RFCTLARR Act 2013' with an additional compensation of 25% over and above compensation amount determined for land; OR ii. As per provisions laid down in RFCTLARR Act 2013 for land acquisition.
Cut-off Date	:	For titleholders, the date of notification through Form No. 1 of intended acquisition under Direct Purchase method or date of notification under section 11 of the RFCTLARR Act 2013 will be treated as the cut-off date. For non-titleholders, the start date of project census survey will be the cut-off date.
Project Affected Person (PAP)	:	Any individual or family living, cultivating land or carrying on business, trade or any other occupation within the Corridor of Impact (Col) who have been impacted by the project either physically or economically or both.
Encroacher	:	Any person illegally occupying public property by extending their land boundary or a portion of their building onto the existing government land or RoW is an encroacher.
Affected family	:	A family affected by the Project including a person, his or her spouse, minor children, minor brothers and minor sisters dependent on him.
Kiosk	:	Kiosk is a small structure or booth used for commercial purpose such as selling goods and services.
Land Owner	:	Land Owners are as per recorded in revenue records, or Land occupiers with claims/ rights recognized under State/ Central laws, including who is entitled to granted Patta rights on the land under any laws of the State including assigned Land.
Lease holder	:	The family, who are occupying the affected land/structure with some financial or non-financial lease arrangements with the land owner with or without the arrangements are not documented properly or legally.
Patta	:	Patta is a land revenue record which establishes the title/ ownership of land. The Patta Register is maintained at Taluka office and contains ownership details of all Land holdings.
Loss of Livelihood	:	Individual or members of affected family/Families who are impacted by loss of primary occupation or source of income
Replacement Cost	:	Replacement cost is the amount of money required to replace the existing asset with an equally valued or similar asset at the current market price. It includes the transaction costs and taxes, if any.
Residual Land	:	Residual land can be defined as the remaining portion of a land parcel left with the owner after the involuntary acquisition of land by the

		project authority.
Squatter	:	A person who unlawfully occupies an uninhabited building or unused land is called a squatter. The person may occupy the parcel of land or built-up structure for residential or business purposes.
Tenant	:	A tenant is someone who pays rent for the place where they reside in in, or for land or buildings that they use. The family residing/ occupying in the structures with some financial arrangements with the landlords, which may not be properly documented or legalized, are also considered as tenants.
Mobile Vendor	:	A Vendor operating in a cartlike structure on three or more wheels.
Women Headed Household (WHH)	:	A household that is headed by a woman is called a Woman Headed Household. The aforesaid woman may be a spinster or a widow or separated or deserted by her husband.
Vulnerable Group/ Persons	:	Vulnerable group/ persons are those with challenges that make them at higher risk of falling into poverty compared to others in the projects area. The Vulnerable Group/ Persons the following categories: (i) PAFs falling under 'Below Poverty Line' (BPL) category; (ii) persons who belong to Scheduled Castes (SC) and Scheduled Tribes (ST); (iii) Women Headed Families; (iv) Elderly people living alone; and (v) Physically and mentally challenged / disabled people.

Executive Summary

A. Introduction

1. Maharashtra Metro Rail Corporation Limited (MMRCL) is a joint venture company of Government of India (GoI) which is in effort to develop Metro Rail Service in Pune city with the objective to provide continuous availability of affordable, reliable, safe, secure and seamless transport system in the urban agglomeration of Pune. Maha-Metro is implementing the Project covering 33.5 km in Phase 1, Corridor 1 (North South corridor) of which covers 17.8 km, with an extension of 4.413 km as part of Phase-I in the north and further extension of 5.464 km in the south.

2. The Swargate to Katraj corridor is an underground section consisting of 3 stations. Maha Metro seeks European Investment Bank (EIB) financing of the proposed corridor. Maha Metro has already appointed the General Consultant (GC) for supporting design and implementation of the Project.

3. This Resettlement Action Plan (RAP) report is for the proposed Swargate to Katraj corridor. The RAP has been prepared in accordance with the applicable National and State Government legal and policy framework and also in compliance with EIB social Safeguard Policy. The RAP is based on the 100% census and socio-economic survey conducted for the alignment.

B. Land Acquisition Requirement

4. As per the LAP prepared for proposed alignment under the project and R&R survey conducted, 4630.99 square meters of land needs to be acquired permanently. The analysis of land acquisition requirement for the project shows that out of total land required for the project is 1430.82 square meters (22.22%) is private land which includes both above (914.32) and below ground land (516.50), 3200.17 square meters (77.78%) is government land. The government land required by the project will be transferred to Maha Metro and the private, religious and community land will be acquired by Maha Metro.

5. In addition to the above-mentioned permanent land acquisition, 24747.00 square meters of land will be temporarily utilized for the Project, out of which 2184.86 square meters is privately owned and rest of the 22562.14 square meters of land is owned by Government. The temporary land will be obtained from private owners through administration of a lease agreement and appropriate compensation/rent will be paid on mutual agreement. The cost of lease/rent for the private land is included under the budget of this resettlement plan.

6. A project census survey was carried out to identify the persons who would be affected and/or displaced by the project and to make an inventory of their assets that would be lost due to the project, which would be the basis of calculation of compensation. The census survey of proposed Swargate to Katraj corridor was carried out in between 11th September to 18th September 2024. It was found that a total of 52 Families would be affected by this project. Among the affected Families, 3 (5.45%) Families are losing both land and structures, 51 (92.73%) Families are losing only structures and only 1 (1.82%) Family is losing only land.

7. The start date of project census survey i.e. 11th September 2024 is the cut-off date for non-titleholders who will be eligible for compensation and assistance under the project. For titleholders, the date of notification of intended acquisition (Section 11) as per the provisions of

RFCTLARR Act -2013, and/or the date of 1st notification by Land Purchase Policy of Maharashtra will be treated as the cut-off date. The findings and magnitude of impacts are discussed in the following sections.

C. Socio-economic Profile of PAPs

8. There are 195 PAPs in total being affected by the project, which includes 108 (55.38%) male and 87 (44.62%) female. The average family size is 3.75 and the sex ratio among the PAPs is 806. The social stratification of all the affected Families in the project area indicates dominance of General population Families with 28 (53.85%) followed by Other Backward Caste (OBC) with 17 (32.69%) and Scheduled Caste (SC) population with 07 (13.46%) Families. According to project census survey there are 17 Families enumerated as vulnerable Families. In this project vulnerable group includes 07 SC Families, 10 women headed Families (WHH).

D. Public Consultation in the Project

9. Consultations and discussions were held along the project corridor with the affected families and other stakeholders. All affected Families were consulted while interacting with them during the project census survey. Consultation meetings were organized to get wider public input from both the primary and secondary stakeholders. In addition to the individual consultation with all affected Families during census survey, a total of 18 including 15 male and 03 female were consulted in 2 consultation meetings/focused group discussions. Some of the major issues that were discussed and feedback received from the project affected persons during the course of the consultations. The project has received acceptability among the local people as it is expected to provide smooth flow of traffic and reduce travel time, reduce fuel consumption and subsequently reduce air emissions. The project would bring positive socio-economic changes in the area.

E. Resettlement Policy and Legal Framework

10. The policy framework and entitlements for the project are based on national laws: The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and Environmental and Social Standards of EIB.

11. Maha Metro shall bear the complete cost of land acquisition, resettlement and rehabilitation (R&R) and "To expeditiously acquire the land/properties identified in the alignment, make it free from encroachments and encumbrances and also to ensure that land acquisition does not become reason for delay in implementation of the project".

12. The land and assets for Pune Metro Rail phase 1 extension project will be acquired under Maharashtra Direct purchase Policy, for payment of compensation and with other assistance to be paid as per RFTCLARR Act-2013. The Entitlement Matrix has been formulated for land acquisition, resettlement and rehabilitation (R&R) for the Project as per the legal requirements of Government of India, State Government of Maharashtra and safeguard policy European Investment Bank (EIB) as the Project will be implemented with the financial assistance from EIB. All compensation and assistance will be paid prior to any physical or economic displacement.

13. If agreement with consent cannot be obtained under this policy, the land shall be acquired through RFCTLARR 2013 by Competent Authority. The compensation and assistance for land acquisition will be provided according to the provision of RFCTLARR 2013. Maha Metro will ensure that any negotiations with displaced persons openly address the risks of asymmetry of information and bargaining power of the parties involved in such transactions.

F. Relocation and Income Restoration

14. Despite being a linear project and efforts made to minimize the resettlement impacts, the proposed project will affect commercial structures as a result of which both physical and economic displacement will arise and therefore need for relocation is envisaged in the project. Efforts are made through various provisions in this resettlement plan to mitigate negative social impacts on displaced persons and communities by supporting relocation of affected Families and by restoration of income to national minimum standard.

15. In this 52 Families losing more than 50% of their commercial structures are considered as economically displaced. No families losing their residential structure in the proposed alignment.

16. The PAPs losing their livelihoods includes titleholders losing land and structures, non-titleholders having commercial structures. In the case of economically displaced persons, regardless of whether or not they are physically displaced, the Maha Metro will adequately compensate for the loss of income or livelihood sources. The entitlement matrix provides for linking of these PAPs with ongoing skill upgradation and training programs, so that they can improve, or at least restore, their income-earning capacity, production levels, and standards of living to national minimum standard.

G. R&R Budget

17. The resettlement cost estimate for this project includes eligible compensation, resettlement assistance and support cost for RAP implementation. The support cost, which includes staffing requirement, monitoring and reporting during project implementation and other administrative expenses are part of the overall project cost. The total R&R budget for the estimated project RAP implementation is Rs. 329.16 million.

18. The cost related to resettlement will be borne by the Maha Metro. The Maha Metro will ensure allocation of funds and availability of resources for smooth implementation of the project R&R activities. In the case of assistance and other rehabilitation measures, Maha-Metro will directly pay the money or any other assistance as stated in the RAP to PAPs.

H. Institutional Arrangement

19. The overall project is managed by Maha Metro headed by Managing Director. The RAP implementation will be carried out by Director (Works) supported by Senior DGM (Environment) Senior DGM (Social) and Senior DGM (land) along with their required support staffs. Maha Metro has hired a General Consultant (GC) will assist Maha Metro in RAP preparation and implementation work. The GC appointed by Maha Metro to implement and monitor the project have one Chief Environmental and Social Expert and one social expert for overall coordination with Maha Metro on the issue of land acquisition and resettlement plan implementation.

I. Grievance Redressal Mechanism

20. An efficient three-tier grievance redress mechanism will be established under the Project to facilitate the PAPs in resolving their queries and complaints. The project-specific grievance redress mechanism (GRM) to evaluate and facilitate the resolution of displaced people's concerns, complaints and grievances about the social and environmental performance at the level of the Project. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project. It is intended to address affected people's concerns and complaints promptly, making it readily accessible to all segments of the affected community and is scaled to the risks and impacts of the project. The project GRM is not absolute or alternative to the formal legal system, which can be accessed by the PAPs at any time.

J. RAP Implementation Schedule

21. The time for implementation of resettlement plan will be scheduled as per the overall project implementation. All activities related to the land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. The Maha Metro will ensure that no physical or economic displacement of displaced Families will occur until: (i) compensation at full replacement cost has been paid to each affected person for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan are provided to the PAPs; and (iii) a comprehensive income and livelihood rehabilitation program, supported by adequate budget, is in place to help displaced persons, improve, or at least restore, their incomes and livelihoods.

K. Monitoring and Reporting

22. Monitoring and reporting are critical activities in involuntary resettlement management in order to ameliorate problems faced by the PAPs and develop solutions immediately. Monitoring is a periodic assessment of planned activities providing midway inputs. It facilitates change and gives necessary feedback of activities and the directions, which they require. In other words, monitoring apparatus is crucial mechanism for measuring project performance and fulfillment of the project objectives. RAP implementation for the project will be closely monitored by Maha Metro through GC.

1. PROJECT DESCRIPTION

A. Introduction

1. Maharashtra Metro Rail Corporation Limited (MMRCL) known as Maha Metro is a joint venture company of Government of India (GoI) which is in effort to develop Metro Rail Service in Pune city with the objective to provide continuous availability of affordable, reliable, safe, secure and seamless transport system in the urban agglomeration of Pune. MMRCL has implemented the phase-1 of Pune Metro Rail Project to strengthen and augment the transport infrastructure of the city with a holistic multi-model transport system in order to address the constrained public transport infrastructure issues.

2. As per 2011 census, population of the Pune City is 33.04 lacs. The city has experienced enormous population growth due to inward migration of both skilled and unskilled laborers for rising industrial base and service sector. For the last two decades Pune has registered a steep growth in number of public-private vehicles. But the road infrastructure and the utilities have not expanded in commensurate with increase in number of vehicles. With the fast-growing population and need of people a high level of high-quality Mass transport system is needed for the city of Pune to attract its people to use clean and sustainable mode of transport to lead a more safe, secure, sustainable, healthy and high quality of life contributing to maintain the ecosystem of the world through climate change mitigation measures.

3. The objective of the Project is to offer a rail based smart and sustainable urban transport system in the city to increase the quality of life and better access to goods, services, creating employment opportunities and sustainable development i.e. health supportive environment with more allocation of road space to people rather than vehicles so as to make people include walk and cycle in their daily routines during course of transit for their healthy life.

4. Pune Metro is implementing the Project covering 33.5 km in Phase 1, Corridor 1 (North South corridor) of which covers 17.8 km, with an extension of 4.413 km as part of Phase-I in the north and further extension of 5.464 km in the south. The details of corridor and stations are presented in the **Table 1**.

Table 1: Pune Metro Rails Corridor Details

Alignment	Corridor	Rail Length	No. Of Stations	
			Underground	Elevated
Line 1 (14 Stations)	PCMC - Swargate	17.8 Km.	5	9
Line 1 (extension)	Swargate - Katraj	5.464 Km.	3	-
Line 2 (16 Stations)	Vanaz - Ramwadi	15.7 Km.	-	16
Line 1 A Extension	PCMC - Nigdi	4.413 Km.	-	4

Source: Detailed Project Report

5. There is a need for extension of Phase 1 in order to meet the future traffic demand. The Systra India has carried out the investigation and studies for Pune Metro Rail Project (PCMC to Nigdi & Swargate to Katraj) (North-Southward Extension of Corridor-1 of Phase 1) and prepared a Detailed Project Report (DPR) in August 2021 & December 2021 respectively based on which the project is proposed to be implemented. The details of extension proposal are summarised in the **Table 2**.

Table 2: Details of North-Southward Extension of Corridor-1 of Phase 1

Corridor-1	Elevated	Underground	Total
Pimpri Chinchwad Municipal Corporation (PCMC) To Nigdi	4.413 Km.	0 Km.	4.413 Km.
Swargate To Katraj	0 Km.	5.464 Km.	5.464 Km.
Number of Station	4	3	7

Source: Detailed Project Report

6. The details of station locations under extension proposal are presented in the **Table 3**.

Table 3: Details of Proposed Stations under Extension Corridors

S. N.	Name of the Station	Coordinates	Type of Station
Pimpri Chinchwad Municipal Corporation (PCMC) To Nigdi			
1	Chinchwad	N 18.639444, E 73.794444	Elevated
2	Akurdi	N 18.649722, E 73.785833	Elevated
3	Nigdi	N 18.658333, E 73.778055	Elevated
4	Bhakti Shakti	N 18.6652778, E 73.772222	Elevated
Swargate To Katraj			
1	Market Yard	N 18.488082, E 73.857638	Underground
2	Padmavati	N- 18.472468, E 73.856771	Underground
3	Katraj	N- 18.452931, E 73.858532	Underground

Source: Inception Site Visit/Survey

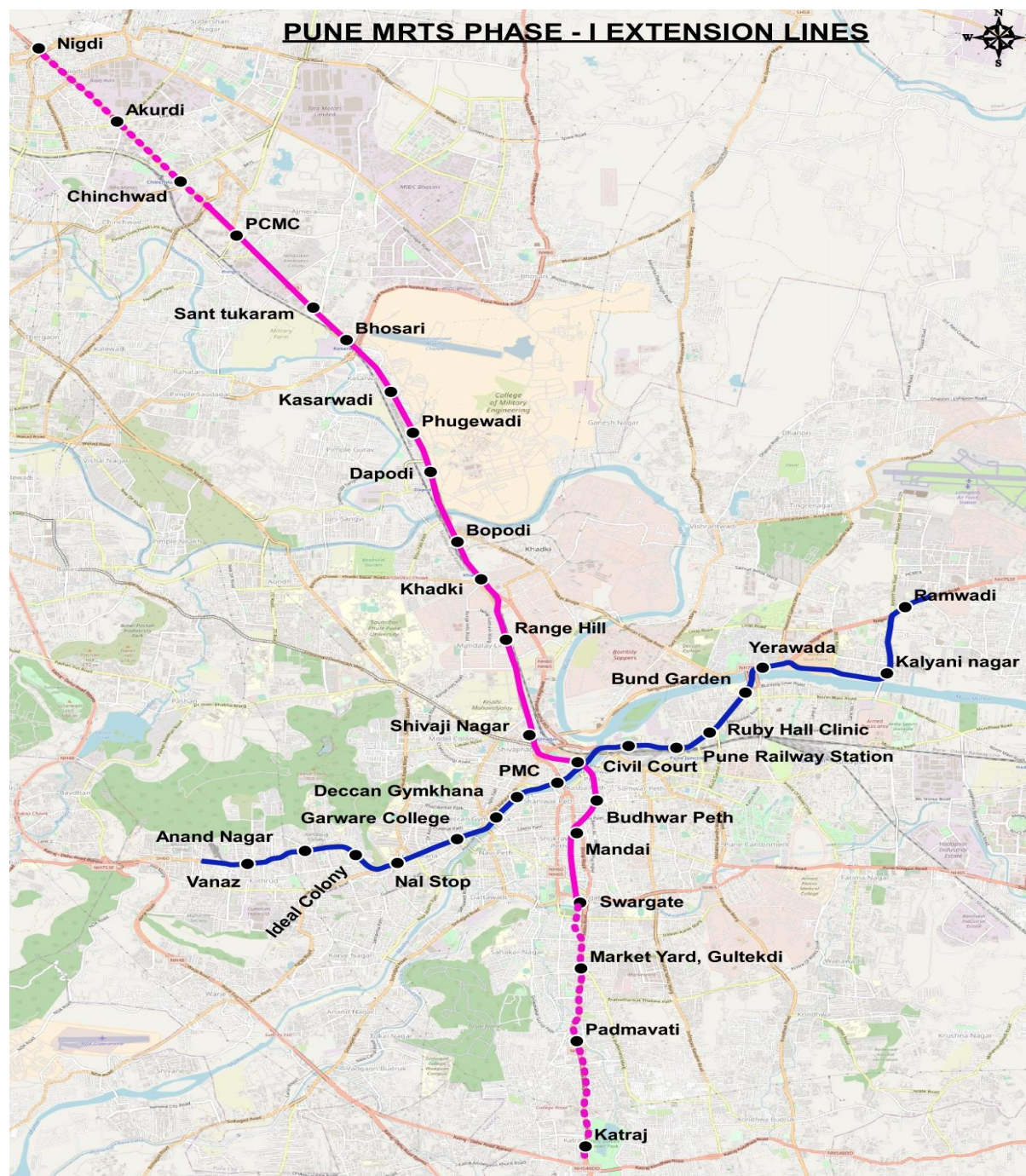
B. Details of Swargate to Katraj

7. The planned extension of the section Swargate to Katraj is spanning over 5.464 kms, aims to offer the city's residents a convenient, swift, and appealing transportation option. The station areas are designed to be vibrant, clean, and aesthetically pleasing spaces for commuting and social interaction. This endeavor not only enhances the environment but also fosters an enriched social experience, contributing positively to the city's livability.

