



Phase 3 Bangalore Metro Rail Project

Resettlement Action Plan

Volume 1. Main Text

December 2025

Bangalore Metro Rail Corporation Ltd.

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Abbreviations and Acronyms

ANPR	Automatic Number Plate Recognition
ADB	Asian Development Bank
ASS	Auxiliary Sub-Stations
BBMP	Bruhat Bengaluru Mahanagara Palike
BDA	Bangalore Development Authority
BESCOM	Bangalore Electricity Supply Company Limited
BMRCL	Bangalore Metro Rail Corporation Limited
BMTC	Bengaluru Metropolitan Transport Corporation
BPL	below poverty level
BPRA	Business Premises Re-establishment Allowance
BSNL	Bharat Sanchar Nigam Limited
BWSSB	Bangalore Water Supply and Sewerage Board
CBRE	Coldwell Banker Richard Ellis
CMMU	City Mission Management Unit
CPR	Community Property Resources
CPRO	Chief Public Relations Officer
CRP	Compensation and Resettlement Package
CRU	Compensation and Rehabilitation Unit
CSC	Construction Supervision Consultan
DPR	Detailed Project Report
DULT	Directorate of Urban Land Transport
DWCD	Department of Women and Child Development
EMA	External monitoring agency
ESCAP	Economic and Social Commission for Asia and the Pacific
ESS	Environmental and Social Standard
EWS	Economically Weaker Sections
FD	Finance Division
FGD	Focus Group Discussion
GBA	Greater Bengaluru Authority
GBVH	gender-based violence and harassment
GESI	Gender Equality and Social Inclusive
GESIAP	Gender Equality and Social Inclusive Action Plan
GFWP	Gender-Friendly Workplace Policy
GIZ	Gesellschaft für Internationale Zusammenarbeit
Gol	Government of India
GoK	Government of Karnataka
GRC	Grievance Redress Committee,
GRM	Grievance Redress Mechanism
GRSI	Gender equality and Social Inclusive
HH	Household
IA	Implementing Agency
ICC	Internal Complaints Committee
ID	Identity Document
IGC	Internal Grievance Committee
IISc	Indian Institute of Science
IOL	inventory of lost assets
IPT	Intermediate Public Transport
IT	Information Technology
ITI	Industrial Training Institute
JICA	Japan International Cooperation Agency
JICA GL	JICA Environmental and Social Consideration Guidelines
JMC	Joint Measurement Certificate
KIADA	Karnataka Industrial Areas Development Act
KIADB	Karnataka Industrial Areas Development Board

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K-MAY	Karnataka Mahila Abhivrudhi Yojane
KPTCL	Karnataka Power Transmission Corporation Limited
KSLSA	Karnataka State Legal Services Authority
KSSDC	Karnataka State Small Industries Development Corporation
KWDC	Karnataka Women's Development Corporation
LC	Land Committee
LD	Legal Division
LIRP	Livelihood and Income Restoration Program
LU	Land Unit
M&E	Monitoring and Evaluation
MD	Managing Director
MIS	Management Information System
MMI	Multi Modan Integration
MoHUA	Ministry of Housing and Urban Affairs
MoRTH	Ministry of Road Transport & Highways
MoWCD	Ministry of Women and Child Development
MRTS	Mass Rapid Transit System
NCW	National Commission for Women
NGO	Non-governmental Organization
NMMU	National Mission Management Unit
NULM	National Urban Livelihood Mission
NUTP	National Urban Transport Policy
O&M	Operation and Maintenance
OBC	Other Backward Classes
ORR	Outer Ring Road
PAN	Permanent Account Number
PAP	Project Affected Person
PD	Planning Division
PESA	Panchayats Extension to Scheduled Areas
PIU	Project Implementation Uni
PMAY	Pradhan Mantri Awas Yojana
PMKVY	Pradhan Mantri Kaushal Vikas Yojana
POSH	Prevention of Sexual Harassment
PR	Public Relations
PWD	Public Works Department
PwDs	People with Disabilities
R&R	Resettlement and Rehabilitation
RAP	Resettlement Action Plan
RD	Revenue Department
RFCTLARR	The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
ROW	Right of Way
RSS	Receiving sub-stations
SC	Scheduled Class
SC	Screening Committee
SCM	Stakeholder Consultation Meeting
SCSP	Scheduled Castes Sub-Plan
SD	Survey Department
SEMU	Social and environment Management Unit
SEP	Stakeholder Engagement Plan
SES	Socio-Economic Survey
SGST	State Goods and Services Tax
SHWW	Sexual Harassment of Women at Workplace
SIA	Social Impact Assessment
SLAO	Special Land Acquisition Officer
SMMU	State Mission Management Unit
ST	Scheduled Tribes

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SULM	State Urban Livelihoods Mission
TOD	Transport Oriented Development
ToR	Terms of Reference
TSP	Tribal Sub-Plan
TSS	traction sub-stations
UDD	Urban Development Department
ULB	Urban Local Body
UTD	Urban Transport Division
WB	World Bank
WCP	Women Component Plan
WRI	World Resources Institute

Chapter 1 Project Profile

1.1. Background

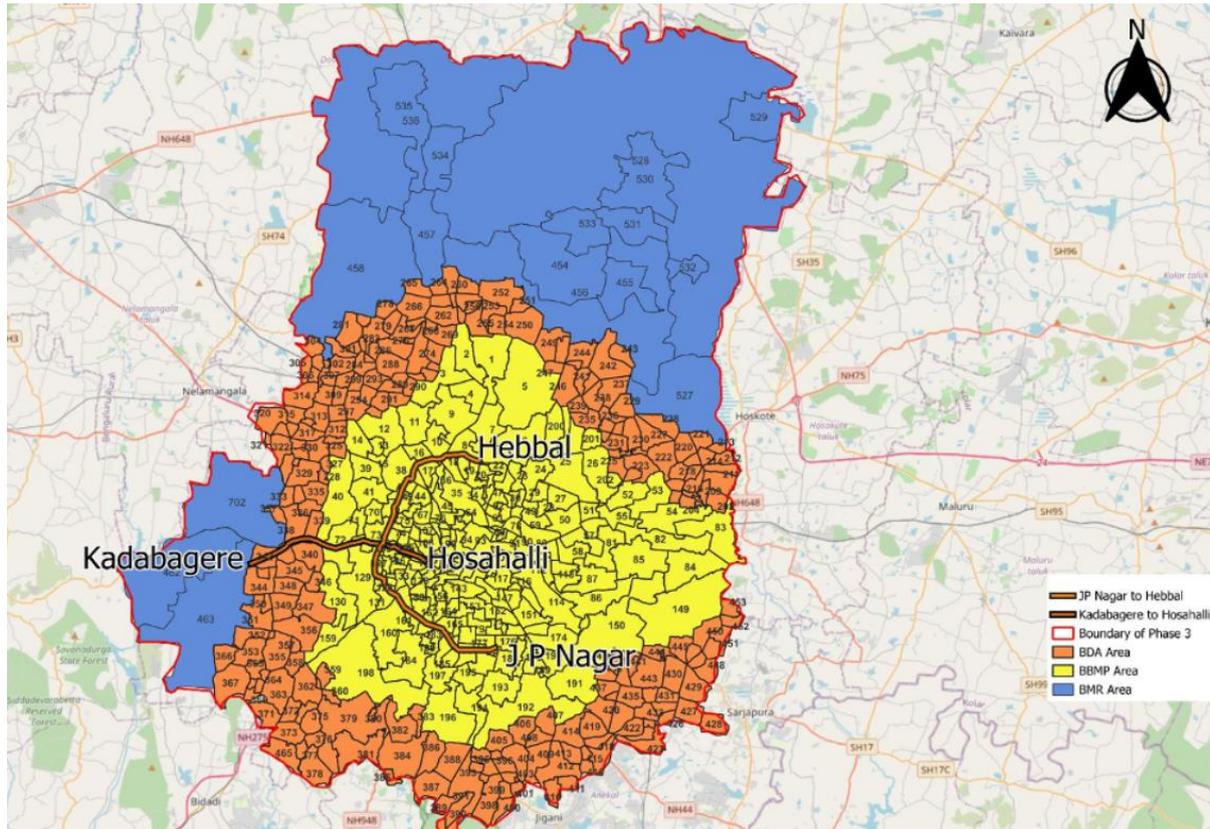
Bengaluru, widely recognized as India's "Silicon Valley," has undergone immense urbanization and population growth in recent decades. This rapid transformation has created numerous economic opportunities, particularly within the burgeoning Information Technology (IT) sector, but it has simultaneously placed immense and often unsustainable strain on the city's existing infrastructure, especially its transportation networks. The Phase 3 Bangalore Metro Rail Project (Metro Line and Double Decker sections) (the Project) emerges as a crucial and strategic initiative designed to alleviate these multifaceted challenges. This section provides a comprehensive overview of the project's foundational rationale, expansive scope, innovative design choices, and anticipated socio-economic and environmental impacts.

A central theme underpinning this report is the justification and strategic necessity of the Double Decker (Flyover cum Metro) system, presented as a pioneering and highly efficient solution for achieving sustainable urban mobility within Bengaluru's unique and highly constrained urban fabric. The project is not merely an infrastructure upgrade, but a vital lifeline aimed at transforming the city's urban landscape, enhancing liveability, and sustaining its economic dynamism for decades to come.

1.2. Urban Challenges and the Need for Advanced Transit

Bengaluru city was built in 1537 by Kempegowda. During the British Raj, Bangalore developed as a centre for colonial rule in South India. The establishment of the Bangalore Cantonment brought in large numbers of migrant workers from Tamil Nadu, Andhra Pradesh and North Indian states for developing and maintaining the infrastructure of the cantonment. The cantonment area covers nearly dozen revenue villages, which included Binnamangala, Domlur, Neelasandra and Ulsoor to name a few. The city which was originally developed as a Garden City over the years, slowly transformed into an industrial and software hub of India. Bengaluru is known as the 'IT Capital of India' and 'Silicon Valley of India' because of its role as the nation's leading IT exporter. Emergence of IT sector has overshadowed other areas of development and has metamorphosed the city into a global hub.

Over the past three decades, Bengaluru's population has surged from roughly 4 million in 1991 to over 13 million by 2022, driven primarily by domestic and international migration. This influx has pushed average densities from under 3,000 people per km² in 1991 to nearly 6,000 today, with projections pointing toward more than 7,300 people per km² by 2051. Bengaluru, India's technology capital, has witnessed rapid urbanization, population growth, and robust growth in automobile ownership over past four years by crossing 12 million registrations as of February 2025. Existing road infrastructure, particularly in core areas, is increasingly strained, resulting in severe traffic delays recent reports indicate that Bengaluru commuters experience some of the highest traffic delays. Average peak-hour speeds on major arteries now hover between 11 and 20 km/h, with commuters losing over 240 hours annually to gridlock. Bengaluru's infamous traffic meant the city was ranked 3rd slowest in travel time, after Barranquilla in Colombia and Kolkata, in the global traffic index for 2024 by Tom Tom traffic index². This gridlock not only inflates fuel consumption and logistics costs but also exacerbates air pollution and public health burdens. Traditional road widening is no longer a viable solution due to skyrocketing real estate prices and limited availability of land for expansion. The mounting economic, environmental and social costs underscore the urgent need for a high-capacity mass transit solution.



Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

Figure 1.1: Project Area

1.3. Purpose of the Project

The Project is engineered to resolve the city’s deepening mobility crisis by seamlessly integrating with existing transport networks and pioneering a Double Decker (flyover-cum-metro) solution. By stacking a four-lane roadway beneath the metro viaduct within a single corridor, Phase 3 sharply minimizes horizontal footprint, dramatically cuts projected costs, and expedites delivery, all while targeting a 40 percent reduction in travel times, broadening accessibility, and slashing pollution.

Choosing the Double Decker design over a conventional metro-only approach directly confronts Bengaluru’s acute land scarcity, social equity concerns, and legal entanglements. Vertical integration slashes property demolitions and community upheaval, dodges protracted litigation and uses existing linear corridors far more efficiently than parallel structures ever could. The result is a high-capacity, multi-modal spine—linking major arteries like the Outer Ring Road, Mysore Road, and Magadi Road—that optimizes space, enhances intermodal transfers, and delivers a truly sustainable, future-proof urban transport backbone.

1.4. Necessity of Land Acquisition and Resettlement

1.4.1. Project Components Causing Resettlement

The Project, particularly the Double Decker (Flyover cum Metro) configuration, requires extensive physical space to accommodate both elevated roadway segments and metro viaducts. Key components contributing to resettlement include station entry and exit points, concourses, ramps, loops, substations, depots, parking facilities, casting yards, and temporary construction depots. Due to

Bengaluru’s dense and narrow urban corridors, land acquisition becomes unavoidable for integrating these infrastructure elements into the cityscape.

1.4.2. Initial Design Alternatives to Minimize Resettlement

To limit the need for resettlement, BMRCL integrated design alternatives during project planning phase. The core strategy involved vertically stacking infrastructure components using the Double Decker structure, which dramatically reduced the project's horizontal footprint. Additionally, stations were designed with compact footprints and split-platform layouts to accommodate within constrained spaces. Alignment of stations, ramps, and loops was strategically coordinated with existing road networks, pedestrian pathways, and transport interchanges to minimize additional land acquisition requirements.

Preference was also given to placing infrastructure on government-owned plots and underutilized institutional land thereby mitigating impacts on private properties. Environmentally and socially Sensitive areas—including places of worship, schools, hospitals, slums, and ecological sites—were mapped and strategically avoided. In selected locations, special engineering techniques such as long-span girders and portal spans were employed to traverse constrained or sensitive zones with minimal disruption.

The project alternatives analysed under the Project are described in Draft Final Report of the Project.