8. The Swargate to Katraj corridor is an underground section consisting of 3 stations. Maha Metro seeks European Investment Bank (EIB) financing of the proposed corridor. Maha Metro has already appointed the General Consultant (GC) for supporting design and implementation of the Project.

9. This Resettlement Action Plan (RAP) report is for the proposed Swargate to Katraj corridor. The RAP has been prepared in accordance with the applicable National and State Government legal and policy framework and also in compliance with EIB social Safeguard Policy. The RAP is based on the 100% census and socio-economic survey conducted for the alignment.

Figure-1: Alignment Map of Pune Metro Phase-I Extension (Swargate to Katraj)



2. APPROACH AND METHODOLOGY

A. The Approach

10. Maha Metro has finalized the alignment by hiring the service of the Consultant and prepared the DPR for the Project. After finalization of DPR and establishment of actual corridor of impact (CoI), Maha Metro has prepared the Land Acquisition Plan (LAP) for the Project with the help of another survey agency. The social impact assessment and resettlement planning was carried out on the basis of established corridor of impact with following methods.

B. Reconnaissance Survey

11. A reconnaissance survey (a preliminary survey) was conducted by the SIA team to assess the impacts of the project broadly by visiting the site with concerned project officials of Maha Metro and representative from GC. Social safeguard screening was conducted with reference to EIB safeguard policy during the survey to determine the scope of land acquisition and resettlement impacts.

C. Collection and Review of Secondary Data

12. Secondary information collected from various sources including District Census Hand Book District Statistics, maps and information on existing socio-economic indicators and analyzed to understand the socio-economic conditions of the concerned area and availability of infrastructure facilities, and service delivery system. Project related documents such as DPR, feasibility study, alignment plan and land acquisition plan were also used for preparation of the report.

D. Preparation of Questionnaires

13. User friendly, structured/semi-structured questionnaire formats for census (inventory of loss), socio-economic survey and formats for public consultation are developed and in consultation with stakeholders. The census survey questionnaire includes the following:

- (i) Inventory of the 100% non-land assets
- (ii) Categorization and measurements of potential loss
- (iii) Physical measurements of the affected assets/structures
- (iv) Identification of trees
- (v) Collection of information on household characteristics, including social, economic and demographic profile
- (vi) Identification of non-titleholders
- (vii) Assessment of potential economic and livelihood impact

E. Site Visit and Field Surveys

14. For a good resettlement planning, implementation and monitoring, it is important to collect quality baseline socio-economic data of project Affected Persons (PAPs). The questionnaires were administered by the professional/enumerators who are trained by the consultants. The emphasis laid on quality of the data to ensure authentic and reliable data. Data generated from the survey was entered into computer in Micro-soft Excel for tabulation and analysis purpose.

F. Consultations with Stakeholders

15. To ensure peoples' participation in the planning phase and aiming at promotion of public understanding and fruitful solutions of developmental problems such as local needs of commuters and problem and prospects of resettlement, various sections of PAPs and other stakeholders were consulted through focus group discussions, individual interviews and formal and informal consultations. The vulnerable sections of PAPs and women were also included in the consultation process.

G. Social Impact Assessment & Mitigation Measures

16. The RAP is prepared to address the social issues in the project area or along the project corridor such as impact on private / common / business/ cultural properties and on the people residing or doing business/ work in the area. Project affected area includes the area in which property/assets would be affected or from where land would be acquired for the project. The RAP captures all social impacts resulted from the Project including involuntary resettlement impacts and the management plan will be prepared in the form of RAP.

H. Structure of the Resettlement Action Plan

17. This RAP has been organized into sections which cover (i) project description; (ii) impact assessment and (iii) project management and mitigation measures. A summary of key findings of the RAP is also presented in the Executive Summary. The RAP has following contents:

Chapter I	Project Description
Chapter II	Approach and Methodology
Chapter III	Scope of Land Acquisition and Analysis of Impacts
Chapter IV	Socio-economic Profile
Chapter V	Stakeholder Consultation and Participation
Chapter VI	Resettlement Policy Framework
Chapter VII	Relocation and Income Restoration
Chapter VIII	Resettlement Budget and Financing Plan
Chapter IX	Institutional Arrangement
Chapter X	Grievance Redressal Mechanism
Chapter XI	Implementation Schedule
Chapter XII	Monitoring and Reporting

3. SCOPE OF LAND ACQUISITION AND ANALYSIS OF IMPACTS

A. Land Acquisition Requirement

18. The proposed Swargate to Katraj section of the alignment is underground, hence the section involves minimum land acquisition and majorly for construction of entry and exit points and station box areas. Minimization of land acquisition under the project has been achieved through exploring alternate route during feasibility study, planning station locations at most suitable places during detailed design and utilizing maximum possible government land under the proposal. However, complete avoidance of impacts was not possible due to urban setup with dense settlements and challenge in connecting important locations and providing access to maximum commuters of Pune City.

19. As per the LAP prepared for proposed Project and R&R survey conducted, 4630.99 square meters of land needs to be acquired permanently for the proposed alignment. The analysis of land acquisition requirement for the project shows that out of total land required for the project is 1430.82 square meters (22.22%) is private land which includes both above (914.32) and below ground land (516.50), and 3200.17 square meters (77.78%) is government land. The government land required by the project will be transferred to Maha Metro and the private, religious and community land will be acquired by Maha Metro. The land acquisition requirement for the project is presented in the **Table 4**.

Table-4: Details of Land Acquisition Requirement

Sl. No.	Type of Ownership	Unit	Area (in Sqm.)	%
1	Private Revenue (Open Land+ Below Ground Land)	4	1430.82	22.22
2	Government	1	3200.17	77.78
3	Religious	0	0.00	0.00
Total		5	4630.99	100

Note: The unit in the table refers to the number of impacted entities including private (Families), government, religious and community etc.

Note: The below ground land doesn't require to be compensated it is just part of the whole land requirement calculation and it is not calculated in the R & R budget

Source: Land Acquisition Report and Census Survey 2024

20. In addition to the above-mentioned permanent land acquisition, 24747.00 square meters of land will be temporarily utilized for the Project, Out of which 2184.86 square meters is privately owned and rest of the 22562.14 square meters of land is owned by Government. The temporary land will be obtained from private owners through administration of a lease agreement and appropriate compensation/rent will be paid on mutual agreement. The cost of lease/rent for the private land is included under the budget of this resettlement plan.

B. Resettlement Impacts

21. Based on the above requirement, the project impact assessed through project census survey includes loss of land, loss of non-land assets, loss of trees and loss of livelihoods.

22. A project census survey was carried out to identify the persons who would be affected and/or displaced by the project and to make an inventory of their assets that would be lost due to the project, which would be the basis of calculation of compensation. The census survey of proposed Swargate- Katraj corridor was carried out in between 11th September – 18th September,

2024. It was found that a total of 52 Families would be affected by this project. Among the affected Families, 3 (5.45%) Families are losing both land and structures, 51 (92.73%) Families are losing only structures and only 1 (1.82%) Family is losing only land. The details are being provided in the **Table 5**.

Table-5: Land Acquisition and Resettlement Impacts

Sl. No.	Category of Loss	No. of Family	%
1	Land with Structure owned by Titleholders	3	5.45
2	Only Structure owned by non-titleholders	51	92.73
3	Only Land owned by Titleholders	1	1.82
4	Commercial - Tenants	0	0.00
Total		55	100

Source: Census Survey, 2024

23. The start date of project census survey i.e. 11th September 2024 is the cut-off date for non-titleholders who will be eligible for compensation and assistance under the project. For titleholders, the date of notification of intended acquisition (Section 11) as per the provisions of RFCTLARR Act 2013, and/or the date of 1st notification by Land Purchase Policy of Maharashtra will be treated as the cut-off date. The findings and magnitude of impacts are discussed in the following sections.

C. Loss of Private Land in the Project

24. The land acquisition for the project will affect 04 titleholder Families and the area of acquisition will be a total of 914.32 square meters. All the land to be acquired under the project is being used for commercial purpose only. The detail is presented in **Table 6**.

Table-6: Land Use Details of Affected Land

Sl. No.	Land Use Type	Affected Families	Area (in Ha.)
1	Residential	00	0.00
2	Commercial	04	914.32
3	No Use/Barren	0	0.00
Total		04	914.32

Source: Census Survey, 2024

D. Loss of Private Structures in the Project

25. Due to the proposed project, 53 structures, owned by 52 Families will be affected. Among these, 01 structures are owned by 01 legal titleholders, 44 structures are owned by 43 Families having license from local authority and 07 structures by 07 squatters and 01 by others. The details of loss of structures presented in the **Table 7**.

Table-7: Ownership Status of Affected Private Structures

Sl. No.	Ownership Status	No. of Structure	No. of HH/Entity	%
1	Legal Titleholder	1	1	1.92
2	Licence from Local Authority	44	43	82.69
3	Squatter	7	7	13.46
4	Other	1	1	1.92

Total	53	52	100.00
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Source: Census Survey, 2024

E. Type of Private Structure in the Project

26. As per census survey, out of 52 Families losing their structures in the project, 52 Families are losing 53 commercial structures, and 01 are losing 01 other type of private structures and there is no family losing their residential structure in the proposed alignment. The details of structures and number of displaced Families are given in the **Table 8**. The list of affected persons losing land and structure is attached as **Annexure-1**.

Table-8: Type of Loss of Private Structures

Sl. No.	Type of Structure	No. of Structure	No. of HH/Entity	%
1	Residential Structure	0	0	0.00
2	Commercial Structure	53	51	98.08
3	Resi+Commercial Structure	0	0	0.00
4	Other Private Structure	1	1	1.92
Total		54	52	100.00

Source: Census Survey, 2024

F. Use of Private Structures affected by the Project

27. The usage of various structures being affected in the project are presented in the **Table 9**. The physical and economical displacement under the project will mainly result in loss of residential and commercial structures. Other commercial structures affected under the Project will not result in physical displacement.

Table-9: Usage of Affected Private Structures

Sl. No.	Type of Structure	No. of Structure	No. of Families
1	Shops	1	0
2	Petrol Pumps	1	1
3	Kiosk	7	7
4	Vendors	25	25
5	Other Commercial	19	18
Total		53	51

Source: Census Survey, 2024

G. Type of Construction of Affected Structures

28. The structures being affected in the project are of various types by construction such as temporary, semi-permanent and permanent nature. Out of 03 main structures, 1 structure is of temporary in nature, 1 structure is of semi-permanent nature and 1 structure is of permanent nature. The type of constructions of the affected structures are given in the **Table 10**.

Table-10: Type of Construction of the Private Structure

Sl. No.	Type of Structures	Temporary (Kutcha)	Semi-Permanent (Semi-Pucca)	Permanent (Pucca)	Total
1	Residential	0	0	0	0
2	Commercial	1	1	1	03
Total		1	1	1	03

Source: Census Survey, 2024

H. Intensity of Impact in the Project

29. In addition to the various types of impact on land and non-land assets as discussed above the intensity of impacts, the data has been analyzed and provided in the **table 11 and 12** below. As per EIB Environmental and Social Standard, all projects financed by EIB requires to be categorized into three categories such as- High, medium and Low. Further during the implementation, the viability of partially affected structures will be assessed by qualified engineers from the concerned department in consultation with the PAPs and the compensation will be paid for the entire structures as required.

Table-11: Intensity of Impact on Land

Sl. No.	Scale of Impact	No. of Family	%
1	Up to 10%	1	25.00
2	Above 10% and up to 25%	2	50.00
3	Above 25% and up to 50%	1	25.00
4	Above 50% and Below 75%	0	0.00
5	Above 75%	0	0.00
Total		4	100.00

Source: Census Survey, 2024

Table-12: Intensity of Impact on Structure

Sl. No.	Scale of Impact	No. of Structure	%
1	Below 25%	00	0.00
2	Above 25% to 50%	00	0.00
3	Above 50% to 75%	00	0.00
4	Above 75% to 100%	54	0.00
Total		54	100.00

Source: Census Survey, 2024

I. Loss of Livelihoods in the Project

30. The affected livelihoods are not primarily land-based and the livelihood losses are mostly due to loss of commercial structures such as beauty kits store, tea stall, pan shop, small eateries, ice-cream shop, other provisional stores. As per the census survey, total 51 Families losing livelihoods, which includes only owners of commercial structures. The details of impact on livelihoods in the project are presented in the **Table 13**.

Table-13: Impact on Livelihoods

Sl. No.	Category of Impact	No. of HH/Entity	%
1	Owners of Commercial Structure	51	100.00

2	Owners of Res+Commercial Structure	0	0.00
3	Commercial Tenant	0	0.00
Total		51	100.00

Source: Census Survey, 2024

J. Loss of Community Property Resources

31. In terms of community property resources (CPR), 4 structures used by local community are identified to be affected under the project. The types of affected CPRs are presented in the **Table 14**, and the list of CPR affected in the project is presented in **Annexure 2**. CPRs will be compensated either by cash compensation at replacement cost to the community (registered trust, society or village committee as appropriate) or reconstruction of the community structure at a new location in consultation with the affected community. Based on the census survey, it is confirmed that none of the CPR loss will result in livelihood loss of any person.

Table-14: Loss of Community Property Resources

Sl. No.	Type of Structure	No. of Structure
1	Govt office	1
2	Temple	1
3	Bus Stop	1
4	Other Religious (Chabutra, Shed)	1
Total		04

Source: Census Survey, 2024

4. SOCIO-ECONOMIC PROFILE

A. Socio-economic Profile of PAPs

32. Along with the census data collection, data on demographic and socio-economic profile of the PAPs were collected for their social mapping and understanding of the standard of living. The following section describes the socio-economic profile of 52 affected Families including the tenants in the structures.

1. Number of Project Affected Persons (PAPs)

33. There are 195 PAPs in total being affected by the project, which includes 108 (55.38%) male and 87 (44.62%) female. The average family size is 3.75 and the sex ratio among the PAPs is 806. The details of PAPs being affected in the project are presented in the **Table 15**.

Table-15: Number PAPs

Sl. No.	Categories of APs	No. of Persons	%
1	Male	108	55.38
2	Female	87	44.62
Total		195	100

Source: Census Survey, 2024

2. Social Categories of the PAPs

34. The social stratification of all the affected Families including tenants in the project area indicates dominance of General Caste population with 28 (53.85%) Families followed by 17 (32.69%) OBC and Scheduled Caste population with 07 (13.46%) Families. There is no Scheduled Tribe (ST) family affected under the project. The details of social grouping in the project area are presented in the **Table 16**.

Table-16: Social Categories of PAPs

Sl. No.	Description of the Caste	No. of Families	%
1	Scheduled Caste	7	13.46
2	Other Backward Caste	17	32.69
3	General Caste	28	53.85
Total		52	100.00

Source: Census Survey, 2024

3. Religious Categories of the PAPs

35. Majority of affected persons belong to Hindu religion, (94.23%), Muslim (3.85%) and Buddhist (1.92%). The religious categories of PAPs are given below in **Table 17**.

Table-17: Religious Categories of PAPs

Sl. No.	Description of the Religion	No. of Families	%
1	Hindu	49	94.23
2	Muslim	2	3.85
3	Buddhist	1	1.92
Total		52	100.00

Source: Census Survey, 2024

4. Vulnerable PAPs in the Project

36. According to project census survey there are 17 Families enumerated as vulnerable Families. In this project vulnerable group includes 07 SC Families and 10 women headed Families. vulnerable household details are presented in the **Table 18**.

Table-18: Vulnerable Categories of PAPs

Sl. No.	Vulnerability Type	No. of Families	%
1	Scheduled Caste Families	7	41.18
2	Women Headed Families	10	58.82
Total		17	100.00

Source: Census Survey, 2024

5. Annual Income Level of the PAPs

37. There is only 1 Family (1.92%) having an average annual income below Rs. 140000. The survey reveals that 15 (28.85%) Families are earning above Rs. 140000 and below 200,000; and 29(55.77%) Families were reported to be earning more than Rs. 200,000 per year and only 7 (13.46) families are earning more than 300000. The average income level of Families in the project area is summarized in the **Table 19**.

Table-19: Income Level of PAPs

Sl. No.	Annual Income Categories in (Rs)	No. of Households	%
1	Below 140000	1	1.92
2	Above 140000 and up to 200000	15	28.85
3	Above 200000 and Below 300000	29	55.77
4	Above 300000	7	13.46
Total		52	100.00

Source: Census Survey, 2024

6. Number of PAPs considered as Separate Family as per LA Act

38. There are various categories of PAPs as summarized in the **Table 20** who are treated as separate family as per the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act, 2013. The land under the project will be acquired by Maharashtra land purchase policy. In case of negotiation fails and use of RFCTLARR Act-2013, these families will be compensated as per Entitlement Matrix provided at Table no. 31 of this report.

Table-20: Number of PAPs Considered as Separate Family as per LA Act

Sl. No.	Categories of AFs	No. of Families	%
1	Unmarried Son > 30 years	31	47.69
2	Unmarried Daughter/Sister > 30 years	19	29.23
3	Divorcee/Widow	15	23.08
4	Physically Challenged	0	0.00
Total		65	100

Source: Census Survey, 2024

7. Educational Status of PAPs

39. The educational status of PAPs reveals that there are 3.93% who are illiterate. Among the PAPs, 33.15% are matric and 19.67% are graduate. This data excludes the children below 6 years. The gender segregated details of educational status of PAPs are presented in the **Table 21**.