1.4.3. Methods to Minimize Resettlement During Implementation

During implementation, BMRCL reinforced will ensure public access is maintained throughout construction and operation by installing temporary pathways, diversion routes, alternative roads, etc. The project will also avoid creating landlocked areas that could lead to displacement, and will help prevent encroachment by opportunistic settlers through 1) Managing the ROW after the cut-off date through periodic inventories of assets and PAPs, as outlined in the Resettlement Action Plan (RAP); and 2) Minimizing the time between the cut-off date and the start of construction. In cases of unavoidable impact, transparency and support were offered through helpdesks and public notices, reflecting a sensitive and inclusive implementation strategy.

1.5. Overview of Phase 3 Corridors

Land requirement for the Project is mainly for the Mass Rapid Transit System (MRTS) structure including alignment, station building with entry and exist structure, depot, flyover entry and exit ramp and loops, Receiving/Traction Sub stations, road widening and property development.

Table 1.2: Permanent Land requirement (Sqm) for the Project

Ownership	Component	Corridor 1	Corridor 2	Total
Govt. (Central)	Running Section (Viaduct)	29,094.32	561.80	29,656.12
	Station Building, Entry/Exit & Ancillary	2,073.13	3,143.87	5,217.00
	MMI	2,200.00	0	2,200.00
	Stabling Line – Entry	3,691.00	0	3,691.00
	Pier	243.00	0	243.00
	Loops	0.00	1,349.93	1,349.93
	Ramps	0.00	4,282.89	4,282.89
	Total		37,301.454	9,338.49
Govt. (State)	Running Section (Viaduct)	30,907.43	4,712.00	35,619.43
	Station Building, Entry/Exit & Ancillary	3,451.32	1,217.00	4,668.32
	Parking & Property Development (P.D.)	17,500.00	0.00	17,500.00
	RSS/TSS	6,400.00	3,200.00	9,600.00
	Maintenance Depot	0.00	300,000.00	300,000.00
	Depot Entry (Corridor-1 to Corridor-2)	0.00	3,696.00	3,696.00

Ownership	Component	Corridor 1	Corridor 2	Total
	MMI	819.00	0.00	819.00
	Road Widening	1,236.00	0.00	1,236.00
	Pier	443.00	0.00	443.00
	Loops	3,910.54	21,037.79	24,948.33
	Ramps	1,901.33	3,630.64	5,531.97
	Total	66,568.622	3,37,493.43	404,062.05
Private	Running Section (Viaduct)	77,863.90	5,739.06	83,602.96
	Station Building, Entry/Exit & Ancillary	31,516.13	14,456.39	45,972.52
	Parking	9,630.00	6,050.00	15,680.00
	MMI	1,079.00	0.00	1,079.00
	Road Widening	12,997.00	0.00	12,997.00
	Pier	2,814.00	0.00	2,814.00
	Depot Entry (Corridor 1 to Corridor 2)	0.00	2,830.00	2,830.00
	Loops	5,106.19	10,747.01	15,853.20
	Ramps	7,967.14	10,597.28	18,564.42
	Total	148,973.36	50,419.74	199,393.10
Grand Total		2,52,843.44	397,251.65	650,095.10

Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study: BMRCL (2023) Detailed Project Report for Phase – 3 Corridors of Bangalore Metro

1.5.1. Alignment

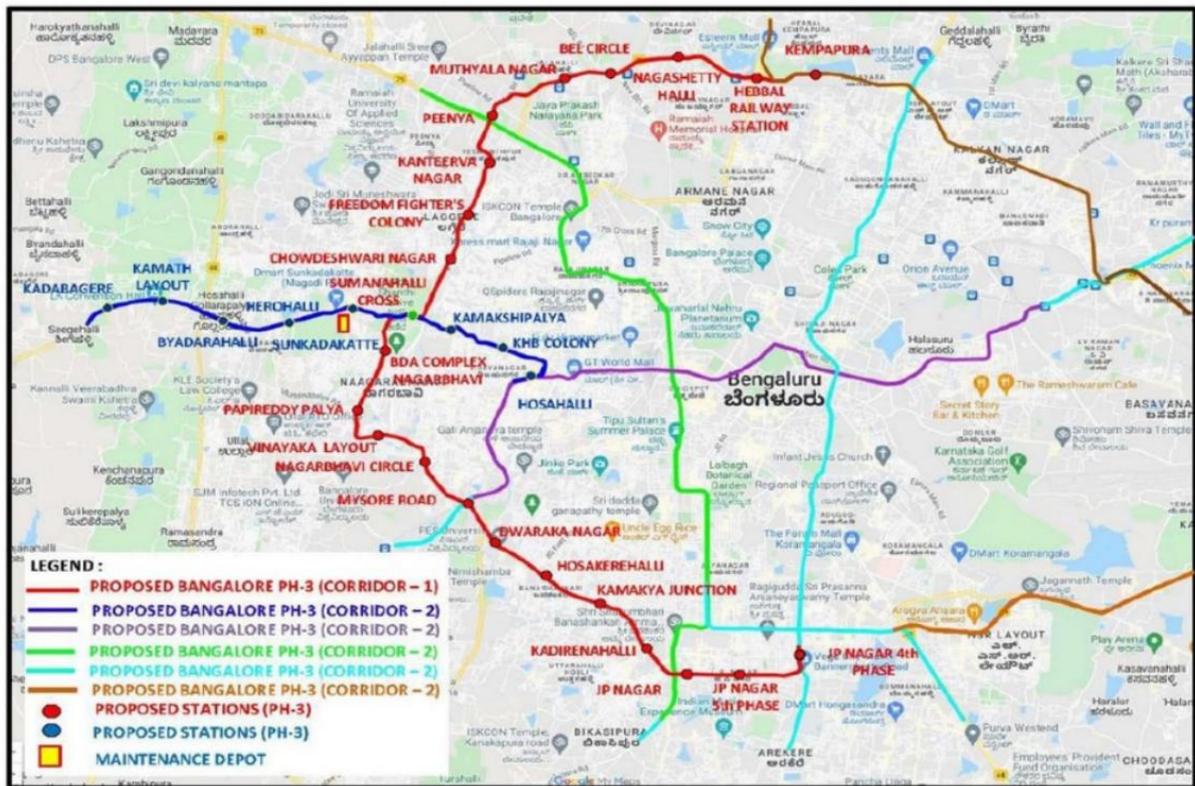
The Project encompasses two distinct elevated corridors, collectively stretching 44.65 km across vital parts of Bengaluru. These alignments have been meticulously planned to connect key residential, commercial, and transport hubs.

Corridor 1: JP Nagar 4th Phase to Hebbal

This expansive line spans 32.15 km which is completely elevated with 22 stations. The 28.49 km length of total alignment will be constructed as a double decker. The alignment primarily follows the Outer Ring Road (ORR) West.

Corridor 2: Hosahalli to Kadabagere

This corridor covers a length of 12.50 km which is completely elevated with nine (9) stations. The 8.64 km length of total alignment will be constructed as a double decker. The alignment runs along Magadi Road, a significant arterial route, designed to serve the western parts of the city.



Source: BMRCL (2023) Detailed Project Report for Phase – 3 Corridors of Bangalore Metro

Figure 1.2: Bangalore Metro Phase 3, Corridor with station locations

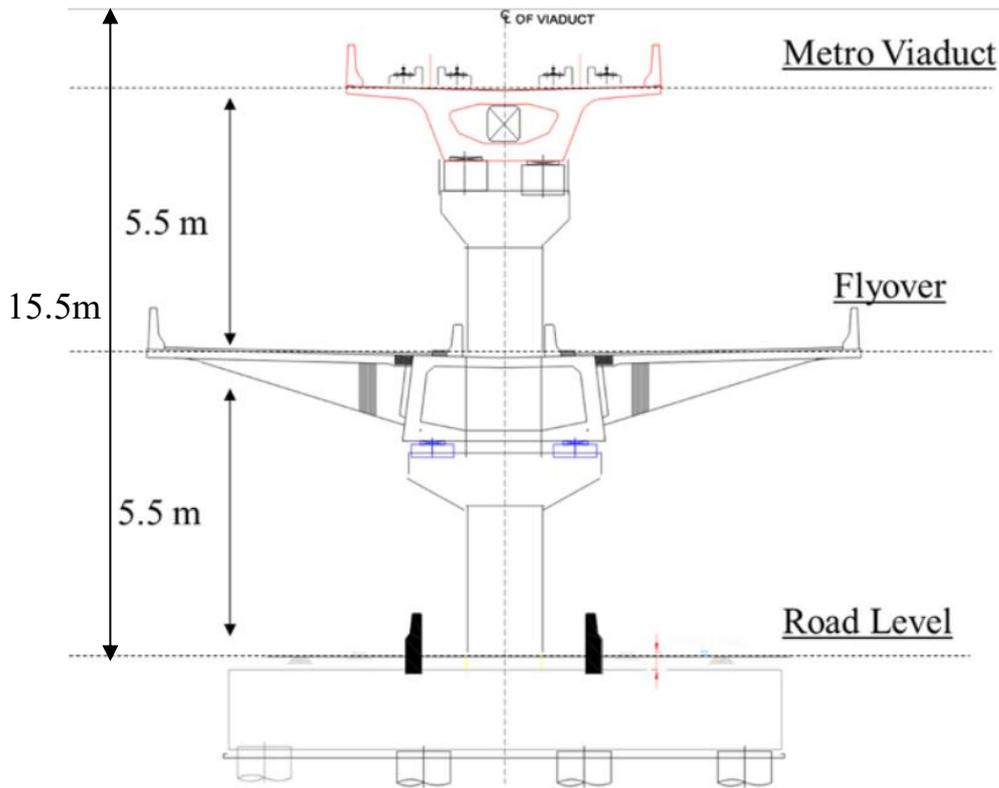
1.5.2. Right of Way (ROW)

The typical ROW width is 27m to cover six (6) lane elevated highway with 3.5 m wide carriageway, 3.0 m pier and 1.5 m width footpath cum drain strip along the edge of ROW. It emphasizes the importance of minimizing this dimension via vertical stacking of infrastructure. This configuration is particularly effective in Bengaluru’s densely populated areas, enabling integration within existing roadways and public lands to limit land acquisition and resettlement while maintaining operational efficiency. The Double Decker model, therefore, stands out as the optimal ROW strategy, balancing engineering feasibility with social responsibility.

This vertical integration of transport infrastructure is crucial for Bengaluru, a city grappling with limited ground space and severe traffic congestion, as it minimizes the project’s ground footprint and helps alleviate road bottlenecks simultaneously with public transport expansion.

1.5.3. Structure

The double decker positions road vehicles on the lower deck (Level 1), allowing them to function as flyovers, while metro trains operate independently on the upper deck (Level 2). Typically, 3.0 m piers are allotted with 28 m span. The height of double decker will be typically 15.5 m.



Source: BMRL (2023) Detailed Project Report for Phase – 3 Corridors of Bangalore Metro

Figure 1.3: Typical Cross Section of Double Decker Structure

1.5.4. Station

The Project will incorporate a total of 31 elevated stations, with 22 stations on Corridor 1, and 9 stations on Corridor 2.

The elevated station is generally located on the road median 85 m long and 19.20 m wide and is a three-level structure. Passenger area on concourse is spread throughout the length of the station, with staircases leading from either side of the road.

Table 1.1: Station Locations and Interstation distance for Corridor 1

Sl. No.	Station Name	Station Type	Size (m)	Chainage (DPR) (km)	Chainage (Current) (km)	Interstation Distance (km)
1	JP Nagar 4th Phase	E	135m x 37.75 (Including Phase 2 R6 Station platforms)	42	42.05	0
2	JP Nagar 5th Phase	G	135 x 24.00	1.789	1.790	1.75
3	JP Nagar	C	135 x 28.60	3.089	3.090	1.30
4	Kadirenahalli	G	135 x 24.00	4.261	4.265	1.175
5	Kamakya Junction	B	135 x 24.00	6.247	6.260	1.995
6	Hoskerekhalli	G	135 x 24.00	7.472	7.472	1.212
7	Dwaraka Nagar	B	135 x 24.00	8.658	8.696	1.224
8	Mysore Road	D	135 x 26.20	10.162	10.185	1.489
9	Nagarbhavi Circle	B	135 x 24.00	11.651	11.668	1.489
10	Vinayaka Nagar	B	135 x 24.00	13.091	13.111	1.443
11	Papareddy Palya	B	135 x 24.00	14.381	14.405	1.294
12	BDA Complex Nagarbhavi	B	135 x 24.00	15.711	15.720	1.315
13	Sumanahalli Cross	E	135 x 35.60	17.290	17.314	1.594
14	Chowdeshwari Nagar	B	135 x 24.00	18.576	18.600	1.286
15	Freedom Fighters Colony	G	135 x 24.00	19.675	19.698	1.098
16	Kanteerva Studio	B	135 x 24.00	21.067	21.082	1.384
17	Peenya	F	135 x 28.60	22.797	22.578	1.496

Sl. No.	Station Name	Station Type	Size (m)	Chainage (DPR) (km)	Chainage (Current) (km)	Interstation Distance (km)
18	Muthyala Nagara	B	135 × 24.00	25.064	24.821	2.243
19	BEL Circle	G	135 × 24.00	26.302	26.065	1.244
20	Nagashetty Halli	B	135 × 24.00	27.722	27.485	1.420
21	Hebbal Railway Station	A*	135m x 20.50m	30.149	30.149	2.427
22	KEMPAPURA	-	135m x 29.50m (Including Phase 2B Station platforms)	31.581	31.581	1.432

* RITES (2023) Detailed Project Report for two corridors of Bangalore metro Phase-3

Table 1.2: Station Locations and Interstation distance Corridor 2

Sl. No.	Station Name	Type	Size (m)	Chainage (DPR) (km)	Chainage (Current) (km)	Interstation Distance (km)
1	Hosahalli	A*	135m x 20.50	0	0	0.91
2	KHB Colony	B	135 × 24.00	1.648	1.784	1.784
3	Kamakshipalya	B	135 × 24.00	2.971	2.962	1.178
4	Sumanahalli Cross	E	135 × 38.60	3.907	3.897	0.935
5	Sunkadakatte	H	135 × 36.00	5.660	5.652	1.755
6	Herohalli	B	135 × 24.00	6.981	7.050	1.398
7	Byadarahalli	B	135 × 24.00	8.562	8.438	1.388
8	Kamath Layout	B	135 × 24.00	10.006	10.039	1.601
9	Kadabagere	A*	135m x 20.50	11.590	11.590	1.584

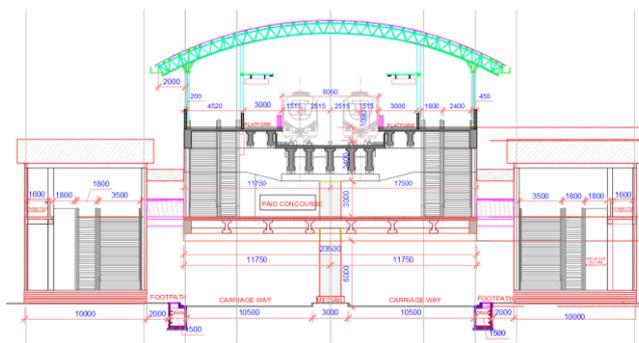
* RITES (2023) Detailed Project Report for two corridors of Bangalore metro Phase-3

Table 1.3: Typology of stations in the Project

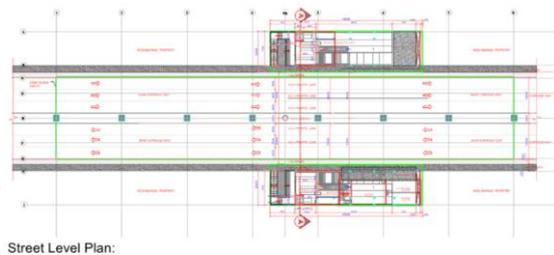
Sl. No	Station Type	Station Typology	Platforms	Dimensions (m)	Location	Station Description
1	Type A	Elevated	Side platforms	135 x 24	Road Median	Street Level – Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 – Concourse Level -ASS/TSS, other services and passenger amenities, Level 02 – Platform Level – track and platforms, emergency staircase to concourse
2	Type B	Double Decker Elevated	Side platforms	135 x 24	Road Median	Street Level – Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 – Elevated Carriage way Level 02 – (Concourse) -ASS / TSS, other services and passenger amenities, connecting unpaid FOB from opposite side Level 03 – (Platform) - track and platforms
3	Type C	Double Decker Elevated (JP Nagar)	Side platforms	135 x 28.6	Road Median (crossing existing Metro line)	Street Level – Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 – Elevated Carriage way Level 02 – Existing Metro Line Level 03 (Concourse) – ASS /TSS, other services and passenger amenities, connecting unpaid FOB from opposite side Level 04(Platform) – Track and platforms
4	Type D	Double Decker Elevated (Mysore Road)	Side platforms	135 x 24	Service Road (crossing existing Flyover, IR and Metro lines)	Street Level – Under Pass Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 – Cross over Road, unpaid FOB from opposite side Level 02 – Commercial Level Level 03 – Elevated Carriage way Level 04 (Concourse) – ASS /TSS, other services and passenger amenities, connecting paid FOB from existing metro station Level 05 (Platform) - track and platforms
5	Type E	Interchange Double Decker (Sumanahalli Cross)	Side platforms	135 x 38.6	Road Median	Street Level – Under Pass Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 – Elevated Carriage way

Sl. No	Station Type	Station Typology	Platforms	Dimensions (m)	Location	Station Description
						Level 02 – (Concourse) -ASS /TSS, other services and passenger amenities, connecting paid FOB from existing metro station Level 03 (Lower Platform) – track and platforms Level 04 (Upper Platform) – Track and platform
6	Type F	Double Decker Elevated (Goraguntepalya)	Side platforms	135 x 28.6	Road Median (crossing existing Metro line)	Street Level – Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 - Existing Metro Line Level 02 - Elevated Carriage way Level 03 (Concourse) -ASS / TSS, other services and passenger amenities, connecting unpaid FOB from opposite side Level 04 (Platform) - track and platforms
7	Type G	Double Decker Elevated	Side platforms	135 x 24	Road Median (At Cross Over)	Level 01 – Underpass Level 02 – Entry Exits, DG room, Pump Room, Parking, Service road and Crossover Road Level 03 (Concourse) -ASS / TSS, other services and passenger amenities, connecting unpaid FOB from opposite side Level 04 (Platform) - track and platforms
8	Type H	Double Decker Elevated (Sunkadakatte)	Side platforms	135 x 34	Road Median (Depot Location)	Street level – Entry Exits, DG room, Pump Room and Parking, Service Road Level 01 (Concourse) -ASS /TSS, other services and passenger amenities, connecting unpaid FOB from opposite side Level 02 (Platform) – track (Along with depo lines) and platforms Level 03 – Elevated Carriage way
9	Type A*	-	-	135 x 20.50	-	Typical Station

Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, * RITES (2023) Detailed Project Report for two corridors of Bangalore metro Phase-3 prepared

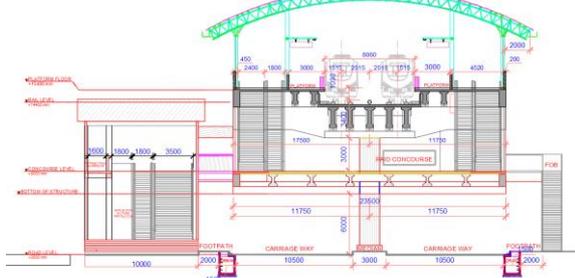


Type A : (135m x 24m) –Typology 1 : Cross section

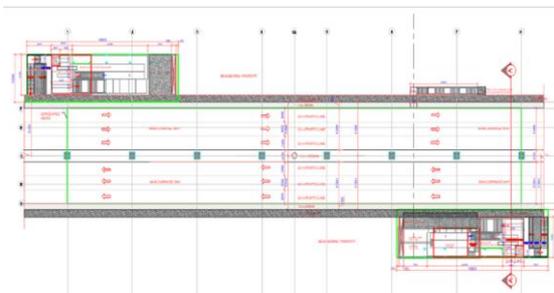


Street Level Plan:

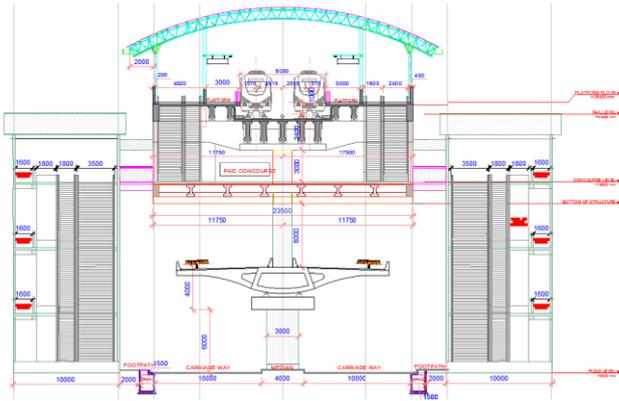
Street level Plan



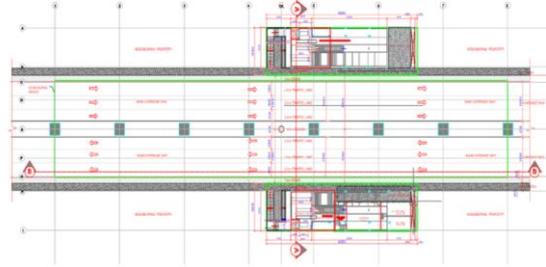
Type A : (135m x 24 m) –Typology 02 : Cross section