Table-21: Educational Status of PAPs

Educational Status of APs	Male	Female	Total	%
Illiterate	2	5	7	3.93
Literate	1	2	3	1.69
Up to middle	21	28	49	27.52
Below matric	15	9	24	13.48
Matric	39	20	59	33.15
Graduate	18	17	35	19.67
Post Graduate	1	0	1	0.56
Total	97	81	178	100

Source: Census Survey, 2024

8. Occupational Status of PAPs

40. The occupational pattern of PAPs excluding children below 6 years, student, housewife and unemployed, reveals that 90.12% PAPs is engaged in business activities. Among other categories, 8.64% engaged in service, and 1.24% are labourer. Affected persons' livelihoods are not primarily land based. The details of occupational status of PAPs are summarized in the **Table 22**.

Table-22: Occupational Status of PAPs

Occupational Status of PAPs	Male	Female	Total	%
Service	3	4	7	8.64
Business	50	23	73	90.12
Labour	1	0	1	1.24
Professional	0	0	0	0.00
Total	54	27	81	100

Source: Census Survey, 2024

9. Project Impact on Indigenous People

41. As per the Census of India 2011, Schedule Tribe (ST) Families in Pune is 3.37% of the total population of the city. Since the project alignment is falling mostly in urban area, the presence of ST population is less. In this project no ST is identified among the PAPs hence no impact on the ST Families.

10. Project Impact on Women

42. The Metro rail project will bring great benefits to women and girls. Direct benefits include a decrease in travel time and an increase in reliable and convenient transport service. Indirect benefits include improved access to products and services, including social services such as health, education, as well as other government services. During construction, women will also benefit from the increased employment opportunities. However, construction of metro rail may also lead to potential negative impacts such as the spread of STIs (sexually transmitted infections) and road safety issues. Potential negative impacts will be addressed through community

awareness sessions. In addition, the contractor will also carry out HIV/AIDS awareness program among worker camps and nearby community as mandated in their contract. As per the findings of consultation with women group, the perceived benefits from the projects includes:

- (i) Improved access to social facilities like health, education
- (ii) Increase in income generating activities
- (iii) Frequent, safe and affordable transport
- (iv) Management of emergency situation
- (v) Improved community relations
- (vi) Increased frequency of health workers, extension workers visits
- (vii) Improved access to market
- (viii) Increased Leisure time
- (ix) Reduced time spent on transportation of goods and services

43. During the consultation process the women apart from loss of assets, could not easily articulate the negative impacts. However, along with the loss of assets the following negative impacts were also recorded:

- (i) Loss of assets as a result of the metro rail construction
- (ii) Preference to men as wage labor over women during construction
- (iii) Discrimination in wage payment
- (iv) More dependence of mechanized techniques in metro rail construction likely to have very little opportunity for women as laborers

44. There are 10 women headed Families (WHH) affected in the project. The negative impacts of the project on female-headed Families will be taken up on a case-to-case basis and assistance to these Families will be treated on a priority basis. During disbursement of compensation and provision of assistance, priority will be given to female-headed Families. Additionally, women headed Families are considered as vulnerable and provision for additional assistance has been made in the entitlement of the RAP. Provision for equal wage and health safety facilities during the construction will be ensured by the Maha Metro.

B. Findings of Socio-Economic Survey

45. During the census survey, a separate sample socio-economic survey was carried out to understand the socio-economic profile and use the data as future baseline date for monitoring the project impacts. The analysis of sample socio-economic survey data is presented in the following sections.

46. **Status of School Going Children** As per the sample socio-economic survey of 54 Families, 55 children are currently going to school and colleges of various standards. As presented in **Table-23**

Table-23: School Going Status of Children

Sl. No.	Education	No of Children	%
1	Primary School (up to Class V)	12	21.81
2	Middle School (Class VI - VIII)	5	9.09
3	Secondary School (Class IX - X)	6	10.90
4	Higher Secondary (Class XI - XII)	10	18.18
5	College	22	40.00
6	University	0	0.00
Total		55	100

Source: Sample Socio-economic Survey, 2024

47. **Source of Income by PAP.** Out of 54 surveyed Families, 54(100%) are earning their livelihoods from commercial activities, as **Table-24**.

Table-24: Major Sources of Income by Surveyed Families

Sl. No.	Source of Income	Number	%
1	Commercial	54	100
2	Service (Pvt./Govt.)	0	0.00
3	Remittance (money order, etc.)	0	0.00
4	Others	0	0.00
TOTAL		54	100.00

Source: Sample Socio-economic Survey, 2024

48. **Decision Making.** Women were asked about their role in decision-making on financial and social matters of the household. It was revealed that 100% of Families, women have always had a role in the financial and 100% in social decision-making process. The details are given in following **Table 25**.

Table-25: Participation of Women in Decision Making

S.N.	Response	Financial Decision Making (HH)	%	Social Decision Making (HH)	%
1	Yes	41	97.62	41	97.62
2	No	1	2.38	1	2.38
3	None	0	0.00	0	0.00
Total		12	100.00	12	100.00

Source: Sample Socio-economic Survey, 2024

49. **Assets owned by PAPs.** The details of assets possessed by the PAPs in project area is given in **Table 26**.

Table-26: Assets owned by PAPs

Productive Assets			
Sl. No.	Type of Assets	Number	%
1	Two-Wheeler	18	85.71
2	Four-Wheeler	3	14.29
Total		21	
Other Assets			
Sl. No.	Type of Assets	Number	%
1	Refrigerator	54	22.59
2	Washing machine	10	4.18
3	Bicycle	10	4.18
4	Television	54	22.59
5	Computer	1	0.42
6	Cell Phone	54	22.59
7	Oven	2	8.84
8	LPG connection	54	22.59
Total		239	

Source: Sample Socio-economic Survey, 2024

5. STAKEHOLDERS CONSULTATION AND PARTICIPATION

A. Stakeholders in the Project

50. Consultations with stakeholders were carried out during various phases of project preparation. The stakeholders in the project are both primary and secondary. The primary stakeholders are PAPs, project beneficiaries, Executing Agency, Implementing Agency especially the officials in Maha metro and GC. The secondary stakeholders include officials from line departments, community leaders etc.

B. Public Consultation in the Project

51. Public consultations were arranged at the stage of project preparation to ensure peoples' participation in the planning phase of this project and to treat public consultation and participation as a continuous two-way process beneficial in projecting planning and implementation. Aiming at promotion of public understanding and fruitful solutions of developmental problems such as local needs and problem and prospects of resettlement, various sections of PAPs and other stakeholders were consulted through focus group discussions and Individual Consultation.

C. Methods of Public Consultation

52. Consultations and discussions were held along the project corridor with the affected families and other stakeholders. All affected Families were consulted while interacting with them during the project census survey. Consultation meetings were organized to get wider public input from both the primary and secondary stakeholders. The consultation methods followed to elicit required information (their views & opinions) are detailed below in **Table 27**.

Table 27: Methods of Public Consultations

Stakeholders	Consultation Method
Project Affected Persons	Through Census Survey involving head of the household as respondent
Representative of PAPs	Through Focus Group Discussions (FGD) at affected locations
Local communities	Through Focus Group Discussions (FGD) at affected locations
Women's groups	Through Census survey and Focus Group Discussions (FGD) at affected locations
Vulnerable groups	Through Focus Group Discussions (FGD) at affected locations
Executing Agency, Implementing Agency	Individual interview, discussion, joint field visit, Virtual Consultation meetings
Line Departments/Agencies	Individual meeting/interview, discussion

D. Scope of Consultation and Issues

53. All the survey and consultation meetings were organised with free and prior information to the project affected persons and participants. Women members of the survey team assisted women to present their views on their particular concerns. During the consultation process efforts were made by the survey teams to:

- (i) Ascertain the views of the PAPs, with reference to project alignment and minimization of impacts;
- (ii) Understand views of the community on land acquisition, resettlement issues and rehabilitation options;
- (iii) Identify and assess the major socio-economic characteristics of the affected areas to enable effective planning and implementation;
- (iv) Obtain opinion of the community on issues related to the impacts on community property and relocation of the same;
- (v) Examine PAPs opinion on problems and prospects of related issues;
- (vi) Identify people's expectations from project and their absorbing capacity;
- (vii) Finally, to establish an understanding for identification of overall developmental goals and benefits of the project.

E. Findings of Focused Group Discussions

54. During the survey, FGDs were conducted in affected areas along the project corridor. The participants in these FGDs are not limited to the place of meeting or PAFs only but also included the other interested parties from the affected areas as all of them commuters and beneficiaries under the Project.

55. In addition to the individual consultation with all affected Families during census survey, a total of 18 including 15 male and 03 female were consulted in 2 consultation meetings/focused group discussions. Some of the major issues that were discussed and feedback received from the affected areas during the course of the consultations.

56. The project has received acceptability among the local people as it is expected to provide smooth flow of traffic and reduce travel time, reduce fuel consumption and subsequently reduce air emissions. The project would bring positive socio-economic changes in the area. The perceptions of likely PAPs and other stakeholders about the project are given below:

- It has been observed that by and large all the stakeholders involving affected persons and other stakeholders are aware of the project.
- Local people expressed positive views about the project and felt that the project would provide hassle free movement in the congested part of the city.
- People suggested making alternate arrangement for entry and exit gates if possible.
- They were concerned about closure of existing road and wanted to know how traffic would be managed during the construction stage as they had faced serious problems during the construction of previous development project.
- The participants did not express concern about noise and air pollution.
- Suggestions were made to control air pollution (dust) during construction by sprinkling of water.
- Local Stakeholders requested that suitable mitigation measures should be taken to mitigate the adverse impacts during the construction period due to shifting of utilities, movement of heavy equipment and noise pollution etc.

57. The findings of consultation are provided in **Annexure-3** and **Table 28** summarizes the Consultation details.

Table 28: Details of Consultation with PAPs

S. No.	Date	Place	Number of Participants		
			Male	Female	Total
1	16.09.2024	Padmavati	06	02	08
2	16.09.2024	Market yard	09	01	10
Total			15	03	18

F. Plan for further Consultation in the Project

58. The effectiveness of the R&R program is directly related to the degree of continuing involvement of those affected by the Project. Several additional rounds of consultations with PAPs will form part of the further stages of project preparation and implementation. The Maha Metro will be entrusted with the task of conducting these consultations during resettlement plan implementation, which will involve disclosure on compensation, assistance options and entitlement package and income restoration measures suggested for the project. The consultation will continue throughout the project implementation period. The following set of activities will be undertaken for effective implementation of the resettlement plan:

- (i) In case of any change in engineering alignment planning the PAPs and other stakeholders will be consulted in selection of project alignment for minimization of resettlement impacts, development of mitigation measures etc.
- (ii) Maha Metro shall conduct information dissemination sessions in the project area and solicit the help of the local community/ leaders and encourage the participation of the PAPs in Plan implementation.
- (iii) During the implementation of resettlement plan, Maha Metro will organize public meetings, and will appraise the communities about the progress in the implementation of project works, including awareness regarding metro rail construction.
- (iv) Consultation and focus group discussions will be conducted with the vulnerable groups like women, SC and OBC's to ensure that the vulnerable groups understand the process and their needs are specifically taken into consideration.
- (v) To make reasonable representation of women in the project planning and implementation they will be specifically involved in consultation.

59. A Public Consultation and Disclosure Plan will be prepared by Maha Metro for the project as per the format below in **Table 29**. Consultations will continue throughout the entire project period and during RAP implementation.

Table 29: Future Public Consultation and Disclosure Plan

Activity	Task	Timing	Agency
Public Notification	Notify eligibility cut-off date for NTH	Oct-2024	Maha Metro
Disclosure of resettlement plan	To affected Families and other stakeholders at Site offices	Oct-2024	Maha Metro
Internet disclosure of the resettlement plan	Post resettlement plan website	Oct-2024	Maha Metro

Activity	Task	Timing	Agency
Distribution of R&R information leaflet	Prepare R&R information leaflet and distribute to PAPs	Nov-2024	Maha Metro
Consultative meetings during joint measurement survey	Face to face meetings with PAPs	Nov-2024 onwards	Maha Metro

G. Information Disclosure

60. To keep more transparency in planning and for further active involvement of PAPs and other stakeholders the project information will be disseminated through disclosure of resettlement planning documents. Maha-Metro will submit the following documents to EIB for disclosure on EIB's website:

- i. The final resettlement plan endorsed by the executing agency
- ii. A new resettlement plan or an updated resettlement plan, and a corrective action plan prepared during project implementation, if required; and
- iii. The resettlement monitoring reports.

61. The RAP will be disclosed to the affected community detailing information including measurement of losses, detailed asset valuations, entitlements and special provisions, grievance procedures, timing of payments and displacement schedule by the Maha Metro. This will be done through public consultation and made available as brochures, leaflets, or booklets, using local languages.

62. Summary RAP will be translated and made available to the PAPs. Hard copies of the RAP will also be made available at: (i) Offices of the Maha Metro; (ii) District Magistrate Office; or any other local level public offices, as soon as the plans are available and certainly before land is acquired for the project. For non-literate people, other communication methods will be used, including verbally explaining the disclosed documents in community meetings.

6. RESETTLEMENT POLICY FRAMEWORK

A. Policy and Legal Framework

63. The policy framework and entitlements for the project are based on national laws: The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and Environmental and Social Standards of EIB. The details of applicable policies and legal framework are presented below.

1. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

64. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act-2013) has been effective from January 1, 2014 after receiving the assent of the President of Republic of India. This Act extends to the whole of India except the state of Jammu and Kashmir. The Act replaced the Land Acquisition Act, 1894.

65. The aims and objectives of the Act include: (i) to ensure, in consultation with institutions of local self-government and Gram Sabhas established under the Constitution of India, a humane, participative, informed and transparent process for land acquisition for industrialization, development of essential infrastructural facilities and urbanization with the least disturbance to the owners of the land and other affected families; (ii) provide just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition; (iii) make adequate provisions for such PAPs for their rehabilitation and resettlement; (iv) ensure that the cumulative outcome of compulsory acquisition should be that PAPs become partners in development leading to an improvement in their post-acquisition social and economic status and for matters connected therewith or incidental thereto.

66. Section 27 of the Act defines the method by which market value of the land shall be computed under the proposed law. Schedule I outlines the proposed minimum compensation based on a multiple of market value. Schedule II through VI outline the resettlement and rehabilitation entitlements to land owners and livelihood losers, which shall be in addition to the minimum compensation per Schedule I.

67. Government of Maharashtra has notified the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Maharashtra) Rules, 2014 to adopt the RFCTLARR Act-2013.

68. The RFCTLARR Act-2013 empowers the State Legislature to enact any law more beneficial to affected families as specified under Section 107: *"Nothing in this Act shall prevent any State from enacting any law to enhance or add to the entitlements enumerated under this Act which confers higher compensation than payable under this Act or make provisions for rehabilitation and resettlement which is more beneficial than provided under this Act."*

69. The Act further specifies under Section 108 that:

- (i) Where a state law or a policy framed by the Government of a State provides for a higher compensation than calculated under this Act for the acquisition of land, the PAPs or his family or member of his family may at their option opt to avail such higher to compensation and rehabilitation and resettlement under such State law or such policy of the State.

- (ii) Where a state law or a policy framed by the Government of a State offers more beneficial rehabilitation and resettlement provisions under that Act or policy than under this Act, the PAPs or his family or member of his family may at his option to avail such rehabilitation and resettlement provisions under such State law or such policy of the State instead of under this Act.

2. Direct Land Purchase Policy of Maharashtra, 2015

70. The Government of Maharashtra has formulated and adopted the policy for direct purchase of land for various projects other than irrigation project through the Government Decision No. SANKIRNA-03/2015/Para. Kra. 34/A-2 dated 12th May 2015 Revenue & Forest Department, Govt. of Maharashtra. If the land required by Land Acquiring Institution is acquired by direct purchase method instead of acquiring as per Land Acquisition Act which is not prohibited through direct purchase method it shall be done considering following directive principles:

71. Directive Principle of the Policy: Land required for new projects other than irrigation project. While acquiring land through direct purchase method, land shall be acquired for the entire project. There will be a committee at district level chaired by district collector to decide on the rate of land being acquired through direct purchase method.

72. Procedure for deciding compensation: The policy provides additional 25% compensation on the market value calculated as per article 26 to 30 of the RFCTLARR Act-2013. Market value is fixed with consideration of the average of sale deeds for preceding 3 years in the acquired area. However, the purchase policy doesn't consider the R&R assistances to be provided under Schedule-II of the RFCTLARR Act-2013. The detail notification of Maharashtra direct land purchase policy and procedure is attached under **Annexure 4**.

3. EIB's Environmental and Social Standards, 2016

73. The EIB has taken social safeguard issues into account for many years as part of its overall environmental assessment of projects. Social issues are now also assessed in their own right, where necessary, as part of an integrated assessment. For projects mainly located outside Europe, internal guidelines are based on internationally accepted good practices, and in developing countries related to the Millennium Development Goals. They focus on labour standards, occupational and community health and safety (including major communicable diseases), population movement (including involuntary resettlement issues), minority rights (including indigenous people, women and vulnerable groups), public consultation and participation, and cultural heritage.

74. There are 10 different standards which needs to be followed wherever applicable as per the EIB Safeguard policy. And as per the analysis for this particular project there are few standards which are applicable. The details of each Standard that applies to this project are summarized in the **Table 30** below.