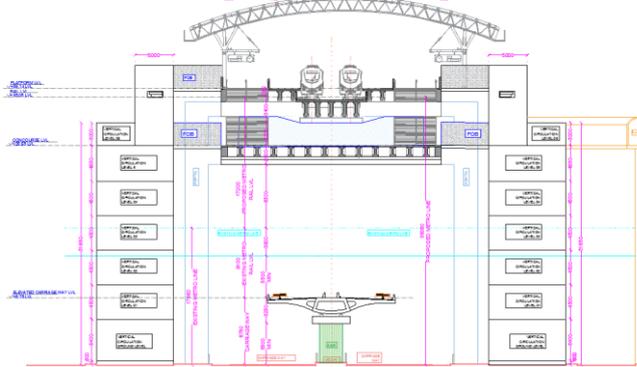
Street level Plan



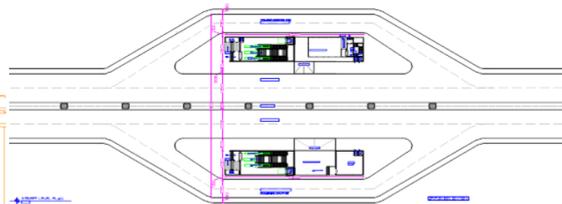
Type B (135 mx 24 m) : Cross section



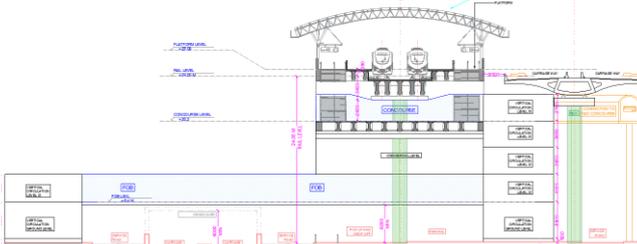
Street level Plan



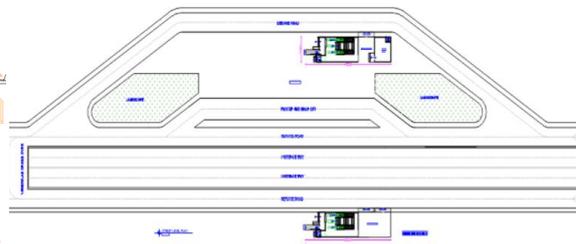
Type C (135m x 28.6m) : Cross section



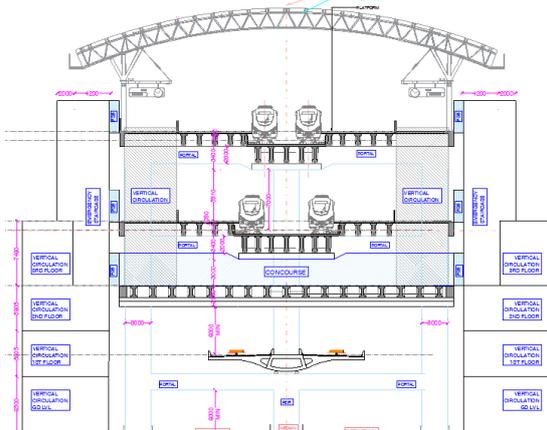
Street level Plan



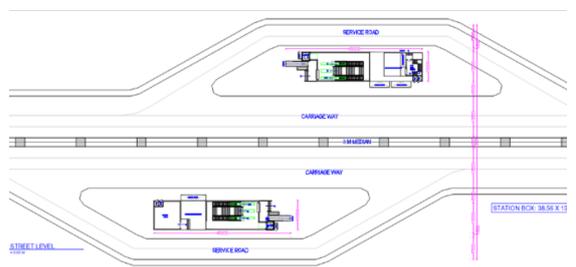
Type D 135 x 24 M) : Cross section



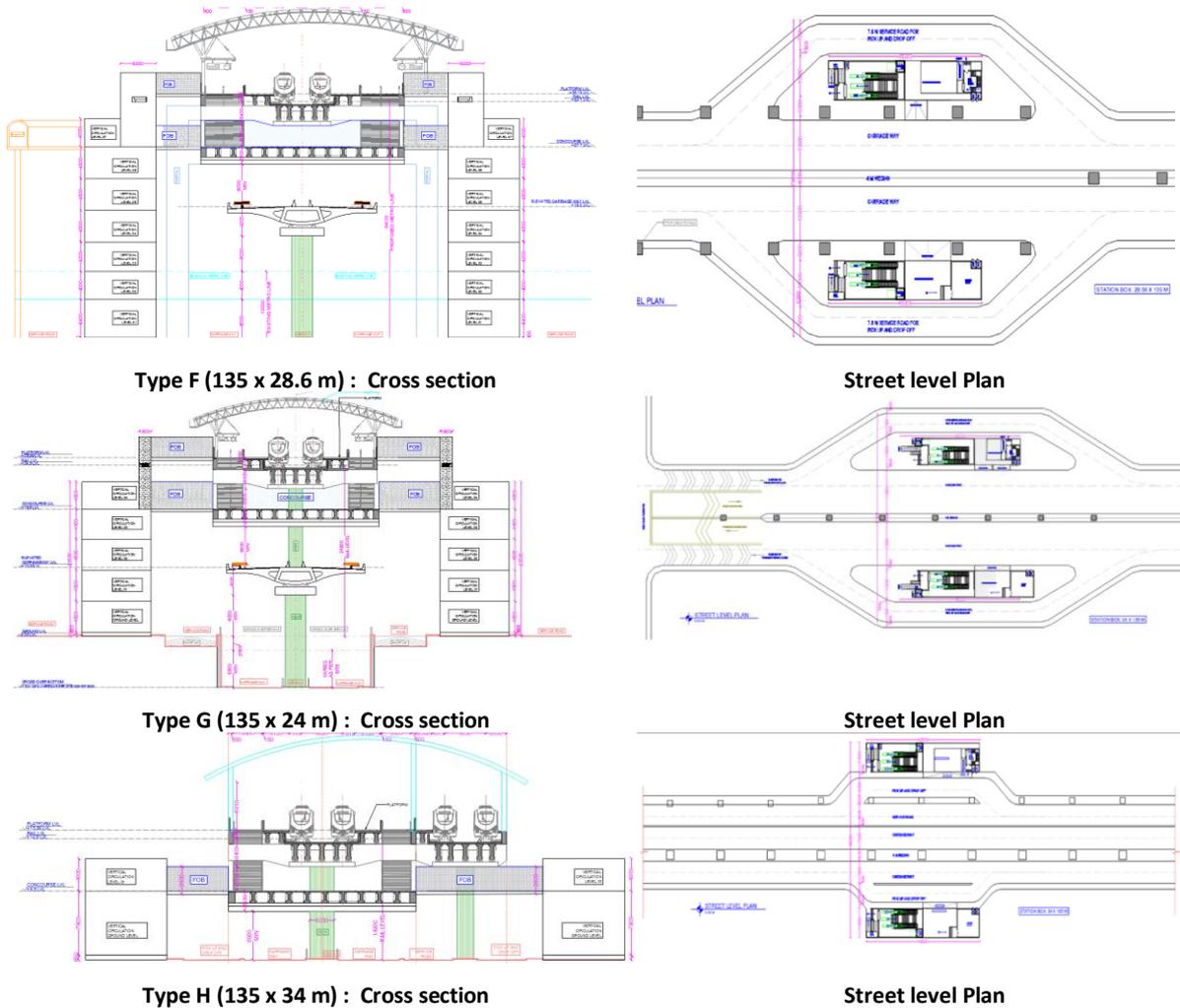
Street level Plan



Type E (135 x 38.6 m) : Cross section



Street level Plan

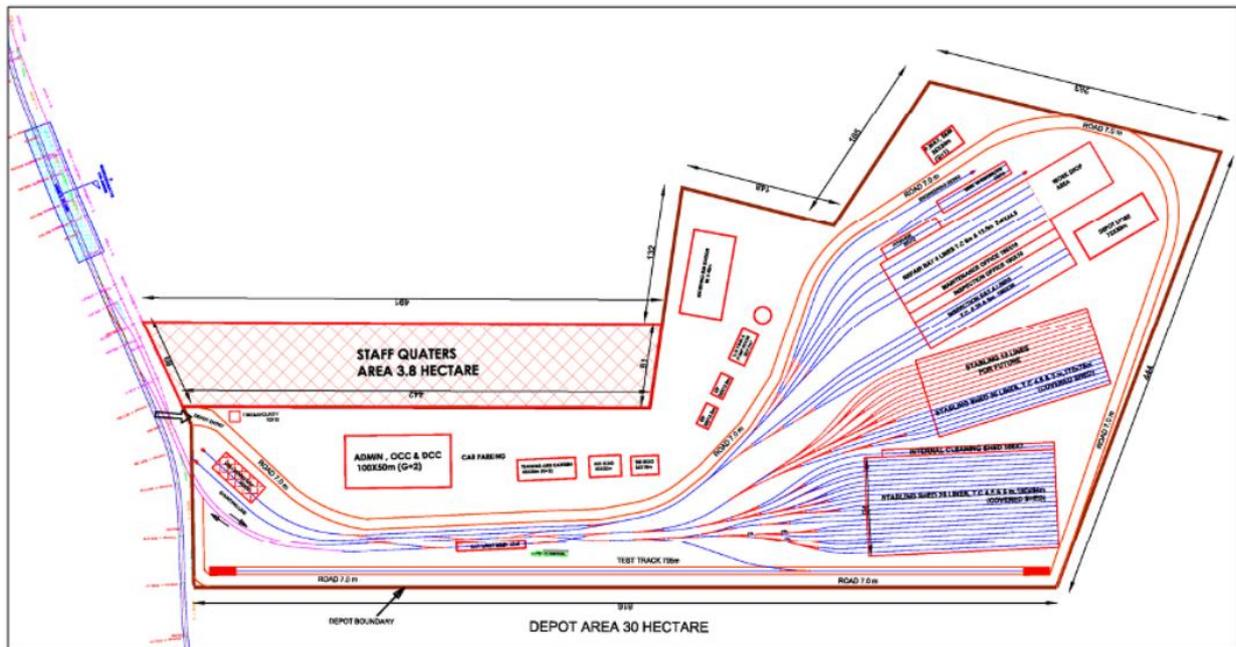


Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

Figure 1.4: Typical Cross section Metro Station Plan

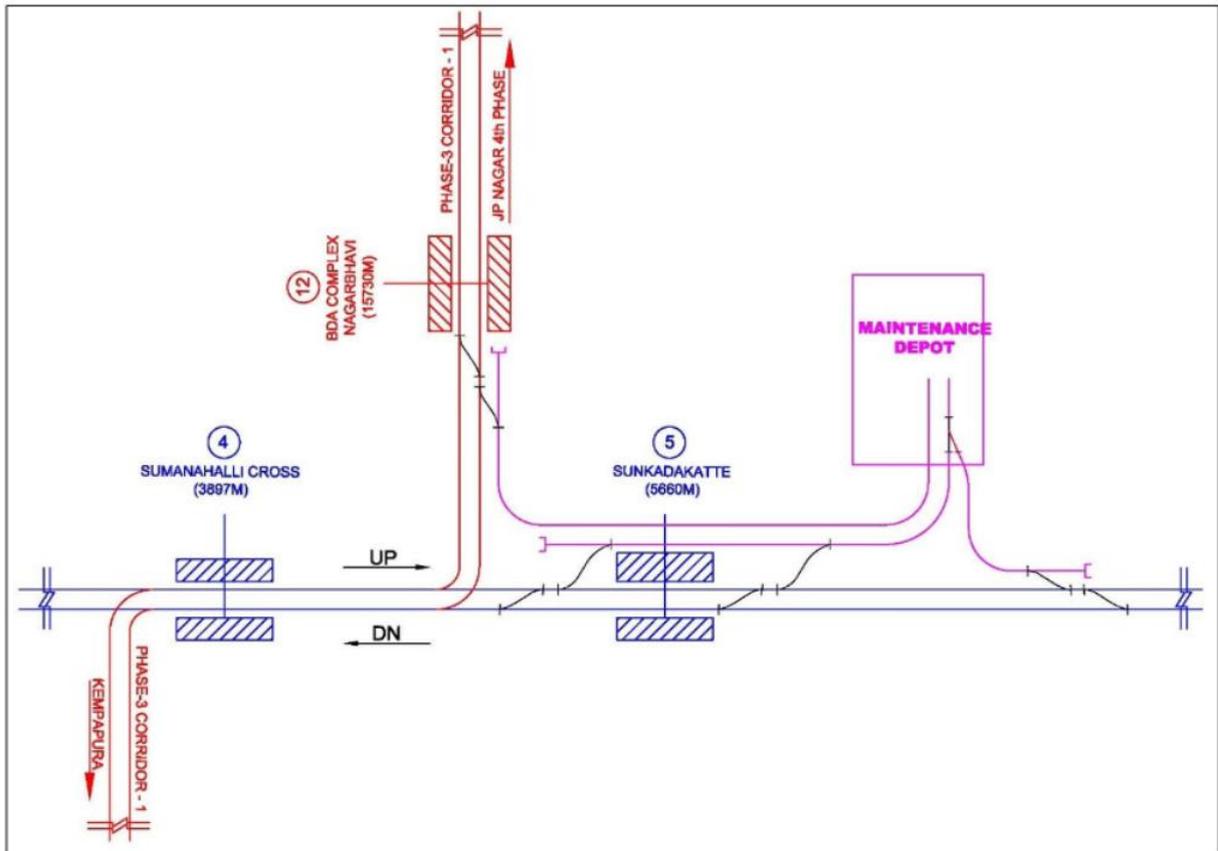
1.5.5. Depot and Depot entry

The primary operational and maintenance facility for Phase 3 Bangalore Metro Rail Project, the depot, is strategically planned at near Byadarahalli Police Station on Magadi Road (along Corridor 2) in State Government land. This expansive facility is crucial for the stabling, maintenance, and repair of the metro trains that will operate on both Corridor 1 and Corridor 2 of the Project. It is an essential component for ensuring the smooth and efficient functioning of the entire metro network, including routine inspections, heavy repairs, and train washing. The size of the depot area is planned 300,000 m². The depot layout and the arrangement of the depot entry and rake feeding to Corridor 1 are shown in Figure 1.5 and Figure 1.6 respectively.



Source: BMRL (2023) Detailed Project Report for two corridors of Bangalore metro Phase-3

Figure 1.5: Sunkadakatte Depot Layout Plan



Source: BMRL (2023) Detailed Project Report for two corridors of Bangalore metro Phase-3

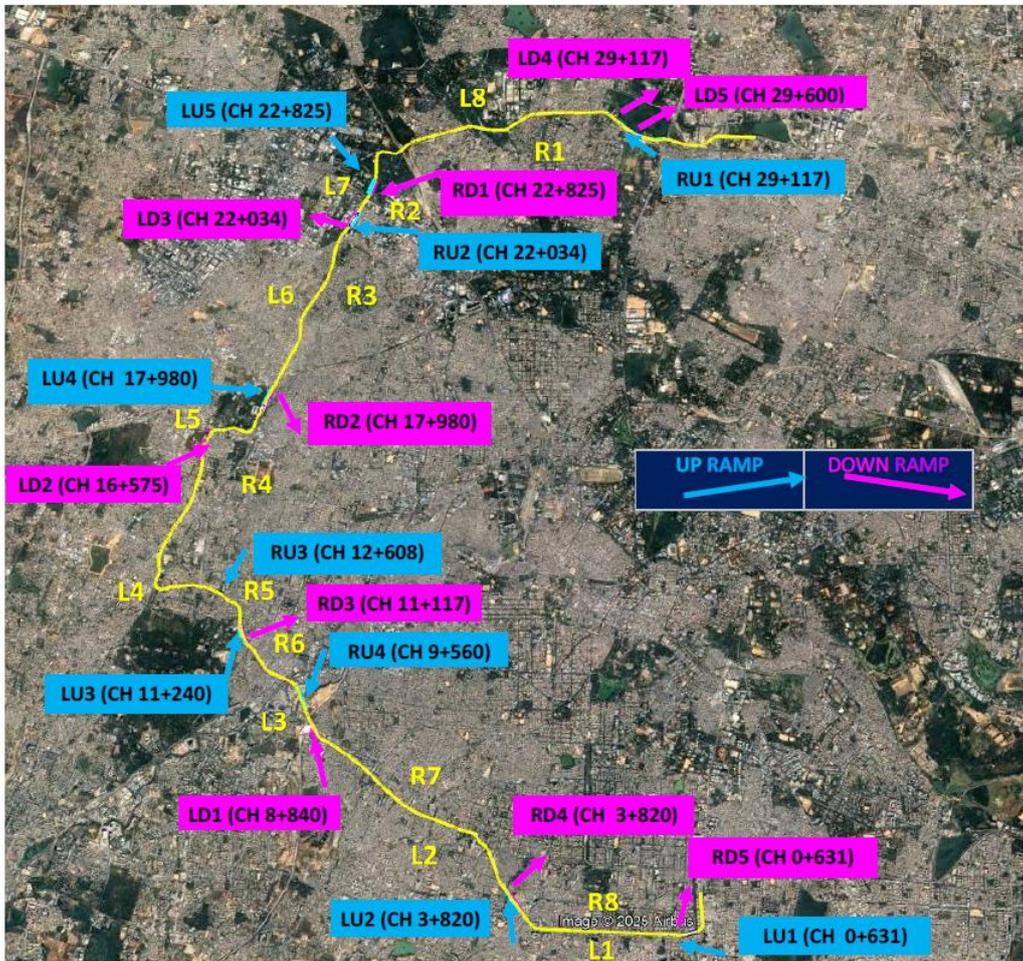
Figure 1.6: Depot Entry and Rake Feeding Arrangement

1.5.6. Ramp

Ramps are essential structural components of the Double Decker corridor, enabling vehicular entry and exit between elevated flyovers and surface roads.

The land is required for accommodating ramp and loops are considered with road width 6.5 m (including crash barrier) and service road of 7 m along with 1.5 m drain in the start and end of the ramp and remaining other loop width id service is 5.5 m with 1.5 m drain.

These ramps typically require linear stretches of land on either side of the metro alignment and may extend into densely built areas. As they are grade-separated and need gradual slope transitions (as per Indian Road Congress IRC standards), their alignment sometimes results in additional land acquisition and the relocation of roadside structures, businesses, or utilities. The location and details of the ramps and loops have been provided below.



Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

Figure 1.7: Ramp Locations of Phase 3 Corridor 1

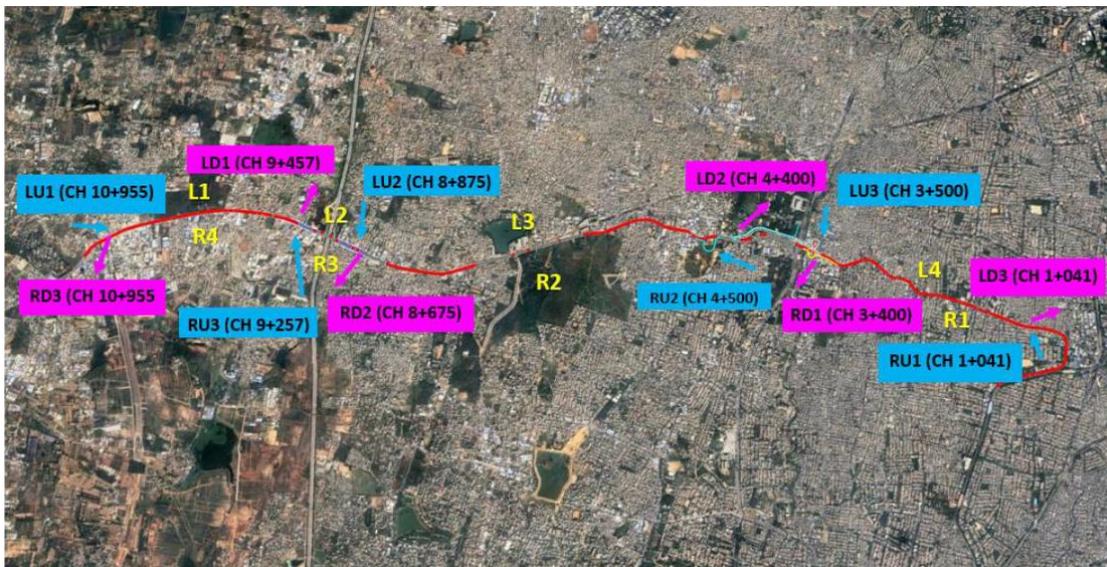
Table 1.4: Ramp / loop locations with chainage in Phase 3 Corridor 1

S.No	Chainage		Length (m)		Ramp Type		Taper Length		Width*		Land Required (sq.m)	Remarks
	From	To	LHS	RHS	LHS	RHS	LHS	RHS	LHS	RHS		
1	0+631	-	-	-	-	-	-	-	-	-	Total 18,885.202	Start of Double Decker
2	3+820	4+080	260	260	Up	Down	110	110	5.5	5.5		Ramp after Sarakki Junction

S.No	Chainage		Length (m)		Ramp Type		Taper Length		Width*		Land Required (sq.m)	Remarks
	From	To	LHS	RHS	LHS	RHS	LHS	RHS	LHS	RHS		
3	8+840	-	586	-	Down	-	110	-	5.5	-		Loop near Nice Road Interchange
4	9+560	-	-	399	-	Up	-	110	-	5.5		Loop near Nice Road Interchange
5	11+240	11+465	225	225	Up	Down	110	110	5.5	5.5		Ramp for Mysore Road Junction
6	12+360	12+600	-	240	-	Up	-	110	-	5.5		Ramp near Nagarbhavi
7	16+575	16+800	225	-	Down	-	110	-	5.5	-		Ramp near Sumanahalli Junction
8	17+980	18+205	225	225	Up	Down	110	110	5.5	5.5		Ramp near Sumanahalli Junction
9	22+030	22+290	225	225	Down	Up	110	110	5.5	5.5		Ramp near Tumkuru Road
10	22+825	23+010	276	276	Up	Down	110	110	5.5	5.5		Ramp near Tumkuru Road
11	28+485	29+600	1115	-	Down	-	110	-	5.5	-		Airport Ramp
12	29+300	-	-	-	-	-	-	-	-	-		End of Double Decker

Note: *Excluding Crash Barrier

Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study



Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

Figure 1.8: Ramp locations of Phase 3 Corridor 2

Table 1.5: Ramp / loops locations for Phase 3 Corridor 2

S. No	Chainage		Length (m)		Ramp		Taper Length		Width (Excluding Crash Barrier)		Land required (sq.m)	Remarks
	From	To	To	RHS	LHS	RHS	LHS	RHS	LHS	RHS		
1	1+041	-	-	-	-	-	-	-	-	-	Total 51,645.54	Start of Double Decker
2	Loop 1	-	450	-	Down	-	110	-	5.5	-		Loop Near Sumanahalli Jn
3	Loop 2	-	-	380	-	Up	-	110	-	5.5		Loop Near Sumanahalli Jn
4	Loop 3	-	420	-	Up	-	110	-	5.5	-		Loop Near Sumanahalli Jn
5	Ramp 4	-	-	940	-	Down	-	110	-	5.5		Ramp near Sumanahalli Jn
6	8+675	8+875	200	200	Down	Up	110	110	6.5	6.5		Ramp near NICE Interchange
7	9+369/ 9+257	9+569/ 9+457	200	200	Up	Down	110	110	6.5	6.5		Ramp near NICE Interchange
8	10+955	-	-	-	-	-	-	-	-	-		End of Double Decker

Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

1.5.7. Supporting Facilities

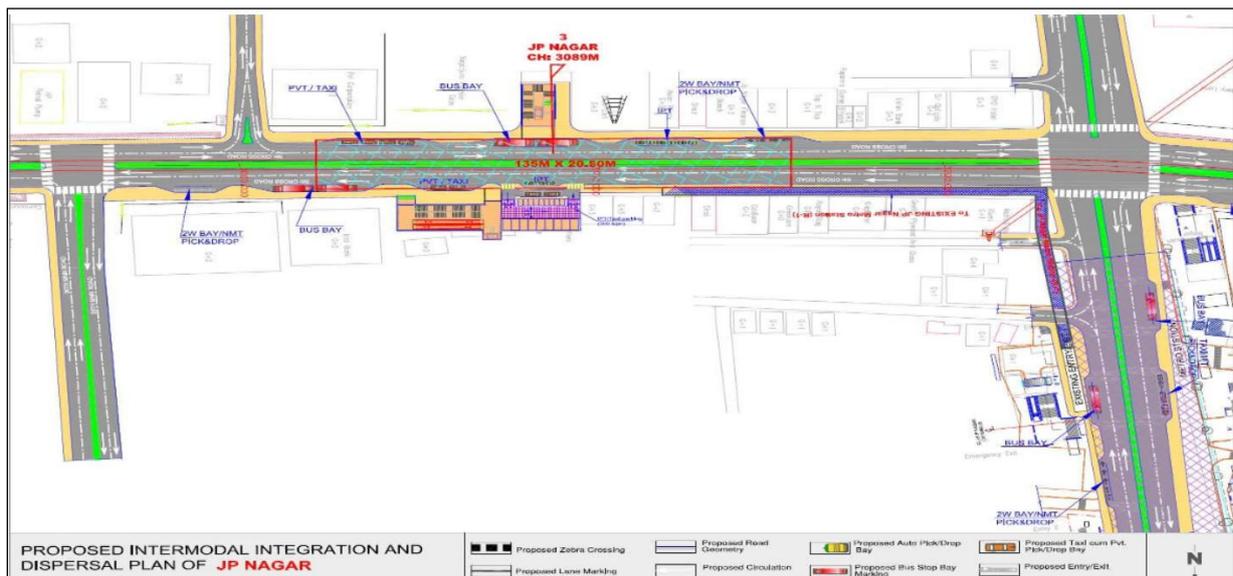
(1) Multi-modal integration Facilities

Multi-modal integration (MMI) is a core design principle, specifically planned at 10 key locations along the alignment. These strategic points will facilitate seamless interchanges with various existing and under-construction transport infrastructures.

Key interchange points—Hebbal, Nayandahalli, Sumanahalli, and Mysore Road—have been planned to connect directly with BMTC bus terminals, existing Namma Metro lines, and the Indian Railways suburban network, enabling efficient passenger transfers. This avoids the need for new large-scale hubs and minimizes further land acquisition in dense urban areas.

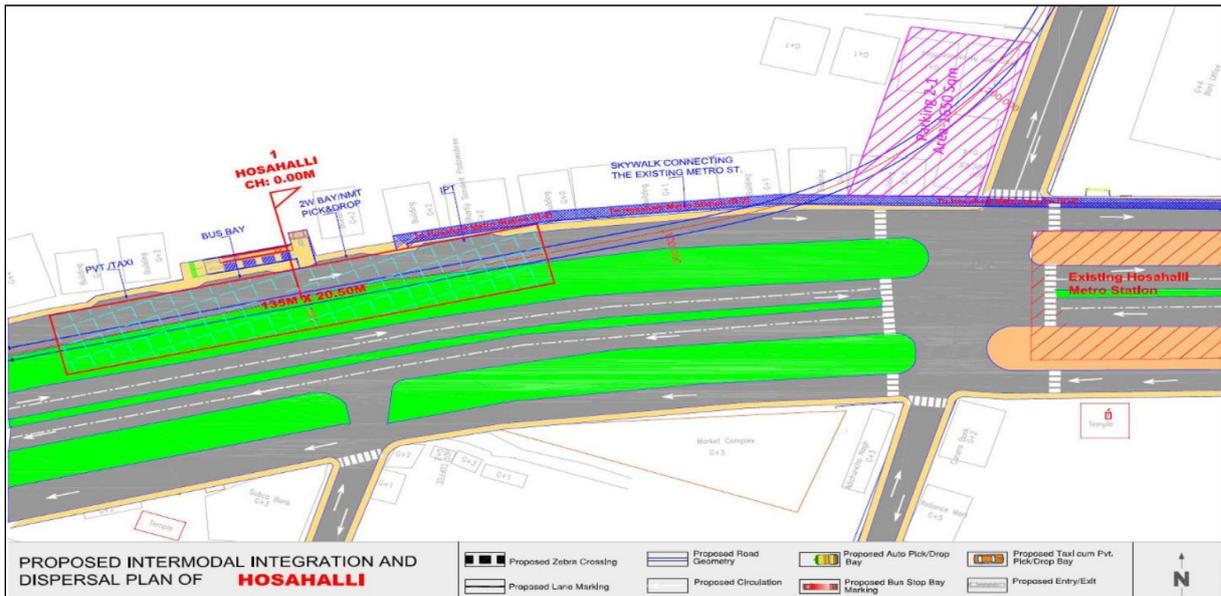
Each metro station is envisioned as an intermodal node with the following integrated features:

- **Pedestrian Footpaths**, such as footpaths, skywalks, and signalized crossings to ensure safe access.
- **Bicycle sharing system**, for the passengers for 1 km to 2 km of the metro stations influence area
- **Bus Bays for BMTC and shuttle services.**
- **Pick-up/Drop-off Bays** for passengers using private vehicles and app-based taxis
- **Intermediate Public Transport (IPT) / Auto Rickshaw Stands** for last-mile connectivity.
- **Parking** will be provided at 8 stations along the Corridor 1 and 3 stations along the Corridor 2.
- **Park and Ride Facility** are provided at all interchange metro stations based on land availability to promote Metro rail travel as a preferred option to the commuters.
- **Junction Improvement** under the influence of the metro station area in order to reduce the traffic congestion and accidents.
- **Integration with Indian railway and suburban railway** at Hebbal Metro Station and Carmelaram Metro station, Foot Over Bridges are planned for direct integration.
- **Property development**, BMRCL will acquire lands, if any suitable lands available nearby station for the future investment.
- **Wayfinding signage and intermodal transfer areas** to guide passengers across transport modes.



Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

Figure 1.9: Proposed MMI of JP Nagar Station



Source: aarvee engineering consultant, (2025) Preparation of Feasibility Study Report for construction as double decker for two corridors of phase-3 for a length of 37.121Km, draft feasibility study

Figure 1.10: Proposed MMI of Hosahalli Station

(2) Receiving sub-stations

The land plot of about size 80m x 40m (3200 m²) is required for each Receiving sub-stations (RSS). A total of three (3) RSS are proposed on both corridors, which two RSS on Corridor 1, (Nagarbhavi Circle RSS and BEL Circle RSS), and one RSS on Corridor2 (KHB Colony RSS), near KHB Colony. The traction sub-stations (TSS) along with Auxiliary Sub-Stations (ASS) will be located at station building itself at concourse level inside a room.

1.5.8. Temporary Facilities

During construction period, huge quantities of construction materials like reinforcing bars, cement, steel sections, shutters, precast segments etc. are to be stored and sufficient land is required for storage of these materials. Also, large numbers of precast tunnel segments are required for construction of tunnels for which a large open area is required for setting up of casting yard. As far as possible, this area will be in temporary construction depot.

The land required for construction depot's purpose is identified throughout corridors, in the vicinity of the stations on temporary acquisition basis. These sites will be obtained on lease temporarily for the construction period. After completion of construction, these will be handed over back to the land-owning agency. After construction completion, these facilities will be fully dismantled, and sites will be restored to pre-construction condition or as per lease conditions.

Available land of BMRCL will be utilized by contractor for the casting yard.

Table 1.6: Possible temporary facilities during construction

Facility	Purpose	Location Strategy
Casting Yards	Pre-casting of viaduct segments, pier caps, and girders	Casting yards planned near depots at either corridor ends
Temporary Access Roads	Provide machinery and material movement access to construction zones	created alongside ROW or within acquired boundaries

1.5.9. Integration with Utilities and Public Infrastructure

BMRCL coordinated with the Bangalore Water Supply and Sewerage Board (BWSSB), BESCOM (electricity), and telecom agencies to align the viaduct and station infrastructure in a way that minimized disruption to public utilities. In locations like Laggere and Kamakshipalya, pier placements were adjusted to avoid key water and sewer lines, preventing service outages and avoiding the need for utility corridor realignment—which often leads to secondary displacement.

Chapter 2 Legal Framework for Land Acquisition and Resettlement

A comprehensive understanding of the legal and policy landscape is crucial for the successful implementation of the RAP for the Project. Following descriptions highlight the national and state legal provisions governing land acquisition, compensation, rehabilitation, and resettlement, ensuring compliance with constitutional safeguards and statutory requirements.

2.1. National legislation relevant to Land Acquisition and Resettlement

The key Indian legislations and policies applicable to the BMRCL projects are as follows:

- Indian Constitution 1950
- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 and its amendment
- Karnataka Industrial Areas Development Act (KIADA) 1966 and its amendments
- The Metro Railways (Construction of Works) Act, 1978 and, Metro Railways (Operation and Maintenance) Act, 2002
- BMRCL Compensation and Resettlement Package (CRP), 2019

While, RFCTLARR 2013 and its amendments is the primary legislation that governs land acquisition, compensation, and rehabilitation and resettlement, KIADA is a state-specific legislation enacted to facilitate rapid industrial and infrastructure development in Karnataka. KIADA acquisitions refer to land acquired under the provisions of this Act, primarily for projects notified as “industrial areas” or infrastructure projects.

Earlier, there was ambiguity regarding the applicability of RFCTLARR’s compensation and Resettlement and Rehabilitation(R&R)provisions to land acquired under KIADA. The Karnataka Amendment Act, 2019, amendment of RFCTLARR Act 2013, clarified that while KIADA continues to govern the procedural aspects of land acquisition, the compensation and R&R must strictly adhere to the RFCTLARR 2013 and its amendments, and the specific entitlements laid out in CRP 2019. In addition Section 10A of Karnataka Amendment Act allows for lump-sum R&R in certain cases, enabling the state to define special benefit packages.

While the Metro Railways Act, 2002 amendment enabled provisions for land acquisition for metro projects, the RFCTLARR Act 2013 and its amendments, being a more recent and comprehensive legislation on land acquisition and R&R, generally takes precedence in determining compensation and rehabilitation. The Metro Railways Act and its amendments is typically used for project implementation and construction powers.