Table 30: Standards applicable in this project

Standard	Objectives	Applicability
Standard 1 Environmental and social impacts risks	This Standard promotes an integrated approach to impact assessment and risk management by ensuring that	This Project is can have significant environmental and social impacts and risks, these impacts and risks would

	environmental, climate, social and human rights considerations are addressed and taken into account in the decision-making processes. It also outlines the promoter's responsibilities with regard to the process of assessing the potential environmental, climate and/or social impacts and risks associated with the project, and developing and implementing procedures for managing and monitoring these impacts and risks throughout the EIB's project cycle.	be assessed at the earliest possible stage of planning and decision-making process. Based on the assessment the probable risks and impact can be avoided or mitigated.
Standard 2 Stakeholder Engagement	This Standard recognises the importance of stakeholder engagement, as a means to ensure respect for the rights to: (i) access to information; (ii) public participation in decision-making processes; and (iii) access to justice. It also outlines the promoter's responsibilities for the implementation of transparent and continuous engagement with project stakeholders	During the project cycle, engagement with vulnerable, marginalized, discriminated groups, Indigenous Peoples, workers and their representatives, as well as engagement in the context of involuntary resettlement, economic displacement will be emphasized and stronger stakeholder engagement process will be followed through out.
Standard 6 Involuntary Resettlement	To mitigate social and economic impacts from unavoidable involuntary resettlement by: (i) providing timely compensation for a loss of assets at the full replacement cost; (ii) ensuring that resettlement is designed, planned and implemented with the appropriate disclosure of information to those affected along with their consultation and informed participation; (iii) providing PAPs with access to grievance mechanisms; and (iv) as a development opportunity enabling PAPs to benefit directly from the project, as the nature of the project may warrant.	Addressing to this standard, there will be provisions to minimize Involuntary Resettlement (IR), to avoid forced eviction and also to improve PAPs living condition and standard. The entitlement matrix included in this RPF is prepared in the best interest of all the PAPs under the project so that they get the benefits out of it.
Standard 7 Vulnerable Groups, Indigenous People, Gender	Within the context of EIB projects, vulnerable or marginalised persons and groups are those that: (a) are usually exposed to several risks and adverse impacts at once; (b) are more sensitive to those risks and impacts, often having been subject to pre-existing discrimination; and	In the context of this project cycle also it is non-negotiable for the EA to respect the rights and interests of vulnerable, marginalized, discriminated persons and groups, Indigenous Peoples and ensuring non-discrimination

	(c) have a weaker adaptive capacity for coping with those risks and recovering from those impacts, due to limited access or rights to required assets and/or resources. As a result, they can be disproportionately affected by project-related risks and impacts.	and the right to equal treatment between women, men, non-binary or gender non-conforming persons. The Vulnerable PAPs will be given special treatment in terms of their entitlements and benefits as per the relevant acts under this project.
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B. Comparison of Government and EIB Policy

75. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, which has integrated provisions of National Rehabilitation and Resettlement Policy (NRRP) with that of LA Act 1894, recognizes both titleholders and non-titleholders affected by land acquisition. A comparison table between Government statutes and EIB's Policy is given in **Annexure-5**.

C. Involuntary Resettlement Safeguard Principles for the Project

76. Based on the above analysis of government provisions and EIB policy, the following resettlement principles are adopted for this Project:

(i) Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of PAPs, including a gender analysis, specifically related to resettlement impacts and risks. Measures to avoid and minimize involuntary resettlement impacts include the following: (i) explore alternative alignments or locations which are less impacting, (ii) ensure the appropriate technology is used to reduce land requirements, (iii) modify the designs, cross sections, and geometrics of components to minimize the RoW and ensure involuntary resettlement is avoided or minimized.

(ii) Carry out meaningful consultations with affected persons, host communities, and concerned non-government organizations. Inform all PAPs of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and indigenous peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the concerns of PAPs. Support the social and cultural institutions of PAPs and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.

(iii) Improve, or at least restore, the livelihoods of all PAPs through; (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement cost for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.

(iv) Provide physically and economically PAPs with needed assistance, including the

following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

(v) Improve the standards of living of the affected poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.

(vi) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.

(vii) Ensure that PAPs without titles to land or any recognizable legal rights to land are eligible for all compensation, relocation and rehabilitation measures, except land.

(viii) Prepare a RAP elaborating on the entitlements of PAPs, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule. This RAP will be approved by EIB prior to contract award.

(ix) Disclose a draft RAP, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to PAPs and other stakeholders. Disclose the final RAP and its updates to PAPs and other stakeholders.

(x) Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.

(xi) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the RAP under close supervision throughout project implementation.

(xii) Monitor and assess resettlement outcomes, their impacts on the standard of living of PAPs, and whether the objectives of the RAP have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

(xiii) Permanent land acquisition under the project shall be executed as per the direct land purchase policy of Maharashtra i.e. the Govt of Maharashtra's GR No: Misc. 03/2015/C.N.34/A-2 (May 12, 2015, and September 30, 2015), which will provide 25% higher on the compensation rate determined through the RFCTLARR Act-2013.

(xiv) In case of land for which negotiation could not be achieved and/or processed for direct purchase due to ownership dispute and legal issues, the same will be acquired through the RFCTLARR Act-2013.

(xv) For titleholders, the date of notification through Form No. 1 of intended acquisition under

Direct Purchase method or date of notification under section 11 of the RFCTLARR Act 2013 will be treated as the cut-off date. For non-titleholders, the start date of project census survey i.e. 11th September 2024 will be the cut-off date.

D. Entitlement Matrix

77. The land and assets for Pune Metro Rail phase 1 extension project will be acquired under Maharashtra Direct purchase Policy for payment of compensation and with other assistance to be paid as per RFTCLAAR Act-2013. The following Entitlement Matrix has been formulated for land acquisition, resettlement and rehabilitation (R&R) for the Project as per the legal requirements of Government of India, State Government of Maharashtra and safeguard policy European Investment Bank (EIB) as the Project will be implemented with the financial assistance from EIB. All compensation and assistance will be paid prior to any physical or economic displacement. **Table 31** below presents the Entitlement Matrix for Maha Metro Phase 1 Extension project.

78. If agreement with consent cannot be obtained under this policy, the land shall be acquired through RFCTLARR 2013 by Competent Authority. The compensation and assistance for land acquisition will be provided according to the provision of RFCTLARR 2013. Maha Metro will ensure that any negotiations with displaced persons openly address the risks of asymmetry of information and bargaining power of the parties involved in such transactions.

Table 31: Entitlement Matrix

S. N.	Categories of Impacts	Eligibility	Entitlements	Implementation Guidance
A.	Compensation and Assistance for Titleholders (TH)			
1	Loss of Private land (Agricultural/ Residential / Commercial/ other)	Owner/s of Land (Titleholders, Customary Right, Patta Holders)	1. Compensation for land as per Govt of Maharashtra's GR No: Misc. 03/2015/C.N.34/A-2 (May 12, 2015, and September 30, 2015) ¹ . OR 2. Compensation and assistance as per Schedule-I and II of RFCTLARR Act-2013.	Maha Metro shall acquire land preferably by applying the GR No: Misc. 03/2015/C.N.34/A-2 through District Collector. (For details of compensation and assistance Refer Annexure - 6 & 7)
2	Loss of Residential and Commercial Structure	Owner/s of Land (Titleholders, Customary Right, Patta Holders)	1. Compensation for Structure as per Govt of Maharashtra's GR No: Misc. 03/2015/C.N.34/A-2 (May 12, 2015, and September 30, 2015) ² .	(For details of compensation and assistance Refer Annexure - 6 & 7)

1 As per the Government of Maharashtra GR No Misc.-03/2015/C.N.34/A-2 dated 12 May 2015 and 30 September 2015 on direct purchase of land through negotiation method, the compensation for land will be calculated as per section 26 to 30 of RFCTLARR Act, 2013 and additional 25% of such calculated value will be offered to the affected parties for direct purchase of land.

2 As per the Government of Maharashtra GR No Misc.-03/2015/C.N.34/A-2 dated 12 May 2015 and 30 September 2015 on direct purchase of land through negotiation method, the compensation for land will be calculated as per section 26 to 30 of RFCTLARR Act, 2013 and additional 25% of such calculated value will be offered to the affected parties for direct purchase of land.

			OR 2. Compensation and assistance as per Schedule-I and II of RFCTLARR Act-2013.	
3	Tree/Crop	Owner/s of Land (Titleholders, Customary Right, Patta Holders)	1. Compensation for tree/crop as per Govt of Maharashtra's GR No: Misc. 03/2015/C.N.34/A-2 (May 12, 2015, and September 30, 2015) ³ . OR 1. Compensation and assistance as per Schedule-I and II of RFCTLARR Act-2013.	(For details of compensation and assistance Refer Annexure -6 & 7)
B. Compensation and Assistance for Non-titleholders (NTH)⁴ RFCTLARR Act 2013 will not be applicable for NTH category i.e. for squatters, kiosks and mobile vendors.				
1	Loss of Residential and Commercial Structures	Squatters	1. Compensation for structure (valuation of structures will be done by registered valuer to be appointed by Maha Metro) 2. Onetime Transportation allowance of ₹ 50,000/- 3. Right to salvage materials from demolished structures	
2	Kiosk ⁵ with license from Urban Local Body	Owner/Operator of Kiosk	1. Onetime allowance of ₹ 25,000/- for Kiosks to cover transportation cost and temporary loss of livelihood 2. Kiosks having license from PMC will be relocated as per the provision of the concerned Urban Local Body. 3. Any kiosk damaged during shifting will be compensated by Maha	

³ As per the Government of Maharashtra GR No Misc.-03/2015/C.N.34/A-2 dated 12 May 2015 and 30 September 2015 on direct purchase of land through negotiation method, the compensation for land will be calculated as per section 26 to 30 of RFCTLARR Act, 2013 and additional 25% of such calculated value will be offered to the affected parties for direct purchase of land.

⁴ The compensation and assistance offered to NTH will be notified with the validity period of 15 days, on the expiry of the notice period, offer made by Maha Metro shall be lapsed and NTH shall not be entitled for any claim towards compensation and assistance and said properties shall be removed/demolished without any further notice.

⁵ Kiosk is a small structure or booth used for commercial purpose such as selling of goods and services, which can be shifted to another location without dismantling.

			Metro (valuation of structures will be done by registered valuer to be appointed by Maha Metro)	
3	Mobile Vendor	Owner/Operator of Mobile Vender	1. Onetime allowance of ₹ 25,000/- for Mobile vendors	
C. Assistance for Tenant/Leaseholders				
1	Loss of leased land	Lease holders	1. Assistance as per Schedule-II of RFCTLART Act-2013.	(For details of assistance Refer Annexure -7)
2	Loss of rented residential structure	Residential tenant	1. Transportation allowance of ₹ 50,000/- will be provided	
3	Loss of rented commercial structure	Commercial tenant	1. Transportation allowance of ₹ 50,000/- will be provided 2. Subsistence allowance of ₹ 36,000/-	
D. Loss of Livelihoods				
1	Loss of Livelihoods	Families losing livelihood due to the Project	1. Skill up-gradation training for one member of the affected family as recommended by district administration as per prevailing government program subject to maximum of ₹ 25,000. 2. Support to access government income generating and development programs. 3. Preference for the employment by Maha-Metro contractor in project construction work based on their skill.	Maha Metro will support the affected families linking with ongoing urban poverty alleviation program or livelihood program.
E. Assistance to Vulnerable Families				
1	Impact on Vulnerable family/pers on	Project affected families belong to Vulnerable group as defined under this Project ⁶	1. Vulnerability allowance of ₹ 50,000/ to each family	

⁶ The vulnerable group includes (i) families falling under 'Below Poverty Line' (BPL) category, (ii) families belong to Scheduled Castes (SC) and Scheduled Tribes (ST), (iii) Women Headed Households, (iv) Elderly people/orphan living alone and (v) Physically and mentally challenged / disabled people.

F.	Common Property Resources (CPR ⁷)			
1	Loss of CPR	Owner / User of CPR/ Community	1. CPRs will be relocated / resettled in consultation with the community / local bodies. 2. Civic infrastructure and community services with basic amenities would be provided in consultation with the affected community and the District/ Urban/ Rural administration. 3. Compensation for structure if opted by the owner/ community	valuation of structures will be done by registered valuer to be appointed by Maha Metro

Note 1: The Compensation and Assistance provided under various categories in the Entitlement Matrix are invariably exclusive and will not be duplicated.

E. Cut-Off Date Eligibility

79. For titleholders, the date of notification of intended acquisition (Sec-11) as per the provisions of RFCTLARR Act 2013, and/or the date of 1st notification by Direct Land Purchase Policy of Maharashtra 2015 will be treated as the cut-off date, and for non-titleholders the start date of project census survey for the project will be the cut-off date. The cut-off date for non-titleholders will be **11th September 2024**, which was the start date of project census survey under this Project. There will be adequate notification of cut-off date and measures will be taken to prevent encroachments/squatting after the cut-off date is established. Non-titleholders who settle in the affected areas after the cut-off date will not be eligible for compensation. They however will be given sufficient advance notice (up to 60 days) to vacate the premises and dismantle affected structures prior to project implementation. The project will recognize both licensed and non-licensed vendors and titled and non-titled Families.

F. Valuation of Assets as per Maharashtra Government Purchase Policy

80. As per the provision of the Govt of Maharashtra's GR No: Misc. 03/2015/C.N.34/A-2 (May 12, 2015, and September 30, 2015) for direct land purchase, the Sub Divisional Officer (SDO) is nominated by the District Collector (DC) for carrying out the land acquisition process for each Tehsil office area. The SDO office carry out the joint measurement survey (JMS) along with concerned Agricultural officer, Forest officer, Public Works Department, Panchayat Samiti offices for the valuation of Fruit bearing trees, other trees, structures and well/bore wells respectively in the land to be acquired.

81. The SDO office further collect details of sale deeds executed in land three years in the adjoining areas of Land to be acquire from concern Registrar office. Also collects mutation entries from concern Revenue inspector in support of these sale deeds. SDO office finalizes the amount of compensation to be paid to the land owner based on the land rates finalized by District committee and valuation of trees, structures etc. as advised by concern officials. The amount of

⁷ Resources accessible to and collectively owned/ held/ managed by an identifiable community and on which no individual has exclusive property rights are called Common Property Resources (CPR).

compensation is calculated by SDO office as per the provision of section 26 to 30 of RFCTLARR Act-2013 & as per the Schedule I, Including other related features.

82. The cost of land calculated by the SDO with all supporting details and joint measurement sheets are shared with District Level Committee for finalization of compensation amount to be paid for acquisition. The District Level Committee then add **25% additional amount on the above calculated compensation** for giving consent for Direct Purchase Method

83. **Valuation of Land:** The District Collector/Deputy Commissioner shall determine the market value of the land with assessment of (a) the market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or (b) the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or (c) consented amount of compensation as agreed upon, whichever is higher.

84. Where the market value as per above method cannot be determined for the reason that: (a) the land is situated in such area where the transactions in land are restricted by or under any other law for the time being in force in that area; or (b) the registered sale deeds or agreements to sell for similar land are not available for the immediately preceding three years; or (c) the market value has not been specified under the Indian Stamp Act, 1899; the appropriate authority, the State Government concerned shall specify the floor price or minimum price per unit area of the said land based on the Price calculated in the manner specified in the above section (1) in respect of similar types of land situated in the immediate adjoining areas.

85. The market value calculated as per above method shall be multiplied by a factor of (a) 1 (one) to 2 (two) in rural areas based on the distance of project from Urban Area as notified by the State Government; and (b) one in urban areas. Solatium amount equivalent to 100% of the market value calculated on the basis of above (1 or 2) x 3.

Hence;

The cost of land in rural areas = $X + 100\%$ of X ,

The cost of land in urban areas = $X + 100\%$ of X

Where X = Market Value as determined above x 1 to 2.

86. **Valuation of Structure Owned by Titleholders:** The cost of buildings will be estimated based on updated Schedule of Rates (SoR) as on date without depreciation. Solatium will be added to the estimated market value of the structure for the titleholders as specified under the provision made under Schedule-I of the RFCTLARR Act -2013.

87. **Valuation of Structure Owned/Occupied by Non-titleholders:** Maha Metro will appoint a government approved/registered valuer for valuation of structures owned by non-titleholders and the compensation for the same will be paid to the entitled person directly by Maha Metro.

88. **Valuation of Trees:** Compensation for trees will be based on their full replacement cost. The District Collector/Deputy Commissioner for the purpose of determining the market value of trees and plants attached to the land acquired, will use the services of experienced persons/agencies in the field of agriculture, forestry, horticulture, sericulture, or any other field, as may be considered necessary by him.

7. RELOCATION AND INCOME RESTORATION

A. Basic Provision for Relocation

89. Maha Metro will provide adequate and appropriate cash compensation at full replacement cost for lost land and structures including eligible relocation assistance to the titleholders. Compensation will be paid to the non-titleholders for the loss of assets other than land, such as dwellings and also for other improvements to the land, at full replacement cost.

B. Need for Relocation

90. Despite being a linear project and efforts made to minimize the resettlement impacts, the proposed project will affect residential and commercial structures as a result of which both physical and economic displacement will arise and therefore need for relocation is envisaged in the project. Efforts are made through various provisions in this resettlement plan to mitigate negative social impacts on displaced persons and communities by supporting relocation of affected Families and by restoration of income to national minimum standard.

91. In this project 52 Families losing more than 50% of their commercial structures are considered as economically displaced. The details summarized in **Table 32**.

Table 32: Relocation Status of Affected Families

Sl. No.	Type of Structure	HH Displaced	HH not Displaced	%
1	Residential Structure	0	0	0.00
2	Other Private Structure	0	0	0.00
3	Commercial Structure	52	0	100.00
Total		52	0	100.00

Source: Census Survey, 2024

C. Relocation and Compensation Option by PAPs

92. To understand and know the relocation options, PAPs were consulted during the census survey 54 (100%) have opted for self-relocation and no one opted for project-based relocation. The details are provided in **Table 33**.

Table 33: Relocation Option by the Affected Families

Sl. No.	Relocation Options	No. of Families	%
1	Self-Relocation	54	100.00
2	Project Assisted Relocation	0	0.00
Total		54	100.00

Source: Census Survey, 2024

D. Relocation Strategy

93. All the structures affected under the project as per provisions made in the entitlement matrix will be eligible for the following:

- (i) Compensation for structure will be paid at the replacement cost as per

- RFCTLARR Act 2013,
- (ii) One-time Resettlement allowance per affected families
- (iii) Shifting assistance to all displaced structures,
- (iv) Right to salvage materials from structure and other assets with no deductions from replacement value

94. In addition to the above-mentioned entitlements, to help the PAPs losing structures and relocating themselves, following relocation strategy will be adopted in the project:

- (i) Maha Metro shall conduct consultations with PAPs and will establish linkages to suitable government rehabilitation schemes.
- (ii) At least 60 days advance notice before demolition of structure.
- (iii) Their dismantled structures materials will not be confiscated, and they will not pay any fine or suffer any sanction.
- (iv) Maha Metro during the RAP implementation will assist PAPs during verification of assets and will provide necessary counseling on payment of compensation and assistance.
- (v) Ensuring a smooth transition (during the part or full relocation of the PAPs), helping the PAPs to take salvaged materials and shift.
- (vi) In close consultation with the PAPs, Maha Metro will fix the shifting dates agreed with the PAPs in writing and the arrangements desired by the AFs with respect to their entitlements.
- (vii) During the economic relocation of Families losing commercial structures and Maha Metro will ensure that after relocation the livelihood of economically affected Families has been restored to the pre-project level.