2.1.1. Constitution of Republic of India

The Indian constitution was adopted by the Constituent Assembly of India on 26 November 1949 and officially came into force on 26 January 1950. As the supreme law of the land, the Indian constitution provides the foundational legal and ethical framework for all governmental actions, including the compulsory acquisition of land and the subsequent resettlement of affected populations. There are 25 Parts and 8 Schedules in the Constitution, among which the Articles in Part 3: Fundamental Rights, Part:4 Directive Principles of State Policy and provisions related to specific legislative powers and

vulnerable groups, profoundly influence how infrastructure projects are conceived and executed in relation to land. These constitutional mandates are crucial for ensuring due process and human rights in land acquisition and displacement.

Relevant articles include Article 300A (Right to Property, now a constitutional right), Articles 14 (Equality), Articles 15 (Non-discrimination), Articles 21 (Protection of Life and Personal Liberty), which are crucial for ensuring due process and human rights in land acquisition and displacement. Articles 246 and the Seventh Schedule define the legislative powers (Union, State, Concurrent Lists) for subjects like land acquisition, railways, and industrial development, from which other acts derive their authority. It also includes provisions for Scheduled Tribes (ST) and Scheduled Areas (e.g., Article 244, Fifth and Sixth Schedules), emphasizing their protection and self-governance.

Applicability to the Project: Every action taken by BMRCL, including land acquisition and R&R, must be consistent with the Fundamental Rights enshrined in the Constitution and operate within its legislative scheme. For instance, any deprivation of property must be 'by authority of law' (Article 300A), uphold the fundamental human rights of all affected parties (as enshrined in Articles 14, 15, 21), ensure equitable treatment, and promote overall social justice, particularly for vulnerable groups (guided by Articles 46, 244, 243D), and R&R measures must align with the right to life and dignity (Article 21), particularly for vulnerable groups. The constitutional safeguards for tribal populations indirectly influence the project if it traverses or impacts Scheduled Areas, necessitating compliance with acts like the Panchayats (Extension to Scheduled Areas) Act, 1996 (PESA), which draw their mandate from the Constitution.

2.1.2. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (RFCTLARR), 2013

Enacted by the parliament of India and came in force on 1 January 2014, "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (RFCTLARR), 2013" is a landmark legislation in India that governs the process of land acquisition for public purposes, including infrastructure projects.

This is a comprehensive central legislation enacted to govern land acquisition for public purposes, replacing "the Land Acquisition Act of 1894". Its core principles are fair compensation (based on market value with a significant solatium, and for assets), transparency (mandatory Social Impact Assessment (SIA), public hearings, disclosure of information), and comprehensive rehabilitation and resettlement packages for Project-Affected Persons (PAPs). It aims to minimize involuntary displacement and ensure sustainable livelihood restoration.

The Act is structured with several pivotal provisions that collectively form its robust framework. One of the most significant innovations of the RFCTLARR Act 2013 is the mandatory SIA. As per Section 4 of the Act, before any land is acquired for public purposes, a detailed SIA study must be conducted. This assessment identifies the social, economic, and cultural impacts of the proposed project on affected families, including aspects like displacement, loss of livelihoods, impact on social infrastructure (schools, hospitals, community centres), and effects on cultural or religious sites. The SIA becomes an indispensable tool for understanding the potential disruption to established neighbourhoods, businesses, and community networks by the projects.

Following the SIA, the Act introduces stringent consent requirements. For private projects or Public-Private Partnership projects, Section 2(2), and Section 2(3) stipulate that the consent of at least 70% and 80% respectively, of the affected families (landowners and livelihood losers), must be obtained. While certain public purpose projects, particularly those for government use or control, may be exempt from this specific consent clause, the overarching principle of consultation and minimizing displacement remains paramount for all acquisitions.

The aspect of fair compensation is meticulously detailed within Chapter V (Sections 26-30) and Chapter VI (Sections 31-37) of the Act. Compensation for acquired land is determined as the higher of the market value (calculated based on average sale prices of comparable lands in the vicinity) or the value specified by the Act. Crucially, the Act mandates a solatium equivalent to 100% of the market value, significantly enhancing the compensation amount. Furthermore, it includes provisions for additional compensation for structures, trees, and other assets.

Perhaps the most humane aspect of the RFCTLARR Act 2013 is its comprehensive framework for Rehabilitation and Resettlement (R&R), elaborated in Chapter VI (Sections 38-47). The Act moves beyond mere monetary compensation, recognizing that displacement involves profound social and economic disruption. It mandates that affected families receive a comprehensive R&R package, which may include alternative land (where feasible), provision of housing, livelihood support (such as skill development, employment assistance, or one-time R&R allowance), and access to basic amenities like roads, water supply, sanitation, and community facilities in resettlement areas. Special provisions are made for vulnerable groups, including Scheduled Castes (SC) and ST under Section 41, ensuring additional benefits and protection against land alienation. Sections 6-10 detail the requirements for public notification of intention to acquire, the SIA report, and preliminary surveys.

Finally, the Act establishes a robust Grievance Redressal Mechanism (GRM) in Chapter VIII (Sections 49-62). This includes the constitution of a Land Acquisition, Rehabilitation and Resettlement Authority notified by Government of India (GoI) for each project to hear and dispose of complaints and appeals related to compensation and R&R.

(1) The RFCTLARR (Karnataka Amendment) Act, 2019

The amendment to the RFCTLARR Act 2013, referred to as “Karnataka Amendment Act 2019,” exempt certain projects from the mandatory SIA study. This amendment was enacted to expedite land acquisition for projects deemed to be in the public interest.

The projects that exempted from the SIA include:

- **National security or defence projects:** Projects vital to national security, including defence production.
- **Infrastructure projects:** This is a broad category that includes educational institutions, health infrastructure, government or local self-government offices, electrification, irrigation projects, and drinking water projects.
- **Affordable housing and housing for the poor:** Projects aimed at providing housing for economically weaker sections of society.
- **Industrial corridors:** These are projects set up by the State Government and its undertakings, where land is acquired up to 1km on both sides of a designated railway line or road.

This amendment specifies that even when the acquisition procedure is carried out under KIADA, the provisions of the RFCTLARR Act, 2013—particularly those relating to compensation, rehabilitation, and resettlement—must be applied. This ensures that affected persons receive compensation at full replacement cost, solatium, and R&R benefits in line with national standards.

A key element introduced under the amendment is Section 10A, which provides for lump-sum R&R packages in lieu of detailed entitlements, giving the state government flexibility to tailor compensation packages while ensuring compliance with the overarching principles of RFCTLARR. This provision forms the legal foundation for BMRC’s CRP 2019 entitlements.

(2) Applicability to the Project

As stated in above, Railway project including metro project is exempt from conduct of SIA. In BMRCL projects, the RFCTLARR Act 2013, and its amendments is used for calculating the land compensation only. For all other aspects of Land Acquisition, KIADA 1966 and its amendments is used.

2.1.3. Karnataka Industrial Areas Development Act (KIADA) 1966

The Karnataka Industrial Areas Development Act, 1966 (KIADA) is a state-specific legislation enacted to promote and facilitate industrial development in Karnataka. The Act enables the formation of the Karnataka Industrial Areas Development Board (KIADB), which has the authority to acquire land for industrial purposes and associated infrastructure. "Industrial area" under KIADA includes areas required for communication, transport, research and development, technology parks, and even townships for trade and tourism.

For metro infrastructure, land is acquired through KIADB under the KIADA framework as per delegated powers, particularly where quick possession is essential. However, compensation and rehabilitation must be guided by the applicable provisions of the RFCTLARR 2013, as amended by the Karnataka Amendment Act 2019.

Salient Features - Section 28 of KIADA

If at any time, in the opinion of the State Government (Government of Karnataka: GoK), any land is required for the purpose of development by the Board, or for any other purpose in furtherance of the objects of this Act, the State Government may by notification, give notice of its intention to acquire such land. On publication of a notification under sub-section (1), the State Government shall serve notice upon the owner or where the owner is not the occupier, on the occupier of the land and on all such persons known or believed to be interested therein to show cause, within thirty days from the date of service of the notice, why the land should not be acquired.

After orders are passed under sub-section (3), where the State Government is satisfied that any land should be acquired for the purpose specified in the notification issued under sub-section (1), a declaration shall, by notification in the official Gazette, be made to that effect. On the publication in the official Gazette of the declaration under sub-section (4), the land shall vest absolutely in the State Government free from all encumbrances.

Where any land is vested in the State Government under sub-section (5), the State Government may by notice in writing, order any person who may be in possession of the land to surrender or deliver possession thereof to the State Government or any person duly authorised by it in this behalf within thirty days of the service of the notice. If any person refuses or fails to comply with an order made under sub-section (5), the State Government or any officer authorised by the State Government in this behalf may take possession of the land and may for that purpose use such force as may be necessary.

Where the land has been acquired for the Board, the State Government, after it has taken possession of the land, may transfer the land to the Board for the purpose for which the land has been acquired.

Salient Features - SECTION 29 OF KIADA

Where any land is acquired by the State Government under this Chapter, the State Government shall pay for such acquisition compensation in accordance with the provisions of this Act.

Where the amount of compensation has been determined by agreement between the State Government and the person to be compensated, it shall be paid in accordance with such agreement. Where no such agreement can be reached, the State Government shall refer the case to the Deputy Commissioner for determination of the amount of compensation to be paid for such acquisition as also

the person or persons to whom such compensation shall be paid. On receipt of a reference under subsection (3), the Deputy Commissioner shall serve notice on the owner or occupier of such land and on all persons known or believed to be interested herein to appear before him and state their respective interests in the said land.

2.1.4. The Metro Railways (Construction of Works) Act, 1978 and Metro railways (operation and maintenance) Act, 2002

The Metro Railways (Construction of Works) Act, 1978 provides the overarching legal framework that enables the planning, execution, and regulation of metro railway projects in India. Initially applicable to Kolkata Metro, it has since been extended to metropolitan areas like Bengaluru, empowering agencies such as BMRCL to undertake metro construction.

This Act authorizes the metro authority to conduct surveys, prepare detailed project alignments, carry out land entry, remove obstructions, and execute all necessary civil infrastructure—including tunnels, viaducts, stations, and associated works. It also includes provisions to regulate activities near metro structures to ensure safety and prevent encroachments.

Land Acquisition under the Act 2002

The Act empowers metro rail administrations to acquire land for the construction and operation of metro systems by invoking the RFCTLARR Act 2013 and its amendments. Although Section 6 of the Metro Act allows for land acquisition, it does not specify compensation norms or R&R entitlements. Instead, the RFCTLARR Act governs these elements. Thus, the Metro Railways Act provides procedural powers and authority for acquisition, but the substantive rights and entitlements—including fair market value, solatium, rehabilitation, and public consultations—are derived from the RFCTLARR Act and, in Karnataka, the CRP 2019.

BMRCL, therefore, utilizes the Metro Railways Act for enabling project execution and alignment notification but ensures that compensation and resettlement are in full compliance with the RFCTLARR Act 2013 and its amendments and the CRP 2019 guidelines. In this dual-framework approach, the Metro Act is used for executorial authority, while RFCTLARR Act governs socio-economic protections.

2.1.5. BMRCL Compensation and Resettlement Packages (CRP), 2019

The Compensation and Resettlement Packages (CRP), 2019, is directly derived from and implements the R&R mandate of the RFCTLARR Act 2013 and its amendments. The CRP formulated by BMRCL represents a significant stride in ensuring equitable treatment and sustainable outcomes for individuals and communities affected by infrastructure projects within the state. CRP 2019 is attached in Appendix 1.

Unlike a standalone legislative act, the CRP 2019 operates as a detailed policy framework, designed to augment and operationalize the principles enshrined in the RFCTLARR Act 2013, particularly as amended by No. 16 of Karnataka Amendment Act 2019. This package addresses the intricate nuances of displacement and livelihood restoration, offering specific benefits tailored to various categories of project-affected persons (PAPs) including title holders (land/structure owners), residential and commercial tenants, slum dwellers, squatters, and vulnerable families, outlining monetary allowances (e.g., shifting, inconvenience, business loss, subsistence) and non-monetary support.

Title Holders: These are individuals with legal ownership of the land and/or structures acquired for the project. Under the CRP 2019, title holders receive compensation for their land and structures as per the provisions of the RFCTLARR Act 2013. This includes the higher of the market value or guideline value, along with a 100% solatium and 12% per annum additional market value from the date of preliminary notification. Beyond monetary compensation, if their residential property is acquired and

they were residing in it, they are eligible for a shifting allowance (ranging from Rs. 25,000 to Rs. 35,000 depending on the house area), an inconvenience allowance (a one-time payment of Rs. 70,000), and a transitional allowance (ranging from Rs. 135,000 to Rs. 205,000). For commercial property owners conducting business in the acquired premises, benefits include shifting allowance (Rs. 25,000 to Rs. 45,000), business loss allowance (ranging from Rs. 60,000 to Rs. 225,000 based on State Goods and Services Tax (SGST) paid), and a business premises re-establishment allowance (Rs. 540- per sq. ft. of area acquired). Owners renting out residential or commercial properties are compensated for rental income loss.

Tenants: The CRP 2019 explicitly extends R&R benefits to tenants, recognizing their vulnerability despite not owning the property. Residential tenants receive a shifting allowance (Rs. 30,000 per family/single tenant) and inconvenience allowance (Rs. 70,000 per family, Rs. 35,000 for single tenants). Commercial tenants are provided with a shifting allowance (Rs. 35,000) and business loss allowance, which varies based on SGST payments, or a fixed amount if no SGST documentation is available (e.g., Rs. 60,000 without SGST documentation). They also receive a Business Premises Re-establishment Allowance of Rs. 540 per sq. ft. of area lost. This inclusion of tenants is a crucial aspect of ensuring comprehensive rehabilitation.

Non-Title Holders (Slum Dwellers and Squatters): The package demonstrates a commitment to vulnerable populations by providing specific support for non-title holders. Slum dwellers residing in declared slums are eligible for a housing support grant (e.g., Rs. 500,000). Residential and commercial squatters, though without legal title, are compensated for the cost of their structure (based on valuation without depreciation), along with shifting allowances (Rs.30,000 for residential, Rs. 35,000 for commercial), subsistence allowances (Rs. 30,000), and a business loss component for commercial squatters (Rs. 50,000). This provision acknowledges the de facto reliance of these groups on the land and structures for their living and livelihoods.

Vulnerable Families: Over and above their other eligible entitlements, displaced tenant families belonging to Scheduled Castes, Scheduled Tribes, or other vulnerable groups, receive an additional lump-sum amount (e.g., Rs. 50,000). This aligns with the special provisions for vulnerable groups stipulated in Section 41 of the RFCTLARR Act 2013.

Note: CRP 2019 is currently being revised to reflect adjustments for inflation using Consumer Price Index data taken as the main index and apply this this Project.

2.2. Land and Structure Tenure System in India

Land and structure tenure refers to the legal, administrative, or customary arrangements that govern the occupation and use of land and buildings by individuals or groups. In the context of involuntary resettlement, determining tenure classification is crucial for determining eligibility for compensation, assistance, and relocation entitlements.

The land and structure tenure system in India is shaped by a complex set of laws, historical land records, and evolving urban governance practices. A clear understanding of how land and structures are legally held, transferred, or occupied is essential to determine eligibility for compensation, resettlement, and rehabilitation under any involuntary resettlement framework, such as the one applicable to the Project.

2.2.1. Land Ownership in India and Karnataka

In India, land is typically owned either by individuals, the government, or institutions. Land titles are governed by a system of registered sale deeds and revenue records, but India does not have a conclusive title system — meaning the government does not guarantee ownership, and ownership is based on a chain of documents, not a single certified title.

Types of land ownership include:

- **Freehold land:** The most common form. Owners hold permanent and absolute rights, subject to state laws and urban planning norms. In urban Karnataka, such properties are recorded in the Revenue Department or through City Survey Records, and are eligible for sale, lease, or transfer.
- **Leasehold land:** Owned by the government or development authorities (e.g., KIADB, Bangalore Development Authority (BDA)) and leased to individuals or institutions for 30–99 years. Renters may own structures built on such land but not the land itself.
- **Government Land:** Includes land owned by the State (e.g., Bruhat Bengaluru Mahanagara Palike (BBMP), BDA etc) used for public purposes or reserved for utilities. Unauthorized occupation is considered encroachment.

In Bengaluru, properties are identified through “Khata”¹ documentation maintained by BBMP: the term “Khata” refers to a legal document or “account” that records a property within the municipality's jurisdiction. It's essentially a system for maintaining property records for the purpose of tax assessment and collection.

- **A-Khata** properties are fully legal with all dues paid.
- **B-Khata** properties are considered revenue properties awaiting regularization. Ownership is proven by registered sale deeds, property tax records, and mutation certificates.

2.2.2. Structure Ownership in India

In urban India, including Bengaluru, there are mainly following four type of ownership.

- **A single structure** (e.g., a house or commercial building) may be owned entirely by one person or institution.
- **Apartments or flats** are governed under the Apartment Ownership Act, and individual units can be owned within a registered housing society. Each owner holds undivided share (UDS) in the land proportionate to their unit.
- **Floor-wise ownership of independent buildings (e.g., ground floor, first floor) is not separately recognized** under property law unless a formal partition and individual mutation exist. This often results in complications during acquisition, as tenants or co-owners may lack clear legal documentation for specific parts.
- In informal settlements, structures may be self-constructed without formal title, but occupancy can be evidenced through utility bills, voter ID, or Aadhaar².

2.2.3. Types of Tenure Relevant to Resettlement

Based on this legal context, tenure is categorized as:

- **Legal Titleholders:** Individuals/entities with registered documented ownership.
- **Leaseholders:** Government/allotted leaseholders.

¹ the term “Khata” refers to a legal document or “account” that records a property within the municipality's jurisdiction. It's essentially a system for maintaining property records for the purpose of tax assessment and collection.

² Aadhaar is a 12-digit unique identification number issued to residents of India by the Unique Identification Authority of India (UIDAI), a statutory authority under the Government of India. The term “Aadhaar” translates to “foundation” in Hindi, which reflects its purpose as a foundational digital identity for the country.

- **Tenants:** Legal (with agreement) or informal (oral/verbal).
- **Encroachers:** Occupants without legal claim but with physical possession.

This classification ensures appropriate entitlements based on land laws and the Resettlement Policy. Correctly identify titleholders (Legal title holder, lease holder, and tenants) and non-titleholders.

2.3. Land Acquisition and Resettlement Process

2.3.1. Land Acquisition Process

The private land required for the metro project is acquired under KIADA 1966. Land can be acquired for industrial area which includes infrastructure facilities and “Industrial infrastructure facilities” means “facilities which contribute to the development of industries established in industrial areas such as research and development, communication, transport, banking, marketing, technology parks and Townships for the purpose of establishing trade and tourism centres”.

The process of compulsory acquisition as prescribed by KIADA can involve various modes, including

1) Consent Awards, 2) Normal Awards, and 3) Expropriation.

- Compensation for land and structures is primarily offered through the Consent Awards, based on mutually agreed market values. This is preferred and major practice.
- Normal Awards is applied if any landowner does not agree for Consent Award as per KIADA Act provisions. The value of asset does not provide for enhancing the value of land based on premium attributes. The landowner can approach the court for enhancement of compensation, however in general, the average compensation amount is around 30% less comparing to Consent award.
- Expropriation is applied If the property owner/s declines the offer or does not accept it, or absentee owners.

Relevant section of KIAD Act 1966 which describes the mode is reproduced Section 29. Compensation as follows:

(1) Where any land is acquired by the State Government under this Chapter, the State Government shall pay for such acquisition compensation in accordance with the provisions of this Act.

(2) Where the amount of compensation has been determined by agreement between the State Government and the person to be compensated, it shall be paid in accordance with such agreement. [CONSENT AWARD]

(3) Where no such agreement can be reached, the State Government shall refer the case to the Deputy Commissioner for determination of the amount of compensation to be paid for such acquisition as also the person or persons to whom such compensation shall be paid. [NORMAL AWARD]

(4) On receipt of a reference under sub-section (3), the Deputy Commissioner shall serve notice on the owner or occupier of such land and on all persons known or believed to be interested herein to appear before him and state their respective interests in the said land.

The main advantage of this method is the factoring in of various attributes of the land parcels to be acquired like a) Land located in the mutation corridor of BDA master plan document. b) Corner site c) Property located on National Highway or State Highway etc. Every attribute will contribute certain percent of enhancement of land value from the base value calculated. Thus, the enhanced value of

land will be made available to the Land Committee (LC) which will deliberate and accept this valuation. The accepted valuation of land is used then for the calculation of compensation.

Table 2.1: Mechanisms for determining compensation for land and structures

Compensation for Land and Structures	
1.	<p>Consent Awards (preferred mode): The compensation for land and structure in cases of consent awards shall be based on following norms:</p> <p>1. market value of land determined based on higher of:</p> <ul style="list-style-type: none"> • Guidance value of land for registration of sale deeds as per Indian Stamp Act, and • Average sale price for similar type of land situated in the nearest area or village. <p>2. Market value of buildings and structures on the land as assessed by approved valuers.</p> <p>3. Multiplication factor of 1 in urban area and 1.5 to 2 in rural area.</p> <p>4. Solatium @ 100% of market value with applicable multiplication factor.</p> <p>Additional market value @ 12% p.a. from date of notification to date of consent award.</p>
2.	<p>Normal Award: For cases other than consent awards, the compensation shall be determined as per provisions of Karnataka Industrial Area Development Act.</p>
3.	<p>Expropriation: In the cases of owners who are not willing to accept or agree on the value of compensation, the amount is deposited in the civil court and land procession is taken by BMCRCL.</p>

Table 2.2: Process for Private Land Acquisition through Consent Award (BMRCL flow based on KIADA)

	Steps	Documents Required	Responsible entity	Duration/Timeline
1	DPR Approval	DPR	GoI and GoK	Before land acquisition begins
2	DPR Master & Upload	DPR	BMRCL	Before land acquisition begins
3	Site marking	Land acquisition plan	BMRCL PIU	Before land acquisition begins
4	Notice and Document Collection	Notice by Land Unit, property ownership and identity related documents	BMRCL Land Unit (LU)	2 months before 28(1) notifications by KIADB
5	Joint Measurement Certificate (JMC)	Survey records, property ownership and identity related documents	GoK SD, BMRCL PIU, KIADB officials, and BMRCL Engineers	1 month before 28(1) notifications by KIADB
6	Approval by ADLR	JMC and survey sketch	the Assistant Director of Land Records (ADLR) of GoK	1 month before 28(1) notifications by KIADB
7	Section 28(1) Notification Drafting	Approved JMC and survey sketch	BMRCL	7 days before 28(1) notifications by KIADB
8	Section 3(1) – Government and Private Land	Approved JMC and survey sketch	KIADB	7 days before 28(1) notifications by KIADB
9	Section 1(3) – Private Land Details	Approved JMC and survey sketch	KIADB	7 days before 28(1) notifications by KIADB
10	Section 28(1) – KIADB Verification	Approved JMC and survey sketch, draft 28(1) notification	KIADB	7 days before 28(1) notifications by KIADB
11	Section 28(1) – Government Approval	SLAO 28(1) notification	Minister of Department of Industries & Commerce of GoK	3 days before 28(1) notifications
12	Section 28(1) – Press Publication	28(1) notifications	KIADB	Cut off day (CoD)
13	Section 28(1) – Gazette Notification	28(1) notifications	KIADB	Cut off day
14	Section 28(2) – Notice / Enquiry by Special Land Acquisition Officer (SLAO), KIADB	Notice u/s 28(2), property ownership and identity related documents by PAPS	KIADB	30 days from CoD
15	Section 28(3) – Order by SLAO, KIADB	Enquiry report under section 28(2)	KIADB	45 days from CoD
16	Draft Section 28(4) Notification	Draft notification u/s 28(4)	BMRCL	45 days from CoD
17	Section 28(4) – KIADB Verification:	Draft notification u/s 28(4)	KIADB	45 days from CoD
18	Section 28(4) – Government Approval	Draft notification u/s 28(4)	Minister of Department of Industries & Commerce	45 days from CoD
19	Section 28(4) – Press Publication:	28(4) notifications	KIADB	60 days from CoD

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	Steps	Documents Required	Responsible entity	Duration/Timeline
20	Section 28(4) – Gazette Notification:	28(4) notifications	KIADB	60 days from CoD
21	Land Committee & Valuation	28(4) notifications, sales transaction documents from sub registrar office	BMRCL	60 -120 days from CoD
22	Valuation of Structures	28(4) notification and building plan (if available)	BMRCL	60 - 150 days from CoD
23	Land Committee Report	Land valuation report with supporting documents	BMRCL	120 - 150 days from CoD
24	Preparation of Compensation Package	Ownership and identity related documents, Land valuation and structure valuation report	BMRCL	150 - 180 days from CoD
25	Compensation and rehabilitation unit (CRU) Meeting	Compensation package duly scrutinized by finance department, 28(4) notification and ownership documents	BMRCL	150 - 180 days from CoD
26	Package Sent to SLAO, KIADB	Final compensation package	BMRCL	180 days from CoD
27	Section 28(6) – Transfer of Possession	28(4) notifications	KIADB	180 days from CoD
28	Section 29(2) Notice to Landowners	Final compensation package from BMRCL	KIADB	180 - 210 days from CoD
29	Submission of required documents	PAPs to submit ownership and identity related document to claim the compensation. Draft consent agreement.	BMRCL	180 - 240 days from CoD
31	Payment of Compensation by KIADB	Ownership and identity related documents. Bank account details.	KIADB	210 - 270 days from CoD
32	Handover of Properties under Section 28(8) and Clearance of Land	Payment confirmation	PAPs, KIADB, BMRCL	270 -300 days from CoD
33	Expropriation	Passing of normal award by Deputy Commissioner	KIADB	300 - 450 days from CoD

Note: duration is based on KIADA and BMRCL previous experience. CRU: Compensation Rehabilitation Unit, KIADB: Karnataka Industrial Areas Development Board Unit, PIU: Project Implementation Unit. SD: Survey Department, SLAO: Special Land Acquisition Officer