E. Relocation Strategy for CPR

95. The affected CPRs will be compensated either by cash compensation at replacement cost to the community (registered trust, society or village committee as appropriate) or reconstruction of the community structure at a new location in consultation with the affected community. Based on the census survey, it is confirmed that none of the CPR loss will result in livelihood loss of any person.

F. Loss of Livelihood

96. The project impacts reveal that due to loss of land and commercial structures, 52 Families will experience loss of their livelihood out of which, 52 owners of commercial structures will be losing their livelihood due to the project. Income losses due to loss of commercial structures and other livelihood loss will be supported by providing skill up-gradation/ training to the eligible PAPs.

G. Provisions for Loss of Livelihood

97. The PAPs losing their livelihoods includes titleholders losing land and structures, non-titleholders having commercial structures, commercial tenants in affected commercial structures under the project. In the case of economically displaced persons, regardless of whether or not they are physically displaced, the Maha Metro will adequately compensate for the loss of income or livelihood sources. The entitlement matrix provides for linking of these PAPs with ongoing skill upgradation and training programs, so that they can improve, or at least restore, their income-earning capacity, production levels, and standards of living to national minimum standard.

98. In cases where land acquisition affects commercial structures which are required to be relocated, affected business owners will be eligible for provisions given in the Entitlement matrix.

99. Business owners with legal rights or recognized or recognizable claims to land where they carry out commercial activities are entitled to replacement property of equal or greater value or cash compensation at full replacement cost. Non-titleholder Families losing business structure and livelihood will be compensated for the structure loss and receive other financial assistance during transition. Maha Metro will ensure that no physical displacement or economic displacement will occur until:

- (i) compensation at full replacement cost paid to each affected person for project components or sections that are ready to be constructed;
- (ii) other entitlements listed in the resettlement plan have been provided to displaced persons; and
- (iii) a comprehensive income and livelihood rehabilitation program, supported by an adequate budget, is in place to help affected persons to improve, or at least restore, their incomes and livelihoods.

H. Income Restoration Measures

100. The proposed Pune metro rail phase 1 extension project will have some impact on the livelihoods of PAPs. Hence, it is the responsibility of Maha Metro as the owner of the project to provide adequate provisions for restoration of livelihood of the affected families. The focus of restoration of livelihood will be to ensure that the PAPs are able to at least “regain their previous living standards”. Restoration of pre-project levels of income is an important part of rehabilitating individuals, families, and socio-economic and cultural systems in project affected areas. The basic objective of income restoration activities is that no project-affected person would be worse off than before the project.

101. The entitlement matrix proposed for this project has adequate provisions for restoration of livelihood of the affected communities. The focus of restoration of livelihoods is to ensure that the PAPs are able to at least regain their pre-project living standards. To restore and enhance the economic conditions of the PAPs, various assistances are incorporated in the Entitlement Matrix. Maha Metro will play a proactive role to mobilize eligible PAPs to get some vocational skills training. Those who are unskilled and working as laborers in various establishments could be provided with preferential employment by the contractor in Project construction work. The special training program should be conducted with the help of departments concerned of Govt. of Maharashtra which is actively working for specific livelihood schemes in the locality.

8. R&R BUDGET AND FINANCING PLAN

A. Introduction

102. The resettlement cost estimate for this project includes eligible compensation, resettlement assistance and support cost for RAP implementation. The support cost, which includes staffing requirement, monitoring and reporting and other administrative expenses will be part of the overall project cost. The unit cost for land, structures and other assets in this budget has been derived from established market rate, field survey, consultation with affected families and relevant local authorities. Contingency provisions have also been made cover any variations from this estimate during implementation. Some of the major items of this R&R cost estimate are outlined below:

- (i) Compensation for land at replacement cost
- (ii) Compensation for structures and other immovable assets at replacement cost
- (iii) Compensation for trees
- (iv) Assistance for loss of business and livelihood
- (v) Assistance for shifting in case of relocation
- (vi) Special assistance to vulnerable groups
- (vii) Cost for implementation of RAP

103. The cost estimate provided here is an indicative one and these would be updated and adjusted to the inflation rate as the project implementation if required.

B. Calculation of Compensation and Assistance

104. **Compensation for Land:** The calculation of compensation for land is based on the findings of inventory of loss of land, assessment of latest market rate for the year 2024-25, as published by Department of Registration and Stamp, Government of Maharashtra. The multiplication factor and solatium are also considered as per the requirement of RFCTLARR Act. The details of land impact excluding Government land is summarized in the **Table 34**.

Table 34: Summary of Land Impact

Sl. No.	Type of Ownership	Area in Sq. Mtr.
1	Private Revenue	1430.82
2	Government	3200.17
Total		4630.99

Source: Project Census Survey, 2024

105. **Compensation for Structures for Titleholders (TH):** The cost of main structure is calculated as per the minimum guidance value issued by Department of Registration and Stamp, Government of Maharashtra. The cost of boundary wall is estimated as per the market assessment survey. The multiplication factor and solatium for the structures belong to titleholders is also considered as per the requirement of RFCTLARR Act. The details of impacts on structures belong to titleholders are summarized in the **Table 35**.

Table 35: Summary of Impact on Structures belong to Titleholders

Sl. No.	Type of Structures	Area (Sq Mtrs)
1	Residential and Commercial Structure	227.75
2	Boundary Wall	22.00

Source: Project Census Survey, 2024

106. **Compensation for Structures Non-titleholders (NTH):** The details of impacts on various types of structures belong to non-titleholders are summarized in the **Table 36**. The calculation of compensation is based on the market assessment, which will be finalized by the Government approved valuer to be appointed by Maha Metro during implementation.

Table 36: Summary of Impact on Structures belong to non-titleholders

Sl. No.	Type of Structures	Area in Sq. Mtr.
1	Semi-Permanent Structure	0.00
2	Temporary Structure	27.25
Total		27.25

Source: Project Census Survey, 2024

107. **Estimation of R&R Assistances:** R&R assistances like shifting allowance, resettlement allowance, livelihood allowance, vulnerability allowance etc. calculated as per the approved entitlement matrix provided under this RAP.

108. The project has adopted the unit costs for Rehabilitation and Resettlement assistance as available in RFCTLARR Act, 2013. The amounts given in the Entitlement Matrix are for the financial year 2013-14. Financial assistance and/or allowances to be appropriately indexed to the Consumer Price Index (CPI) to ensure real value of assistance from when it was affected in January 2014.

$$\text{Inflation Rate} = 100 \times \frac{\text{CPI July 2024} - \text{CPI January 2014}}{\text{CPI Jan 2014}}$$

$$= 100 \times \frac{176.1 - 139.7}{139.7}$$

$$= 26.05\%, \text{ say } 26\%$$

where, CPI Jan 2014 = 139.7 & CPI July 2024 = 176.1 in Maharashtra with Base Year 2012 = 100⁸

109. If payments are made after year 2024, then the CPI of that year, during which payment is made, will be used for calculation of inflation rate. The unit rates will revise every year prior to March 31. All these unit rates have been updated as of July 2024 and are presented in **Table 37**.

⁸ Source of CPI: Ministry of Statistics and Program implementation, Government of India.

Table 37: Unit rates revised as of July 2024

No	Entitlement	Unit rates as of January 2014 (in INR)	Revised as of July 2024 (rounded off to nearest INR)
1	One-time assistance for displaced artisan/small traders/small shops	25,000	31,500
2	Transportation/ Shifting assistance for Displaced	50,000	63,000
3	Subsistence allowance for displaced @ INR 3000 per month for 1 year	36,000	45,400
4	One-time Resettlement Allowance	50,000	63,000

Note: Application of Current Price Index in determination of cost of assistance as specified in the RPF according to RFCTLARR 2013

C. R&R Budget

110. The total R&R budget for the proposed RAP implementation is estimated to Rs. 329.16 million as summarized in the **Table 38**.

Table 38: R&R Budget

S. N.	Description	Unit	Quantity	Rate	Amount (in Million)
1	Compensation for Land				
1.1	Loss of Land (Private/Community/Religious)	Sq.mtr	914.32	₹1,00,070	₹91.50
	Solatium 100%				₹91.50
	TOTAL				₹182.99
2	Compensation for Structure (Titleholders)				
2.1	Loss of Main structure	Sq.mtr	227.75	₹65,000	₹14.80
2.2	Loss of Secondary structure	R.mtr	22.00	₹10,000	₹0.22
	Sub-Total				₹15.02
	Solatium 100%				₹15.02
	TOTAL				₹30.05
2	Compensation for Structure (Non-titleholders)				
2.1	Loss of Semi-Permanent structure	Sq.mtr			
2.2	Loss of Temporary structure	Sq.mtr	27.25	₹12,000	₹0.33
	Sub-Total				₹0.33
3	Assistance				
3.1	One-time assistance for all affected families (TH)	AH	4	₹6,30,000	₹2.52

3.2	One-time resettlement allowance (TH)	AH	4	₹63,000	₹0.25
3.3	One-time Subsistence Allowance (TH)	AH	4	₹45,500	₹0.18
3.4	One-Time Shifting /Transportation Cost (TH+NTH)	AH	11	₹63,000	₹0.69
3.5	Assistance to Kiosk and Mobile Venders	AH	44	₹25,000	₹1.10
3.6	Livelihood Training Cost	AH	52	₹25,000	₹1.30
3.7	Vulnerable Assistance (TH+NTH)	AH	17	₹50,000	₹0.85
	TOTAL				₹6.90
4	Common Property Resources (CPR)				
4.1	Loss of structure (Main)	Sq.mtr	191.25	₹65,000	₹12.43
4.2	Loss of structure (Secondary)	Sq.mtr			
	TOTAL				₹12.43
5	Lease of Land for 2 Years				
5.1	Private Land	Sq.mtr	2184.86	₹30,000	₹65.55
	TOTAL				₹65.55
6	RAP Implementing Cost (Consultation/Grievance/Reporting)	Lumpsum	1	₹10,00,000	₹1.00
	Total Cost				₹299.24
	Contingency 10%				₹29.92
	Grand Total				₹329.16

Note 1: Compensation for land as per market rate for the year 2024-25 published by Department of Registration and Stamp, Government of Maharashtra

Note 2: Compensation for structure (TH) as per the Department of Registration and Stamp, Government of Maharashtra

Note 3: Compensation for Structure (NTH) as per the market assessment to be finalized by the approved valuer appended by Maha Metro

D. Source of Funding and Fund Flow Management

111. The cost related to resettlement will be borne by the Maha-Metro. The Maha-Metro will ensure allocation of funds and availability of resources for smooth implementation of the project R&R activities. In the case of assistance and other rehabilitation measures, the Maha Metro will directly pay the money or any other assistance as stated in the RAP to PAPs.

9. INSTITUTIONAL ARRANGEMENT

A. Introduction

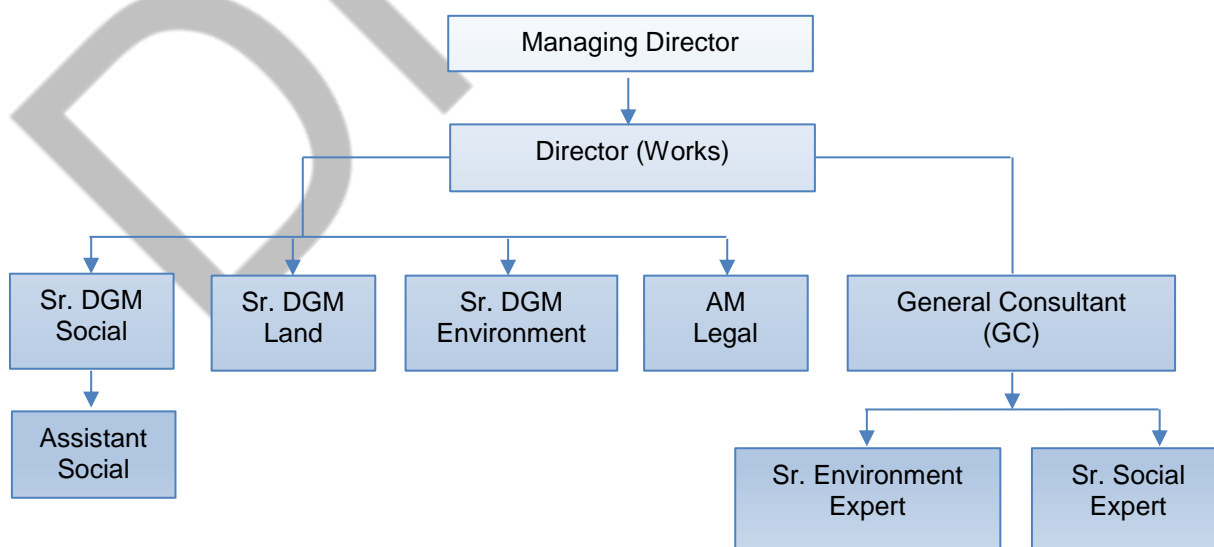
112. The Maha Metro will be overall in charge for land acquisition, rehabilitation and resettlement for the Project. The roles and responsibilities of Maha Metro with regards to the land acquisition and resettlement planning and implementation are given below:

- i. Preparation of RAP
- ii. implementation of RAP;
- iii. Land acquisition and payment of compensation;
- iv. Ensure availability of budget for RAP implementation;
- v. Liaison with district administration for support for land acquisition and implementation of RAP;
- vi. Monitor land acquisition and progress of RAP implementation;
- vii. Develop and implement a public consultation program and communication strategy for disclosure of RAP;
- viii. Liaison with district administration or any other suitable agency for livelihood restoration for the PAPs;
- ix. Receive and redress grievance

B. HQ Level

113. The overall project is managed by Maha Metro headed by Managing Director. The RAP implementation will be carried out by Director (Works) supported by Senior DGM (Env), and Senior DGM (social and land) along with their required support staffs. Maha Metro has also hired a General Consultant (GC) which will assist Maha Metro in RAP preparation and implementation work.

Figure: 2 Institutional Arrangement



C. General Consultant

114. The GC appointed by Maha Metro to implement and monitor the project have one Chief Environmental and Social Expert and one social expert for overall coordination with Maha Metro on the issue of land acquisition and resettlement plan implementation.

115. The **Table 39** below provides details on the key agencies involved and their main responsibilities regarding social safeguard implementation. All activities related to the land acquisition and resettlement will be planned to ensure that compensation is paid prior to displacement and commencement of civil works. Public consultation, internal monitoring and grievance redressal will be undertaken intermittently throughout the project duration.

Table 39: Implementation Agencies and Key Responsibilities

Key Agency	Responsibility
Maha Metro	<ul style="list-style-type: none"> • Make final decision on alignment/stations to be included under the project • Overall responsibility for implementation and guidance • Ensure that sufficient funds are available to implement all agreed social safeguards measures • Ensure that projects comply with the provisions of EIB's and Gol's policies and regulations • Submit safeguards monitoring reports to EIB • Liaison with district administration and other stakeholders pertaining to RAP implementation activities • Disseminate project information to the project affected community with assistance from GC. • Ensure establishment of Grievance Redress Committee at the Project level for grievance redress with assistance from GC • Disclosure of project information in public spaces and through relevant media. • Oversee land acquisition and coordinate with the Competent Authorities • Supervise the mitigation measures during implementation and its progress • Conduct internal monitoring and prepare reports
General Consultant	<ul style="list-style-type: none"> • Provide technical support and advise for addressing complaints and grievances and participate in resolving issues as a member of the GRC • Preparation of semi-annual monitoring reports based on the monitoring checklists and submission to Maha Metro for further submission to EIB • To provide ground level documentation pertaining to complaints/ consultation/ Grievances • To organize the stakeholders' consultations. • Overall Support to Maha Metro for recording and resolving the grievance during implementation of R&R related issues.
Contractor	<ul style="list-style-type: none"> • Consult community and Maha Metro regarding location of construction camps.

Key Agency	Responsibility
	<ul style="list-style-type: none"> • Sign agreement with titleholder for temporary use and restore land to equal or better condition upon completion • Commence construction only when alignment is free of encumbrance • Respond in a timely manner to recommendations from GRCs
EIB	<ul style="list-style-type: none"> • Review RPF and RAP and endorse or modify the project classification • Review planning documents and disclose the draft and final reports on the EIB's website as required • Monitor implementation through review missions • Provide assistance to the Maha Metro, if required, in carrying out its responsibilities and for building capacity for safeguard compliance • Monitor overall compliance of the project according to EIB's standards

10. GRIEVANCE REDRESSAL MECHANISM

A. Introduction

116. Efficient grievance redressal mechanism will be developed to assist the PAPs to resolve their queries and complaints. A mechanism for lodging complaints/grievance will be implemented during implementation of project. Grievances of PAPs will be first brought to the attention of Junior Management Level (JML) - Field Level Officer. If Grievances are not redressed at Field Level, the Field staff will forward the received grievance to Senior Management Level (SML) Officer for consideration and redressal. Grievances not redressed by SML level Officer will be brought to the Grievance Redressal Committee (GRC). The composition of the proposed GRC will have Higher Management Level (HML) Officers from Maha Metro and designated Officers from Revenue Department.

117. The GRC will address only rehabilitation assistance issues both for titleholders and non-title holders. Grievances related to ownership rights, compensation and assistance will also be dealt as per RFCTLATRR Act, 2013 and Maharashtra Direct purchase policy.

118. The main responsibilities of the GRC are to:

- Provide support to PAPs on problems arising from land/property acquisition;
- Record PAPs grievances, categorize, and prioritize grievances and resolve them;
- Inform to PAPs on developments regarding their grievances and decisions of the GRC.

119. GRC will review grievances involving all resettlement benefits. When any grievance is brought to the field level, it should be resolved within one month from the date of complaint. The GRC will meet at frequent intervals (if grievances are brought to the Committee) to determine the merit of each grievance, and resolve grievances within one month of receiving the complaint. Maha Metro will maintain a log of grievances documenting the nature of grievance, date of submission, responsible party and date of resolution.

120. As mentioned in EIB's policy, as early as possible, Maha Metro shall establish an effective project-level grievance mechanism to receive and facilitate redress for concerns and grievances of stakeholders throughout the EIB project cycle. This mechanism shall cover aspects related to all Standards, except for employer- workforce relations including occupational health, safety and security aspects, as a separate grievance structure is dedicated to this purpose in line with requirements in Standards 8 and 9. The grievance mechanism sets out a clear step-by-step process with indicative timeframes, outcomes, defined monitoring and performance indicators, and reporting requirements. The project-level grievance mechanism may use any existing formal or informal mechanisms, provided they are properly designed and implemented, and suitable for project purposes. If deemed necessary by the EIB, these may be supplemented with project-specific arrangements. The mechanism should: (i) address concerns promptly and effectively; (ii) be free from intimidation, coercion and reprisals; and (iii) be inclusive.

B. Formation of the Grievance Redress Committee

121. A three tier GRM has been established with formation of Grievance Redress Committee (GRC) at three levels i.e. Junior Management Level, Senior Management Level and Higher Management Level.

122. Junior Management Level (Field Level) GRC Committee comprises of the:

- (i) Manager (Civil), Maha Metro (Chair Person)
- (ii) Asst. Manager/Manager (Social), Maha Metro
- (iii) Asst. Manager/Manager (Land), Maha Metro
- (iv) Asst. Manager/Manager (Environment), Maha Metro
- (v) Asst. Manager/Manager (Finance), Maha Metro
- (vi) Asst. Social/Environmental Expert of GC
- (vii) Asst. Manager/Manager (Legal), Maha Metro

123. The Senior Management Level GRC Committee comprises of the:

- (i) Director (Works), Maha Metro (Chair Person)
- (ii) Senior Deputy General Manager (Social & Land), Maha Metro
- (iii) Senior Deputy General Manager (Environment), Maha Metro
- (iv) Deputy General Manager (Finance), Maha Metro
- (v) Senior Environment/Social Expert of GC

124. The Higher Management Level GRC Committee comprises of the:

- (i) Managing Director (MD), Maha Metro (Chair Person)
- (ii) Director (Works), Maha Metro
- (iii) Director (Finance), Maha Metro

C. Functioning of the GRC

125. Some of the specific functions of the GRC will be as following:

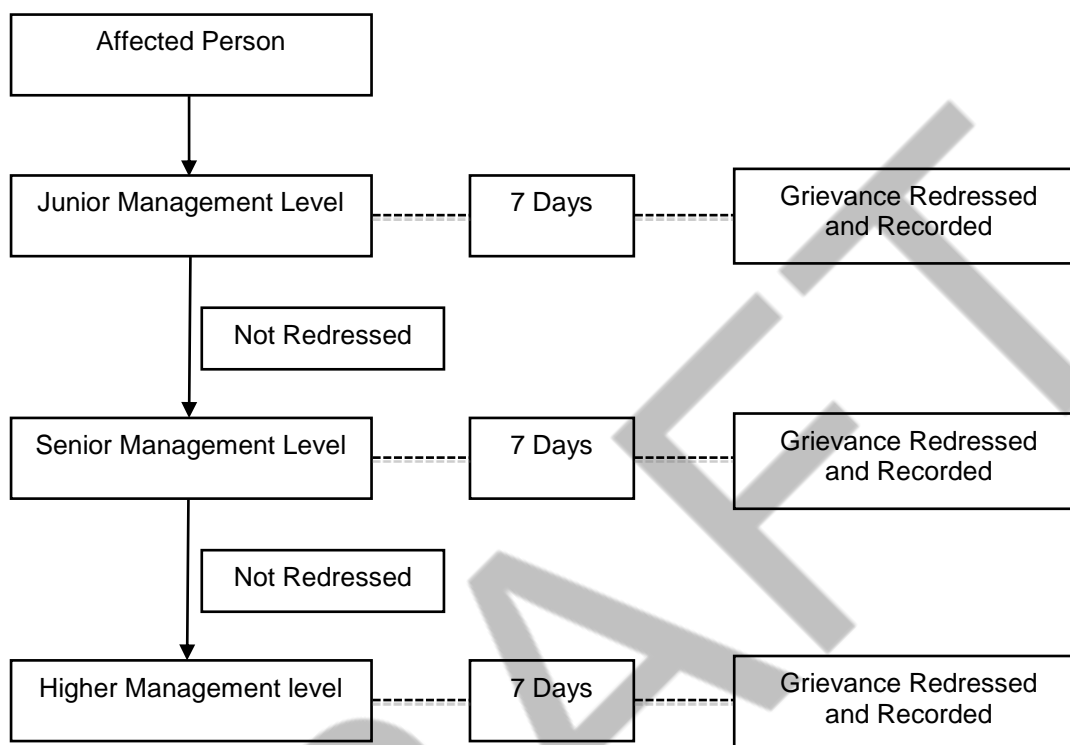
- (i) To provide support for the PAPs on problems arising out of land/property acquisition like award of compensation and value of assets;
- (ii) To record the grievances of the PAPs, categorize and prioritize the grievances that needs to be resolved by the Committee and solve them within one month;
- (iii) To inform Senior Management of serious cases within an appropriate time frame;
- (iv) To report to the aggrieved parties about the development regarding their grievance and decision of Senior Management.

126. The grievances can be registered by person, through a letter addressed to the Chairperson of the GRC at any level. Prior to registering the complaint/ query, a procedural step will be in place to assess its eligibility and check that issues raised in the complaint fall within the scope that the GRM is mandated to address. Queries or complaints may be received from the affected party in the form of both written and verbal complaints. A sample grievance redressal registration form is attached under **Annexure-08**. The response time prescribed for the GRCs would be one month at each level and therefore GRC meeting will be called once in a month. Since, the entire resettlement component of the project has to be completed before the construction work starts in the affected portion of the project, the GRC will meet at least once in a month to resolve the pending grievances. Other than disputes relating to ownership rights or matter related to the court of law, GRC will review grievances involving all resettlement benefits, relocation, payment of compensation and other assistance.

127. The decision of the GRCs will be documented and communicated to the aggravated persons in a transparent manner. Once agreed, the GRC decision is binding on both parties. However, the displaced person is free to access the country's legal system at any time and stage although Project GRM is the preferred route. The GRC will continue to function, for the benefit of

the PAPs, during entire RAP implementation phase of the Project. The cost of GRM is included in the RAP budget. The GRM structure is presented in **Figure: 3**.

Figure-3 Grievance Redressal System



D. Disclosure and Reporting Requirement

128. During project preparation, information regarding GRM will be disclosed as part of the public consultation process. Grievances related to the implementation of the project will be acknowledged, evaluated, and responded to the complainant with corrective action proposed. The details of GRC mechanism and functioning process will be disseminated to the displaced persons by the Maha Metro. The outcome shall also be part of the semi-annual monitoring report that will be submitted to EIB. The internal monitoring report will report on the process and progress of GRM. The GRC records will be made available to the external monitor for its review.

11. IMPLEMENTATION SCHEDULE

A. Introduction

129. Implementation of RAP mainly consists of compensation to be paid for affected land, structures and rehabilitation and resettlement activities. The time for implementation of RAP will be scheduled as per the overall project implementation. All activities related to the land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. The Maha Metro will ensure that no physical or economic displacement of affected Families will occur until: (i) compensation at full replacement cost has been paid to each affected person for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan are provided to the affected persons. Public consultation, monitoring and grievance redress will be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. The civil works in a section will commence only after all compensation and relocation has been completed and rehabilitation measures are in place.

B. Schedule for Project Implementation

130. The proposed project R&R activities are divided in to three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases i.e. Project Preparation phase, RAP Implementation phase, Monitoring and Reporting period are discussed in the following paragraphs.

C. Project Preparation Phase

131. The major activities to be performed in this period include establishment of E&S Department at Maha-Metro level; submission of RAP for EIB approval, establishment of GRC etc. The information campaign and community consultation will be a process initiated from this stage and will go on till the end of the project.

D. RAP Implementation Phase

132. After the project preparation phase the next stage is implementation of RAP which includes issues like compensation of award by Competent Authority; payment of all eligible assistance; relocation of PAPs; initiation of economic rehabilitation measures; site preparation for delivering the site to contractors for construction and finally starting civil work.

E. Monitoring and Reporting Period

133. As mentioned earlier, the internal monitoring will be the responsibility of Maha Metro and will start when implementation of RAP starts and will continue till the completion of the project. Keeping in view the minor involuntary resettlement impacts, only internal monitoring and reporting of RAP implementation is required for the project.

F. RAP Implementation Schedule

134. A composite implementation schedule for R&R activities in the project including various sub tasks and time line matching with civil work schedule is prepared and presented in the form of **Table 40**. However, the sequence may change or delays may occur due to circumstances

beyond the control of the Project and accordingly the time can be adjusted for the implementation of the plan. The implementation schedule can also be structured package wise. The entire stretch can be divided in to various contract packages and the completion of RAP implementation for each contract package shall be the pre-condition to start of the civil work at that particular contract package.

Table 40. RAR Implementation Schedule

Table 4b: RAR Implementation Schedule														
	Activity	2024				2025				2026				
		1	2	3	4	1	2	3	4	1	2	3	4	
Project Preparation														
1	Screening of route alignment													
2	Conduct census and socioeconomic survey													
3	Prepare social safeguard planning documents (RPF and RAP)													
4	EIB and Government approval of Social Safeguard Planning Document													
Land Acquisition														
5	Land Acquisition													
6	Payment of Compensation													
7	Relocate houses, shops, businesses													
8	Clear the ROW													
Rehabilitation of PAPs														
9	Income Restoration													
10	Restoration of Community Resources													
Construction														
11	Issue notice for commencement of civil works													
12	Civil works													
Ongoing Activities														
13	Grievance Redressing													
14	Consultations with PAPs													
15	Internal Monitoring													

12. MONITORING AND REPORTING

A. Need for Monitoring and Reporting

135. Monitoring and reporting are critical activities in involuntary resettlement management in order to ameliorate problems faced by the PAPs and develop solutions immediately. Monitoring is a periodic assessment of planned activities providing midway inputs. It facilitates change and gives necessary feedback of activities and the directions, which they require. In other words, monitoring apparatus is crucial mechanism for measuring project performance and fulfillment of the project objectives.

B. Internal Monitoring by Maha Metro

136. One of the main roles of Maha Metro will be to see proper and timely implementation of all activities in RAP. Maha Metro will collect information from the project site through GC and assimilate it in the form of monthly report to assess the progress and results of RAP implementation and adjust work program where necessary, in case of delays or any implementation problems as identified. The monitoring will form part of regular activity and reporting on this will be extremely important in order to undertake mid-way corrective steps. The monitoring by Maha Metro will include:

- (i) **administrative monitoring:** daily planning, implementation, feedback and troubleshooting, individual PAP database maintenance, and progress reports;
- (ii) **socio-economic monitoring:** case studies, using baseline information for comparing PAP socio-economic conditions, relocation, demolition, salvaging materials, morbidity and mortality, community relationships, dates for consultations, and number of appeals placed; and
- (iii) **impact monitoring:** Income standards restored/improved, and socio-economic conditions of the displaced persons. Monitoring reports documenting progress on resettlement implementation and RAP completion reports will be provided by the Maha Metro for review and approval from EIB.

C. Monitoring Indicators

137. The most crucial components/indicators to be monitored are specific contents of the activities and entitlement matrix. These indicators and benchmarks are of three kinds are:

- (i) Process indicators including project inputs, expenditures, staff deployment, etc.
- (ii) Output indicators indicating results in terms of numbers of affected people compensated and resettled, training held, credit disbursed, etc. and
- (iii) Impact indicators related to the longer-term effect of the project on people's lives.

138. Some of the indicative monitoring indicators are as following:

1. Delivery of Entitlements

- (i) Entitlements disbursed, compared with number and category of losses set out in the entitlement matrix.
- (ii) Disbursements against timelines.
- (iii) Identification of the displaced persons losing land temporarily

- (iv) Timely disbursements of the agreed transport costs, relocation costs, income substitution support, and any resettlement allowances, according to schedule/Entitlement Matrix.
- (v) Construction of relevant community infrastructure.
- (vi) Restoration of social infrastructure and services.
- (vii) Progress on income and livelihood restoration activities being implemented as set out in the income restoration plan, for example, the number of the displaced persons trained in employment with jobs, microcredit disbursed, number of income-generating activities assisted.

2. Consultation and Grievances

- (i) Consultations organized as scheduled including meetings, groups, and community activities.
- (ii) Knowledge of entitlements by the displaced persons.
- (iii) Use of the grievance redress mechanism by the displaced persons.
- (iv) Information on the resolution of the grievances.
- (v) Information on the implementation of the RAP implementation phase.

3. Communications and Participation

- (i) Number of general meetings (for both men and women).
- (ii) Percentage of women out of total participants.
- (iii) Number of meetings exclusively with women.
- (iv) Number of meetings exclusively with vulnerable groups.
- (v) Level of participation in meetings (of women, men, and vulnerable groups).
- (vi) Level of information communicated (adequate or inadequate).
- (vii) Information disclosure.
- (viii) Translation of information disclosure in the local languages.

4. Budget and Time Frame

- (i) Land acquisition and resettlement staff appointed and mobilized on schedule for the field and office work.
- (ii) Capacity building and training activities completed on schedule.
- (iii) Achieving RAP implementation activities against the agreed implementation plan.
- (iv) Funds disbursement according to the RAP.
- (v) Social preparation phase as per schedule.
- (vi) Land acquisition and occupation in time for implementation.

5. Livelihood and Income Restoration

- (i) Number of displaced persons under the rehabilitation programs (women, men, and vulnerable groups).
- (ii) Number of displaced persons who received vocational training (women, men, and vulnerable groups).
- (iii) Types of training and number of participants in each.
- (iv) Number and percentage of displaced persons covered under livelihood programs (women, men, and vulnerable groups).
- (v) Number of displaced persons who have restored their income and livelihood patterns (women, men, and vulnerable groups).
- (vi) Number of new employment activities.
- (vii) Extent of participation in rehabilitation programs.
- (viii) Extent of participation in vocational training programs.

- (ix) Degree of satisfaction with support received for livelihood programs.
- (x) Percentage of displaced persons who improved their standard of living (women, men, and vulnerable groups)

6. Benefit Monitoring

- (i) Noticeable changes in patterns of occupation, production, and resource use compared to the pre-project situation.
- (ii) Noticeable changes in income and expenditure patterns compared to the pre-project situation.
- (iii) Changes in cost of living compared to the pre-project situation.
- (iv) Changes in key social and cultural parameters relating to living standards.
- (v) Changes occurred for vulnerable groups.
- (vi) Displaced persons benefiting from the project.

D. Reporting Requirements

139. The Maha Metro, responsible for supervision and implementation of the RAP and will prepare progress reports on resettlement activities and submit the semi-annual reports to EIB.

Annexure-1: List of PAPs

S.L No	Side	Location	Plot No	Chainage Km	Area	Name of Owner	Use of Structure	Status
1	Left	Market Yard Station		17+400 - 17+500		Sobha Balasaheb More	Kiosk	License
2	Left	Market Yard Station		17+400 - 17+500		Suman Babanrao Jadhav	Moving Van	License
3	Left	Market Yard Station		17+400 - 17+500		Narendra Madhukar More	Kiosk	License
4	Left	Market Yard Station		17+400 - 17+500		Bhau Narayan Marne	Moving Van	License
5	Left	Market Yard Station		17+400 - 17+500		Vikey Aamrale	Moving Van	License
6	Left	Market Yard Station		17+400 - 17+500		Suresh Anand Potale	Kiosk	License
7	Left	Market Yard Station		17+400 - 17+500		Parshant Mane	Moving Van	License
8	Left	Market Yard Station		17+400 - 17+500		Amar Chandrakant Suryawanshi	Moving Van	License
9	Left	Market Yard Station		17+400 - 17+500		Sanjay Suryawanshi	Moving Van	License
10	Left	Market Yard Station		17+400 - 17+500		Vishnu Chandrashekhar Gaikwad	Kiosk	License
11	Left	Market Yard Station		17+400 - 17+500		Vishnu Chandrashekhar Gaikwad	Moving Van	License
12	Left	Market Yard Station		17+400 - 17+500		Navnath Vishnu Gaikwad	Kiosk	License
13	Left	Market Yard Station		17+400 - 17+500		Anuradha Vishnu Gaikwad	Moving Van	License
14	Left	Market Yard Station		17+400 - 17+500		Ravindra Pundlik Patil	Moving Van	License
15	Left	Market Yard Station		17+400 - 17+500		Rajesh Pundlik Patil	Moving Van	License
16	Left	Market Yard Station		17+400 - 17+500		Sagar Bhise	Moving Van	License
17	Left	Market Yard Station		17+400 - 17+500		Dinesh Narayan Panda	Moving Van	License
18	Left	Market Yard Station		17+400 - 17+500		Ashok Tukaram Bhane	Moving Van	License
19	Left	Market Yard Station		17+400 - 17+500		Renuka Prakash Jadav	Kiosk	License
20	Left	Market Yard Station		17+400 - 17+500		Kalabai Khndu Sonvane	Moving Van	License
21	Left	Market Yard Station		17+400 - 17+500		Umashankar Ramayan Pandey	Moving Van	License
22	Left	Market Yard Station		17+400 - 17+500	118.11	Prakash Chapalakar	Boundary wall	TH
23	Right	Market Yard Station		17+400 - 17+500		Bharat Ramdas Wagmare	Moving Van	License
24	Left	Padmavati Station		19+500 - 19+600		Nilesh Gondhi Kamat	Vendor	License
25	Left	Padmavati Station		19+500 - 19+600		Pushpa Ramrao Ladole	Vendor	License
26	Left	Padmavati Station		19+500 - 19+600		Sulachana Ramchandra Revade	Vendor	License
27	Left	Padmavati Station		19+500 - 19+600		Bhanudas Manaji Revade	Vendor	License
28	Left	Padmavati Station		19+500 - 19+600		Hanumant Rakhmaji Ladkat	Vendor	License
29	Left	Padmavati Station		19+500 - 19+600		Krishnabai Gorakhnath Yalagandrawar	Vendor	License
30	Left	Padmavati Station		19+500 - 19+600		Madhukar Venkatrao Sathe	Vendor	License
31	Left	Padmavati Station		19+500 - 19+600		Sangeeta Dattaba Suryawanshi	Vendor	License

Resettlement Action Plan

32	Left	Padmavati Station		19+500 - 19+600		Ankush Balu Shilimkar	Vendor	License
33	Left	Padmavati Station		19+500 - 19+600		Rohini Kalbhor	Vendor	License
34	Left	Padmavati Station		19+500 - 19+600		Vijay Ashok Bansorey	Vendor	License
35	Left	Padmavati Station		19+500 - 19+600		Tejas Ramesh Londhe	Vendor	License
36	Left	Padmavati Station		19+500 - 19+600		Pralhad Dalpatrao Sardesai	Vendor	License
37	Left	Padmavati Station		19+500 - 19+600		Gayatree Ravindra Shilimkar	Moving Van	License
38	Left	Padmavati Station		19+500 - 19+600		Sangeeta Mahadev Shilimkar	Kiosk	License
39	Left	Padmavati Station		19+600 -19+700		Vishal Mukund Thorat	Vendor	NTH
40	Left	Padmavati Station		19+600 -19+700		Jaibai Dadarao Kadam	Moving Van	License
41	Left	Padmavati Station		19+600 -19+700		Rohan Kailash Dolare	Vendor	NTH
42	Left	Padmavati Station		19+600 -19+700		Datta Dadarao Kadam	Vendor	License
43	Left	Padmavati Station		19+600 -19+700		Dashrath Dadarao Kadam	Vendor	License
44	Left	Padmavati Station		19+600 -19+700		Nileash Dadarao Kadam	Vendor	License
45	Left	Padmavati Station		19+600 -19+700		Anita Kailash Dolare	Vendor	License
46	Left	Padmavati Station		19+600 -19+700		Bharat .Ashok Jagtap	Vendor	NTH
47	Left	Padmavati Station		19+600 -19+700		Sayed Shakil	Vendor	NTH
48	Left	Padmavati Station		19+600 -19+700		Indrakumar Dashrath Borate	Vendor	License
49	Left	Padmavati Station		19+600 -19+700		Santosh Balkrishna Devle	Vendor	License
50	Left	Padmavati Station		19+600 -19+700	337.76	Goel Ganga Developer	Land	TH
51	Left	Padmavati Station		19+600 -19+700	350.14	Kasam Akkalkothor	Petrol Pump	TH
52	Left	Katraj Station		21+ 800 - 21+900		Ranjeet Ramesh Gupta	Vendor	NTH
53	Left	Katraj Station		21+ 800 - 21+900		Mukesh Sah	Vendor	NTH
54	Right	Katraj Station		21+ 800 - 21+900		Appa Soshankav Gawali	Moving Van	NTH
55	Right	Katraj Station		21+ 800 - 21+900	108.31	Hemant Jagtap	Shop	TH

Annexure-2: List of CPR

SL. No	Side	Location	Plot No	Chainage Km	Area	Name of the Owner	Use of Structure
1	Left	Marketyard		17+400 -17+500		PMC	Govt Office
2	Left	Padmavati		19+500 - 19+600		Shankar Maharaj - Annasatra Trust	Other Religious Structure (Water Bank)
3	Left	Padmavati		19+600 - 19+700		Temple	Temple
4	Left	Katraj		21+ 800 - 21+900		PMPL	Bus Stop

Annexure-3 Findings of Public Consultation**General FGD Checklist (Padvamati)**

FGD Location (Station):	Padmavati
GPS Coordinates:	Longitude: 73.856771 Latitude: 18.472468
Date of Consultation:	16/09/24

Sl. No	Issues	Participants' Opinion, Comments and Suggestions
1.	General awareness and perception about the proposed project.	There is an awareness among people in terms of the project and while having the consultation it also came in the discussion that they are also aware about the impact
2.	Perceived benefits from the project	Their perception is more on the positive side of the project as it will provide faster communication and the young population can have better access to educational institutions at low cost. It will provide a safe and comfortable travel experiences and create employment for the skilled ones.
3.	Perceived losses from the project	As these members are going to be impacted as they will have to lose the commercial structures and they are willing to relocate for the better purpose. They are aware of the possible loss and ready to cooperate for any requirement provided their loss is compensated
4.	Which are the problem and challenges you are facing in road/transport/traffic etc. in the city in general and in the project alignment in particular?	As there are school and colleges there is always traffic during rush hours. They are happy to learn about the extension as earlier they had to travel to the last station, to travel further to their desired locations but this challenge will be resolved and it will make their travel easier.
5.	Any critical issue or concern by the local people regarding the project	They are delighted to have the project benefits as it will be helpful for them and also the generations to come
6.	Any specific measure you would like to see considered during project design, construction and operation stage?	There should be proper provision for parking outside the metro station for the people convenience and for the women safety has to be particularly taken care of.
7.	Do you think the project will cause any loss of major residential/commercial areas	It will not cause very major loss for the minimal loss measures have been taken for the best interest of people
8.	Loss of community life like any Market Places or community activities to be affected	No. This kind of loss is not perceived.

9	What would be the preferred option for compensation	People are preferring to have cash compensation
10	Is this consultation useful? Comments	Yes, definitely. The face to face discussion help to understand the project better and also to communicate people's opinions.
11	What should be the mode of future consultation or sharing project information?	It should be face to face discussion and any information to be provided by the department should be communicated directly
12	Will there be likely involvement of local people in the implementation of the project?	Local people are ready to cooperate in the project during the implementation

Photograph



General FGD Checklist (Market Yard)

FGD Location (Station):	Market Yard
GPS Coordinates:	Longitude: 73.857638 Latitude: 18.488082
Date of Consultation:	16/09/24

Sl. No	Issues	Participants' Opinion, Comments and Suggestions
1.	General awareness and perception about the proposed project.	There is a high level of awareness among the people and they are aware of the project and also the benefits
2.	Perceived benefits from the project	According to them they are perceiving greater benefits from the project as it will create employment for the skilled ones and also indirectly it will help many all the age groups including the young people to have better access to educational institutions
3.	Perceived losses from the project	The perceived loss is in terms of losing commercial structures due to the alignment and that can be addressed as people are interested to take up the loss as compensated
4.	What are the problem and challenges you are facing in road/transport/traffic etc. in the city in general and in the project alignment in particular	There is not much problem for regular commuters in this area but if the extension of the line is completed it will definitely be helpful to the people
5.	Any critical issue or concern by the local people regarding the project?	They do not have any concern as such but hopeful and positive about the project
6.	Any specific measure you would like to see considered during project design, construction and operation stage	It should take care of the parking and safety measures for the women travellers and deploy women police at each station for the convenience
7.	Do you think the project will cause any loss of major residential/commercial area?	The loss perceived is discussed with the community and it will be prevented without any major loss
8.	Loss of community life like any Market Places or community activities to be affected	Yes.
9.	What is the possibility of shifting the community/religious structure(s) if any? And where to relocate	NA
10.	What would be the preferred option for compensation (Cash or Kind)	People prefer cash for compensation

Photograph



Attendance of Participants (General FGD)

Place- Market yard station
Date- 16/09/2024

[illegible]

Annexure-4: Maharashtra Land Purchase Policy

खाजगी क्षेत्रातील जमीन सिंचन व इतर प्रकल्पांसाठी
खाजगी वाटाघाटीद्वारे थेट खरेदी पद्धतीने घेणेबाबत.

महाराष्ट्र शासन
महसूल व वन विभाग,
शासन निर्णय क्रमांक:-संकीर्ण-०३/२०१५/प्र.क्र.३४/अ-२
मंत्रालय, मुंबई
दिनांक:- १२ मे, २०१५

प्रस्तावना:-

मा. मुख्यमंत्री महोदयांकडे विदर्भातील जिल्ह्यांच्या विकास आराखड्याबाबत झालेल्या चर्चेच्यावेळी पाटबंधारे तसेच इतर प्रकल्पांसाठी जमीन संपादन करतांना ब-याच अडचणी येतात, त्यामुळे प्रकल्पाचे काम सुरु होण्यास व पर्यायाने त्याचा लाभ लाभधारकांना मिळण्यास विलंब होतो, ही बाब प्रकर्षाने मा.मुख्यमंत्री महोदयांच्या निदर्शनास आणून देण्यात आली. केंद्र शासनाच्या नवीन भूसंपादन कायद्यान्वये मिळणारा मोबदला व त्यापूर्वी राज्य शासनानामार्फत देण्यात येणारा मोबदला तसेच शेतक-यांकडून थेट वाटाघाटीद्वारे जमीन खरेदी करतांना मिळणारा मोबदला यांच्यामध्ये तफावत असल्याने शेतकरी जमीन देण्याबाबत संभ्रमात आहेत. त्यामुळे प्रकल्पासाठी जमीन मिळण्यास व पर्यायाने प्रकल्पाचे काम सुरु होण्यास विलंब होत आहे. हे लक्षात घेऊन मा. मुख्यमंत्री महोदयांच्या निदेशानुसार शासन निर्णय, नियोजन विभाग, दिनांक २४.१२.२०१४ रोजीच्या निर्णयान्वये विशेष समिती गठित करण्यात आलेली होती. सदर समिती अप्पर मुख्य सचिव (नियोजन) यांच्या अध्यक्षतेखाली गठित करण्यात आली होती. तथापि सदर समितीच्या संरचनेत अंशतः बदल शासन निर्णय, दिनांक १२.२.२०१५ अन्वये करण्यात येऊन सदर समितीचे अध्यक्ष अप्पर मुख्य सचिव (वित्त) हे राहतील व या विशेष समितीने आपला परिपूर्ण प्रस्ताव एक महिन्याच्या आत सादर करावा असे शासन निर्णयात नमूद केलेले आहे. सदर समितीच्या दिनांक २४.३.२०१५ रोजी आयोजित बैठकीत सांगोपांग विचार करून खाजगी क्षेत्रातील जमीन सिंचन व इतर प्रकल्पांसाठी वाटाघाटीद्वारे थेट खरेदी पद्धतीने घेण्याबाबत नवीन भूसंपादन कायद्यानुसार प्रकल्पांसाठी खाजगी जमीन थेट खरेदीने घेण्यास कोणतेही बंधन नसल्यामुळे समितीने काही मार्गदर्शक तत्वे विचारात घेवून खाजगी जमीन विकत घेण्याची शिफारस शासनास केली आहे. समितीने त्यासंदर्भातील केलेल्या शिफारशी लक्षात घेवून शासन खालीलप्रमाणे निर्णय घेत आहे.

शासन निर्णय :-

सर्वसाधारणपणे विविध प्रकल्पांसाठी आवश्यक असणारी खाजगी जमीन संबंधित भूसंपादन संस्था अस्तित्वात असणा-या भूसंपादन कायद्यानुसार संपादन करते. तथापि जर अशा भूसंपादन संस्थेला आवश्यक असणारी जमीन भूसंपादन कायद्यानुसार संपादित न करता थेट खरेदी पद्धतीने विकत घेण्यास कायद्याने कोणतेही बंधन नसल्यामुळे खालील मार्गदर्शक तत्वे विचारात घेऊन विकत घेण्याची मुभा राहिल.

(अ) मार्गदर्शक तत्वे**नवीन प्रकल्पासाठी :-**

- १) सिंचन प्रकल्पांव्यतिरिक्त नवीन प्रकल्पासाठी थेट जमीन खरेदी करतांना ती पूर्ण प्रकल्पासाठी करण्यात यावी.
- २) सिंचन प्रकल्पांच्या बाबतीत धरण बैठक (Dam Site), बुडीत क्षेत्र, पुनर्वसन क्षेत्र व मुख्य कालवे (५०%) व वितरिका (५०%) इतक्या जमिनी थेट खरेदीने घ्याव्यात.

शासन निर्णय क्रमांक: संकीर्ण-०३/२०१५/प्र.क्र.३४/अ-२

अपूर्ण प्रकल्पासाठी :-

- १) सिंचनाव्यतिरिक्त कोणताही अपूर्ण प्रकल्प पूर्ण करण्याकरिता आवश्यक असलेली सर्व शिल्लक जमीन भूसंपादनाऐवजी थेट खरेदीने करता येईल. मात्र अशी जमीन खरेदी टप्प्याटप्प्याने न करता पूर्णतः करण्यात यावी.
- २) **अ)** अपूर्ण सिंचन प्रकल्पांच्या बाबतीत धरण बैठक, बुडीत क्षेत्र, पुनर्वसन क्षेत्र, मुख्य कालवे (५०%) व वितरिका यासाठी लागणारी उर्वरित जमीन (भूसंपादन प्रक्रिया सुरु न झालेले) थेट खरेदीने पूर्णतः घ्यावी.
- ब)** पाणी साठा झाला असल्यास व केवळ कालव्यासाठी जमिनीची आवश्यकता असेल तर पाणी पोहोचलेल्या ठिकाणापासून पाणी पुढे नेण्यासाठी आवश्यक जमिनी सलगरित्या थेट खरेदीने घ्याव्यात.

(ब) मोबदला निश्चितीसाठीची जिल्हास्तरीय समिती

- १) थेट खरेदी करावयाच्या जमिनीच्या मोबदल्याबाबतचा दर ठरविण्यासाठी जिल्हाधिकारी यांच्या अध्यक्षतेखाली समिती स्थापन करावी. सदर समितीची संरचना खालीलप्रमाणे राहिल.

१) जिल्हाधिकारी	-	अध्यक्ष
२) अधिक्षक अभियंता (जलसंपदा)	-	सदस्य
३) अधिक्षक अभियंता (सार्वजनिक बांधकाम)	-	सदस्य
४) जिल्हा सरकारी वकील	-	सदस्य
५) सहायक संचालक, नगर रचना	-	सदस्य
६) संपादक संस्थेचा सक्षम अधिकारी	-	सदस्य
७) संबंधित उपजिल्हाधिकारी (भूसंपादन)	-	सदस्य सचिव

समितीमध्ये आवश्यकतेप्रमाणे झाडांचे / फळझाडांचे / वन झाडांचे / उभ्या पिकांचे (Standing Crops), बांधकामाचे व इतर बाबींचे मूल्यांकन करण्यासाठी कृषि, वन, उद्यानविद्या या विषयातील सक्षम अधिकार्यांचा अथवा त्या विषयाशी संबंधित तज्ञ यांचा निमंत्रित सदस्य म्हणून समावेश करावा.

- २) वरील समिती जमिनीचा मोबदला निश्चित करण्यापूर्वी प्रचलित भूसंपादन कायदानुसार जमिनीचे मूल्यांकन व जमिनीच्या मूळ मालकाचा मूळ दस्ताऐवज व जमिनीचा लिगल सर्च रिपोर्ट (Legal Search Report) सरकारी वकीलांमार्फत तपासून घेईल.

(क) मोबदला निश्चितीची कार्यपद्धती

प्रकल्पासाठी जमीन थेट खरेदीने घेताना भूसंपादन कायदा २०१३ मधील कलम २६ ते ३० च्या व शेड्यूल-१ च्या तरतुदीनुसार संबंधित जमिनीसाठी देय होणाऱ्या मोबदल्याची परिगणना सदर जमिनीशी निगडीत सर्व बाबी विचारात घेऊन प्रथम करण्यात यावी. त्यानंतर सदर परिगणित होणाऱ्या एकूण मोबदल्याच्या रक्कमेवर २५% रक्कम वाढीव देण्यात यावी.

(ड) मोबदला स्विकारतांना शेतक-यांसाठीचा विकल्प

प्रकल्पांसाठी शेतकऱ्यांची जमीन थेट खरेदीने घेतांना त्यांना देय होणाऱ्या मोबदल्यासाठी त्यांना पुढीलप्रमाणे दोन विकल्प देण्यात यावेत.

- १) वरील "क" प्रमाणे परिगणित होणारा संपूर्ण मोबदला एकरकमी देणे.

अथवा

- २) **अ)** जमीन खरेदी करतांना / ताब्यात घेतांना संपूर्ण मोबदल्यापैकी पहिला टप्प्यामध्ये ५०% रक्कम एकरकमी देणे,
- ब)** उर्वरित ५०% रक्कम वर्षासन (Annuity) स्वरूपात देणे.

पृष्ठ ३ पैकी २

शासन निर्णय क्रमांक: संकीर्ण-०३/२०१५/प्र.क्र.३४/अ-२

सदर शासन निर्णय महाराष्ट्र शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर उपलब्ध करण्यात आला असून त्याचा संकेतांक क्र. २०१५०५१२१४५०४४२९१९ असा आहे. सदर आदेश डिजीटल स्वाक्षरीने साक्षांकित करून काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

**SUBHASH
KISANRAO
GAWADE**

Digitally signed by SUBHASH
KISANRAO GAWADE
DN: CN = SUBHASH KISANRAO
GAWADE, C = IN, S = Maharashtra, O =
GOVERNMENT OF MAHARASHTRA,
OU = REVENUE AND FOREST
Date: 2015.05.12 15:51:39 +05'30'

(सु.कि.गावडे)

उप सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.राज्यपाल यांचे सचिव, राजभवन, मुंबई
- २) मा.मुख्यमंत्री यांचे प्रधान सचिव, मुख्यमंत्री सचिवालय, मुंबई
- ३) मा.मंत्री (महसूल) यांचे खाजगी सचिव, मंत्रालय, मुंबई
- ४) मा.मंत्री (वित्त व वने) यांचे खाजगी सचिव, मंत्रालय, मुंबई
- ५) मा.मंत्री (जलसंपदा) यांचे खाजगी सचिव, मंत्रालय, मुंबई
- ६) सर्व मा.मंत्री / राज्यमंत्री यांचे खाजगी सचिव, मंत्रालय, मुंबई
- ७) मा.मुख्य सचिव यांचे वरिष्ठ स्वीय सहायक, मंत्रालय, मुंबई
- ८) सर्व अपर मुख्य सचिव / प्रधान सचिव / सचिव यांचे स्वीय सहायक, मंत्रालय, मुंबई
- ९) अपर मुख्य सचिव (वित्त) यांचे स्वीय सहायक, वित्त विभाग, मंत्रालय, मुंबई
- १०) प्रधान सचिव (नियोजन) यांचे स्वीय सहायक, नियोजन विभाग, मंत्रालय, मुंबई
- ११) प्रधान सचिव (जलसंपदा) यांचे स्वीय सहायक, जलसंपदा विभाग, मंत्रालय, मुंबई
- १२) प्रधान सचिव (महसूल) यांचे स्वीय सहायक, महसूल व वन विभाग, मंत्रालय, मुंबई
- १३) सचिव (वने) यांचे स्वीय सहायक, महसूल व वन विभाग, मंत्रालय, मुंबई
- १४) सचिव (मदत व पुनर्वसन) यांचे स्वीय सहायक, महसूल व वन विभाग, मंत्रालय, मुंबई
- १५) सर्व विभागीय आयुक्त
- १६) सर्व जिल्हाधिकारी
- १७) संचालक, नगर रचना, पुणे
- १८) सर्व अधिक्षक अभियंता, (सार्वजनिक बांधकाम / जलसंपदा)
- १९) सर्व जिल्हा सरकारी वकील
- २०) निवडनस्ती (अ-२)

English Version of Land Purchase Policy

Government of Maharashtra Revenue & Forest Department Govt. Decision No. SANKIRNA-03/2015/Para.Kra.34/A-2 Dated 12th May 2015. 109

During discussion regarding District Development Plan in Vidarbha by Hon'ble Chief Minister it was brought to his notice that for irrigation as well as other projects lot of difficulties arises while Acquisition of Land due to which commencement of the project is delayed subsequently the benefits of project to beneficiaries is delayed. The farmers are in confusion to handover land due to difference in compensation payable by new land Acquisition Act of Central Govt., Earlier compensation being paid by State Government and through negotiation by direct purchase method. This is resulting in to delay in Acquisition of land and subsequently delay in start of project work. Considering this and as per directive of Hon'ble Chief Minister, vide Govt. decision, planning dept., dated 24.12.2014 special committee was constituted under Presidentship of Upper Principal Secretary (Planning). However, the body of Committee was partly modified vide Govt. Decision dated 12.2.2015 and the Upper Principal Secretary (Finance) designated as President of Committee and directed to submit the Complete Report within one month. After detailed deliberation in the committee meeting dated 24.3.2015, it has recommended to acquire private land for irrigation & other projects through negotiation by direct purchase method with some principal guidelines since it is not banned as per new land acquisition Act.

Considering the recommendations of committee Govt. is taking decision as under:
Govt. Decision (Shasan Nirnay):-

Generally, for different projects the private land required is acquired as per the prevailing land Acquisition Act by concerned Land Acquiring institution. However, if the land required by Land Acquiring institution is acquired by direct purchase method instead of acquiring as per Land acquisition act which is not prohibited acquiring through direct purchase method it shall be done considering following directive principle.

(A) Directive Principle

For new Projects:

1. For other than irrigation project while acquiring through direct purchase method shall be acquired for entire project.
2. In case of Irrigation project, For Dam site, submergence Area, Rehabilitation Area & main canals 50% and Distribution canals 50% shall be acquired by direct purchase method.

For incomplete Projects:

1. For other than irrigation project land required for any incomplete project all the balance land can be acquired by direct purchase method instead Land Acquisition Act. But the said land shall be purchased in one stroke instead of in piecemeal.

2. (A) In case of incomplete irrigation project balance land required for Dam site, Submergence Area, Rehabilitation Area, Main canal (50%) and distribution canal (where Land Acquisition process not started) shall be acquired through direct purchase method. (B) Where water has been stored and land required for canals only then from the point where water reached to carry further land shall be acquired by direct purchase method.

(B) Distt. level committee for deciding compensation.

A committee shall be constituted under the District Collector as president of committee to decide the rate of land being acquired through direct purchase method. The committee shall be constituted as under:

1. District Collector (President)
2. Superintending Engineer Irrigation (Member)
3. Superintending. Engineer P.W.D. (Member)
4. District Government Pleader (Member)
5. Assistant Director Town Planning (Member)
6. Competent authority of acquiring body (Member)
7. Concerned Deputy Collector (Land acquisition) (Member)

In addition to this as per requirement for exercising valuation of trees/ fruit trees / forest trees / standing crops, construction & other amenities competent person or specialist of related subject from Agriculture, Forest, gardening etc. shall be included as invitee member.

2. Above mentioned committee before deciding the compensation of land will verify the valuation of land as per land acquisition act in vogue, documentation regarding original owner of land & legal search report of land through Govt. Pleader.

(C) Procedure for deciding compensation.

For Projects while acquiring the land through direct purchase method, the amount of compensation shall be calculated as per the provision of Article no. 26 to 30 of land acquisition act 2013 & Schedule I. Including other related features **then 25% should be added on the above calculated compensation.**

(D) Options to farmers while accepting the compensation.

Following two options shall be offered to farmers while acquiring the land through direct purchase method for a project.

1. Paying complete compensation as calculated vide (C) above at one time.
2. (a) while purchasing land/taking over land 50% amount will be paid at first stage out of whole compensation. (b) Remaining balance 50% amount will be paid as annuity.

This Govt. decision is available on the Govt. of Maharashtra Web site. www.maharashtra.gov.in and i.d. no.201505121450442919.

this order is issued on digital signature.

Issued as per the Order and in the name of Governor of Maharashtra.

C/- all concerned.

Sd/-

Subhash Kisanrao Gawande

Dy. Secretary Maharashtra Govt.

Annexure-5: Comparison of Statures

SN	Objectives	EIB	RTFCTLARRA 2013	Remark
1	Avoid involuntary resettlement	Involuntary resettlement should be avoided wherever possible	The SIA is expected {Clauses 4 (4) & 8 (2)} to ascertain that land to be acquired is absolute bare minimum and Govt. to ensure minimum displacement of people and minimum adverse impact on affected individuals.	No gap identified as RFCTLARR Act is also aimed at avoidance and minimization of land acquisition and
2	Minimize involuntary resettlement	Minimize involuntary resettlement by exploring all viable alternative project design		
3	Mitigate adverse social impacts	Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits.	Clauses 6 (4): The appropriate Government shall require the authority conducting the Social Impact Assessment study to prepare a Social Impact Management Plan, listing the ameliorative measures required to be undertaken for addressing the impact for a specific component referred to in sub-section (5), and such measures shall not be less than what is provided under a scheme or program, in operation in that area, of the Central Government or, as the case may be, the State Government, in operation in the affected area.	The RFCTLARR Act also requires preparation of SIMP to mitigate adverse social impacts
4	Identify, assess and address the potential social and economic impacts	Through census and socio-economic surveys of the affected population, identify, assess, and address the potential economic and social impacts of the project that are caused by involuntary taking of land (e.g. relocation or loss of shelter, loss of assets or access to assets, loss of income sources or means of livelihood, whether or not the affected person must move to another location) or involuntary restriction of access to legally designated parks and protected areas.	4 (I) it is obligatory for the appropriate Government intends to acquire land for a public purpose to carry out a Social Impact Assessment study in consultation with concern Panchayat, Municipality or Municipal Corporation, as the case may be, at village level or ward level in the affected area. The Social Impact Assessment study report shall be made available to the public in the manner prescribed under section 6.	As per RFCTLARR Act it is obligatory to carry out and prepare SIA.

SN	Objectives	EIB	RTFCTLARRA 2013	Remark
5	Prepare mitigation plans for affected persons	To address the project impacts, prepare RAP or resettlement policy framework prior to project appraisal, estimating to the extent possible the total population to be affected and the overall resettlement costs.	The Administrator for R&R is required to prepare Rehabilitation Resettlement Scheme covering details of impacts and R&R entitlements for affected people (Clause 16).	RFCTLARR Act requires to prepare Rehabilitation Resettlement Scheme
6	Involve and consult with stakeholders	Consult affected persons, host communities and local on governmental organizations, as appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the process for determining eligibility for compensation benefits and development assistance (as documented in a RAP), and for establishing appropriate and accessible grievance mechanisms. Pay particular attention to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other affected persons who may not be protected through national land compensation legislation	Whenever a Social Impact Assessment is required to be prepared under section 4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report. The Land Acquisition Rehabilitation and Resettlement Authority shall be established in each State by the concerned State Government to hear disputes arising out of projects where land acquisition has been initiated by the State Government or its agencies.	Consultation is an integral part of RFCTLARR Act.
7	Disclose and inform PAPs of RAP and mitigation measures	Disclose draft RAPs, including documentation of the consultation process, in a timely manner, before appraisal formally begins, in an accessible place and in a form and language that are understandable to key stakeholders.	Under clause 18, the Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the Panchayat, Municipality or Municipal Corporation. As the case may be, and the offices of the District Collector, the Sub-	Disclosure of information is obligatory under RFCTLARR Act.

SN	Objectives	EIB	RTFCTLARRA 2013	Remark
			Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed and uploaded on the website of the appropriate Government.	
8	Support existing social and cultural institutions of the affected persons	To the extent possible, the existing social and cultural institutions of resettles and any host communities are preserved and resettler's preferences with respect to relocating in pre-existing communities and groups are honored.	Clause 5 of Section 4: While undertaking a Social Impact Assessment study under sub section (/), the appropriate Government shall, amongst other things, take into consideration the impact that the project is likely to have on various components such as livelihood of affected families, public and community properties, assets and infrastructure particularly roads, public transport, drainage, sanitation, sources of drinking water, sources of water for cattle. community ponds, grazing land, plantations, public utilities such as post offices, fair price shops, food storage godowns, electricity supply, health care facilities, schools and educational or training facilities, Anganwadi, children parks, places of worship, land for traditional tribal institutions and burial and cremation grounds.	RFCTLARR Act also recommends for support to existing institutions of affected persons and host community.
9	Categorization	Categorization of the affected families is defined as titleholders, non-titleholders including encroachers, Squatters, tenants, etc. NTH are identified from the date of census survey	Sub section ii of clause c under Section 3: Recognizes presence in the affected are preceding 3 years	This is partially complied in RFCTLARR Act and the project entitlement matrix will address the gap.
10	Resettlement Action Plan	To cover the direct social and economic impacts that are caused by the involuntary taking of land and/ or the involuntary restriction of access to	Preparation of Rehabilitation and Resettlement Scheme including time line for implementation. Section: 16. (1) and (2).	No gap exists as RFCTLARR Act also require preparation of R&R scheme

SN	Objectives	EIB	RTFCTLARRA 2013	Remark
		legally designated parks and protected areas, the borrower will prepare a RAP or resettlement policy framework. The RAP or framework will include measures to ensure that the displaced persons are provided assistance during relocation; provided with residential housing or housing sites, or as required agricultural sites; offered transitional support; provided with development assistance in addition to compensation.	Separate development plans to be prepared. Section 41	
11	Supervision and Monitoring	The borrower is responsible for adequate monitoring & evaluation of the activities set forth in the resettlement instrument and assess whether the objectivities of the resettlement instrument have been achieved, upon completion of the project, taking account of the baseline conditions and the results of resettlement monitoring.	48 (I)The Central Government may, whenever necessary for national or inter-State projects, constitute a National Monitoring Committee for reviewing and monitoring the implementation of rehabilitation and resettlement schemes or plans under this Act.	RFCTLARR Act has clear provision for monitoring the progress.
12	Grievance Redressal Committee	Bank desire that mechanism shall be in place for redressal of grievances of PAPs	The Act establishment Acquisition and envisages of Land Rehabilitation Resettlement Authority in each State by the concerned State Government to hear disputes arising out of projects where land acquisition has been initiated by the State Government or its agencies (Chapter VIII).	GRC is an integral part of RFCTLARR Act requirement.

Annexure-6: Schedule I of RFCTLARR Act, 2013

SEC. 2]

THE GAZETTE OF INDIA EXTRAORDINARY

37

THE FIRST SCHEDULE

[See section 30 (2)]

COMPENSATION FOR LAND OWNERS

The following components shall constitute the minimum compensation package to be given to those whose land is acquired and to tenants referred to in clause (c) of section 3 in a proportion to be decided by the appropriate Government.

Serial No.	Component of compensation package in respect of land acquired under the Act	Manner of determination of value	Date of determination of value
(1)	(2)	(3)	(4)
1.	Market value of land	To be determined as provided under section 26.	
2.	Factor by which the market value is to be multiplied in the case of rural areas	1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government.	
3.	Factor by which the market value is to be multiplied in the case of urban areas	1 (One).	
4.	Value of assets attached to land or building	To be determined as provided under section 29.	
5.	Solatium	Equivalent to one hundred per cent. of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2).	
6.	Final award in rural areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).	
7.	Final award in urban areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 3 plus value of assets attached to land or building	

38	THE GAZETTE OF INDIA EXTRAORDINARY		[PART II—
(1)	(2)	(3)	(4)
		mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).	

8. Other component, if any, to be included

NOTE.—The date on which values mentioned under column (2) are determined should be indicated under column (4) against each serial number.

Annexure-7: Schedule II of RFCTLARR Act, 2013

SEC. 2]

THE GAZETTE OF INDIA EXTRAORDINARY

39

THE SECOND SCHEDULE

[See sections 31 (1), 38 (1) and 105 (3)]

ELEMENTS OF REHABILITATION AND RESETTLEMENT ENTITLEMENTS FOR ALL THE AFFECTED FAMILIES (BOTH LAND OWNERS AND THE FAMILIES WHOSE LIVELIHOOD IS PRIMARILY DEPENDENT ON LAND ACQUIRED) IN ADDITION TO THOSE PROVIDED IN THE FIRST SCHEDULE.

Serial No.	Elements of Rehabilitation and Resettlement Entitlements	Entitlement/provision	Whether provided or not (if provided, details to be given)
(1)	(2)	(3)	(4)
1.	Provision of housing units in case of displacement	<p>(1) If a house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana specifications. If a house is lost in urban areas, a constructed house shall be provided, which will be not less than 50 sq mts in plinth area.</p> <p>(2) The benefits listed above shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area and which has been involuntarily displaced from such area:</p> <p>Provided that any such family in urban areas which opts not to take the house offered, shall get a one-time financial assistance for house construction, which shall not be less than one lakh fifty thousand rupees:</p> <p>Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house:</p> <p>Provided also that no family affected by acquisition shall be given more than one house under the provisions of this Act.</p>	

40 THE GAZETTE OF INDIA EXTRAORDINARY		[PART II—	
(1)	(2)	(3)	(4)
		<p><i>Explanation.</i>—The houses in urban areas may, if necessary, be provided in multi-storied building complexes.</p>	
2.	Land for Land	<p>In the case of irrigation project, as far as possible and in lieu of compensation to be paid for land acquired, each affected family owning agricultural land in the affected area and whose land has been acquired or lost, or who has, as a consequence of the acquisition or loss of land, been reduced to the status of a marginal farmer or landless, shall be allotted, in the name of each person included in the records of rights with regard to the affected family, a minimum of one acre of land in the command area of the project for which the land is acquired:</p> <p>Provided that in every project those persons losing land and belonging to the Scheduled Castes or the Scheduled Tribes will be provided land equivalent to land acquired or two and a one-half acres, whichever is lower.</p>	
3.	Offer for Developed Land	<p>In case the land is acquired for urbanisation purposes, twenty per cent. of the developed land will be reserved and offered to land owning project affected families, in proportion to the area of their land acquired and at a price equal to the cost of acquisition and the cost of development:</p> <p>Provided that in case the land owning project affected family wishes to avail of this offer, an equivalent amount will be deducted from the land acquisition compensation package payable to it.</p>	
4.	Choice of Annuity or Employment	<p>The appropriate Government shall ensure that the affected families are provided with the following options:</p>	

SEC. 2]		THE GAZETTE OF INDIA EXTRAORDINARY		41
(1)	(2)	(3)	(4)	
		<p>(a) where jobs are created through the project, after providing suitable training and skill development in the required field, make provision for employment at a rate not lower than the minimum wages provided for in any other law for the time being in force, to at least one member per affected family in the project or arrange for a job in such other project as may be required; or</p> <p>(b) one time payment of five lakhs rupees per affected family; or</p> <p>(c) annuity policies that shall pay not less than two thousand rupees per month per family for twenty years, with appropriate indexation to the Consumer Price Index for Agricultural Labourers.</p>		
5.	Subsistence grant for displaced families for a period of one year	<p>Each affected family which is displaced from the land acquired shall be given a monthly subsistence allowance equivalent to three thousand rupees per month for a period of one year from the date of award.</p> <p>In addition to this amount, the Scheduled Castes and the Scheduled Tribes displaced from Scheduled Areas shall receive an amount equivalent to fifty thousand rupees.</p> <p>In cases of displacement from the Scheduled Areas, as far as possible, the affected families shall be relocated in a similar ecological zone, so as to preserve the economic opportunities, language, culture and community life of the tribal communities.</p>		
6.	Transportation cost for displaced families	<p>Each affected family which is displaced shall get a one-time financial assistance of fifty thousand rupees as transportation cost for shifting of the family, building materials, belongings and cattle.</p>		

42		THE GAZETTE OF INDIA EXTRAORDINARY		[PART II—
(1)	(2)	(3)	(4)	
7.	Cattle shed/petty shops cost	Each affected family having cattle or having a petty shop shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees for construction of cattle shed or petty shop as the case may be.		
8.	One-time grant to artisan, small traders and certain others	Each affected family of an artisan, small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees.		
9.	Fishing rights	In cases of irrigation or hydel projects, the affected families may be allowed fishing rights in the reservoirs, in such manner as may be prescribed by the appropriate Government.		
10.	One-time Resettlement Allowance	Each affected family shall be given a one-time "Resettlement Allowance" of fifty thousand rupees only.		
11.	Stamp duty and registration fee	<p>(1) The stamp duty and other fees payable for registration of the land or house allotted to the affected families shall be borne by the Requiring Body.</p> <p>(2) The land for house allotted to the affected families shall be free from all encumbrances.</p> <p>(3) The land or house allotted may be in the joint names of wife and husband of the affected family.</p>		

Annexure-8: Sample Grievance Registration Form

The Project welcomes complaints, suggestions, queries, and comments regarding project implementation. We encourage persons with grievance to provide their name and contact information to enable us to get in touch with you for clarification and feedback.

Should you choose to include your personal details but want that information to remain confidential, please inform us by writing/typing ***(CONFIDENTIAL)*** above your name. Thank you.

Date	Place of registration	Project Town			
		Project:			
Contact information/personal details					
Name		Gender	* Male * Female	Age	
Home address					
Place					
Phone no.					
E-mail					
Complaint/suggestion/comment/question Please provide the details (who, what, where, and how) of your grievance below:					
If included as attachment/note/letter, please tick here:					
How do you want us to reach you for feedback or update on your comment/grievance?					

FOR OFFICIAL USE ONLY

Registered by: (Name of official registering grievance)	
Mode of communication: Note/letter E-mail Verbal/telephonic	
Reviewed by: (Names/positions of officials reviewing grievance)	
Action taken:	
Whether action taken disclosed:	Yes No
Means of disclosure:	