BMRCL Land Acquisition – Work Flow Chart

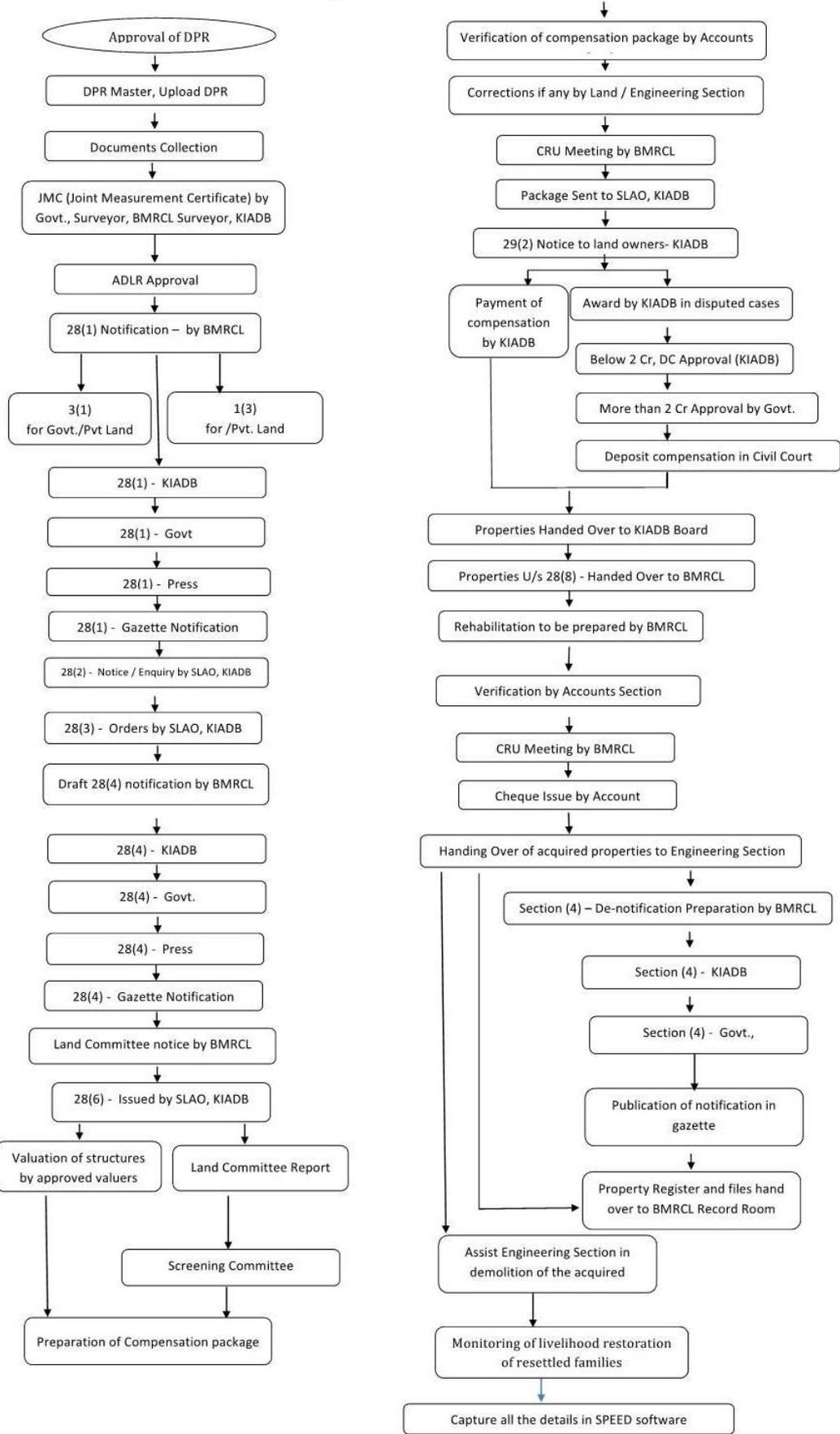


Figure 2.1: BMRCL Land Acquisition Flow

2.3.2. Resettlement and Rehabilitation process

BMRCL conduct R&R provision as shown in Table 2.3.

Table 2.3: Resettlement and Rehabilitation Process

Step	Action	Legal Basis	Documents Required	Responsible Entity	Duration/Timeline
1	Identification of Project Affected Persons (PAPs)	CRP 2019	SIA Report, Census Forms, Land Plan	BMRCL LU, Social and environment Management Unit (SEMU)	Continuous until cut-off date
2	Disclosure of Entitlements and Eligibility	CRP 2019	Entitlement Matrix, PAP ID Cards, Public Notices	BMRCL LU	1–2 days per affected locality
3	Verification of Claims and Socio-economic Status	CRP 2019	ID Proofs, Utility Bills, Slum Documents	BMRCL LU	1–2 weeks
4	Issuance of R&R Award or Consent Package	CRP 2019	Award Documents, Consent Forms	BMRCL LU	Within 45 days of claim verification
5	Disbursement of R&R Assistance (Shifting, Transitional, Business Loss, etc.)	CRP 2019	Bank Details, Payment Vouchers, Acknowledgements	BMRCL FD, LU	30 days post award
6	Relocation Facilitation and Site Readiness	CRP 2019	Allotment Letters (if relocation site), Utility Restoration Plan	BMRCL LU	As per implementation plan
7	Grievance Redress Mechanism	CRP 2019	Grievance Register, GRC Minutes	Grievance Redress Committee (GRC)	30 days resolution window
8	Monitoring and Evaluation	CRP 2019	Field Reports, Beneficiary Feedback	M&E Consultant, BMRCL LU	Quarterly

Note: duration is based BMRCL previous experience.

FD: Finance Division, GRC: Grievance Redress Committee, LU: Land Unit, M&E: Monitoring and Evaluation, SEMU: Social and Environment Management Unit SIA: Social Impact Assessment

2.3.3. Payment Process of Compensation

BMRCL has developed its own process to pay compensation in accordance with CRP 2019 and KIADA and RFCTLARR Act 2013 and its amendments.

Table 2.4: Compensation Payment Process (Consent and Normal Award)

Step	Action	Documents Required	Responsible Entity	Duration/Timeline
1	Drafting and approval of valuation: Prepare land and structure valuation reports as per market and guideline value	JMC, Structure Valuation Sheets, Land Records, Photographs	BMRCL LU, Approved Valuer, KIADB	10–15 days
2	Preparation of Compensation Sheet: Compile asset-level compensation package including solatium and additional market value	Valuation Report, PAP Details, Calculation Sheets	SLAO, KIADB	5–7 days
3	Verification of Compensation Details with PAPs: Verify names, bank details, ownership records; take consent if applicable	Aadhaar Card, Ownership Records, Khata, Bank Passbook, Photographs	KIADB, BMRCL LU, District Revenue Staff	5–10 days
4	CRU (Compensation and Rehabilitation Unit) Meeting: Review and approve compensation for each package	Package Notes, Consent Forms (if any), Agenda Sheet	BMRCL CRU, SLAO, LD & FD	Within 1 week
5	Issuance of Consent Agreement or Notice of Award: Obtain signature of PAPs under Consent Award; otherwise proceed to Section 28(4) award	Consent Letter / Award Notice, ID Proof, Land Ownership Certificate	KIADB, SLAO	PAPs to respond within 30 days
6	Approval and Processing of Payment File: Forward compensation file to finance and prepare sanction orders	Payment Sanction Note, Signed Consent/Award, Account Verification Sheet	BMRCL FD, KIADB	5–7 days
7	Electronic Transfer of Compensation: Transfer of compensation amount to PAP's verified account	ECS Bank Details, UTR Number, Payment Acknowledgement Form	BMRCL FD, SLAO	3–5 working days
8	Issuance of Compensation Receipt and Disclosure: PAP signs receipt; details are recorded in Payment Register	Signed Receipt, Bank Statement Copy	KIADB, BMRCL LU	Immediate post-payment

Step	Action	Documents Required	Responsible Entity	Duration/ Timeline
9	Possession Certificate Issuance: After confirmation of full payment, land is physically handed over to BMRCL	Possession Memo, Site Photographs, Joint Verification Report	KIADB, BMRCL PIU, GoK SD	Within 1–2 weeks
10	Mutation / Name Transfer: Apply for revenue record update in BMRCL's name	Mutation Form, Award Copy, Compensation Receipt	KIADB, GoK RD	30–60 days (post-possession)

Note: duration is based on Act and BMRCL previous experience.

FD: Finance Division, GoK, Government of Karnataka, KIADB: Karnataka Industrial Areas Development Board, LU: Land Unit, RD: Revenue Department, PIU: Project Implementation Unit. SEMU: Social and environment Management Unit, SLAO: Special Land Acquisition Officer

2.4. Calculation Method of Compensation

Provisions of the law regarding compensation are presented in Chapter 4.

2.5. Issues on Land Acquisition and Resettlement in India

The land acquisition and resettlement in the past projects found following issues. The Project will ensure that preventive measures are incorporated in the planning of the land acquisition and resettlement of the Project.

2.5.1. Issues found in Infrastructure Project

Several key challenges have been consistently observed in land acquisition and resettlement across major infrastructure projects in India, including metro rail projects such as BMRCL Phase 1 and 2.

One of the most common issues is disputes over title and ownership. In many urban areas, properties are held under joint ownership or lack clear legal documentation. Some occupants may possess informal titles or have pending mutations, making it difficult to verify legal ownership. These ambiguities delay the land acquisition process as legal resolution is often required before compensation or resettlement can proceed.

Another issue relates to lack of stakeholder awareness. Many PAPs are not fully aware of their entitlements, the acquisition timeline, or available grievance mechanisms. This leads to confusion, misinformation, and an increased number of grievances. Inadequate consultation at early stages further compounds this issue.

Coordination gaps among agencies are also a persistent problem. Land acquisition for urban infrastructure involves multiple stakeholders, including BMRCL, KIADB, BBMP, the Survey Department of Gok, and revenue authorities. Misalignment in timelines, responsibilities, or communication between these entities often leads to delays in issuing notifications, finalizing joint measurement sketches, or processing compensation.

Lastly, urban relocation challenges are particularly acute in dense city areas. The lack of available alternate land for resettlement near existing commercial or residential hubs makes relocation difficult. This is especially problematic for commercial and informal users who depend on foot traffic and proximity to clientele for their livelihoods.

These challenges highlight the importance of clear legal frameworks, early stakeholder engagement, and robust institutional coordination in ensuring timely and equitable implementation of land acquisition and resettlement processes.

2.5.2. Issues found in Phase 1 and Phase 2

Land acquisition of Phase 1 was commenced after approval by Gok on 21 February, 2012. Land Acquisition was delayed due to various reasons like Nandi Infrastructure Corridor Enterprise Ltd (NICE)

land issue, forest department issue, defence land issue, railway land issue, religious structures, wakf board and court litigations etc.

- NICE Land: NICE, the concessionaire of the road project, objected at two crossings for metro construction and approached High Court. After getting the case vacated, clearance for metro construction were permitted with a delay of approximately seven (07) years.
- Forest Land: Approval and clearance from Forest Department took longer time than anticipated and the works were affected with a delay of approximately seven (07) years six months.
- Defence Land: Defence department procedures in handling the land issue took a long time and the works were affected with a delay of approximately five (05) years to seven (07) years.
- Railway Land: Railway clearance of design and construction procedures and permission for land along the metro alignment got delayed due to procedural issue by Railways and was permitted to proceed with works after a delay of eight years.
- Religious structures: Temples, Churches, and Masjids had to be relocated for metro construction at few locations. BMRCL resolved all these issues persuading the stakeholder / parties involved.
- Wakf Board: Permission and handing over land belonging to Wakf Board was delayed for construction of shaft for Tunnel Boring Machine. Wakf Board was reluctant to handover this land and after repeated negotiation the land for metro works was handed over to BMRCL with a delay of nine (09) years seven months.
- Court Litigation: Some landowners approached court demanding higher compensation and raising other concerns.

2.6. JICA's Involuntary Resettlement Policy

According to Section 2.6 of JICA Guidelines for Environmental and Social Guidelines 2022 (JICA GL) "projects must comply with the laws, ordinances, and standards related to environmental and social considerations established by the governments that have jurisdiction over project sites (including both national and local governments). They must also conform to the environmental and social consideration policies and plans of the governments that have such jurisdiction".

The key principles of JICA policy on involuntary resettlement described in the guidelines is summarized below:

1. Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternative. If avoidance is not possible even after such examination, effective measures to minimize impacts and to compensate for losses must be taken upon agreement with the affected people.
2. Project affected people, such as people to be resettled involuntarily and/or people who may lose their livelihoods by the project, must be provided sufficient compensations and supports by the project proponents in a timely manner. Compensations must be calculated at full replacement cost as much as possible and provided in advance. Project proponents must make efforts for the affected people to improve or at least restore their standards of living, income opportunities and production levels to the pre-project levels.

Measures to achieve this may include Providing land or monetary compensations for losses of land or assets, supporting for alternatives sustainable livelihood, supporting for expenses necessary for resettlement, and supporting for re-establishment of communities at resettlement sites.

3. Compensation standards are disclosed and consistently applied. The project affected persons need to be aware of the compensation standards. In principle, the contents of the individual compensation to be agreed are explained to the project affected persons in writing, and the project affected persons can confirm the contents at any time.

4. Appropriate participation of the project affected people, and their communities must be promoted in the planning, implementation and monitoring of measures against involuntary resettlement and loss of livelihood.

5. For projects that result in large-scale involuntary resettlement, a Resettlement Action Plans (RAP) must be prepared and made available to the public prior to the resettlement and provision of compensation and support.

In preparing the RAP, consultations must be held with the project affected people and communities, based on sufficient information made available to them in advance. When consultations are held, explanations must be given in languages and forms that are understandable to the project affected people.

Above principles are complemented by World Bank Environmental and Social Standards (ESS) 5, since it is stated in JICA GL that “JICA confirms that environmental and social considerations of a project do not deviate significantly from the World Bank’s environmental and social policies.”. Additional key principle based on World Bank ESS5 is as follows.

1. the Borrower will, as part of the environmental and social assessment, conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as opportunistic settlers, from claiming benefits (ESS5 para20).

2. Affected persons may be classified as persons:

(a) Who have formal legal rights to land or assets

(b) Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or

(c) Who have no recognizable legal right or claim to the land or assets they occupy or use. (ESS5 para10)

the Borrower will offer affected persons compensation at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods, subject to the provisions of paragraph 26 through 36 of this ESS. (ESS5 para 12)

3. Where livelihoods of displaced persons are land-based, or where land is collectively owned, the Borrower will offer the displaced persons an alternative for replacement land in accordance with paragraph 35(a), unless it can be demonstrated to the Bank’s satisfaction that equivalent replacement land is unavailable. (ESS5 para14)

4. Transitional support will be provided as necessary to all economically displaced persons, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living. (ESS5 para36)

5. Particular attention will be paid to gender aspects and the needs of the poor and the vulnerable. (ESS5 para26)

6. To address the issues identified in the environmental and social assessment, the Borrower will prepare a plan proportionate to the risks and impacts associated with the project (ESS5 para21)

In addition to the above core principles on the JICA policy, it also laid emphasis on a detailed resettlement policy inclusive of all the above points; project specific resettlement plan; institutional framework for implementation; monitoring and evaluation mechanism; time schedule for implementation; and, detailed Financial Plan etc.

2.7. BMRCL Guiding Principle

As defined in CRP 2019, R&R activities of BMRCL is governed by the following general principles.

- i. In general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition.
- ii. BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost.
- iii. All activities and procedures will be formally documented.
- iv. The property and inheritance rights of project affected persons will be respected.
- v. If the livelihood of the project affected persons without formal title depends on the public land that they are using, they will be assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels.
- vi. If project affected person, without legal title, is not satisfied with the above decisions, they can approach the grievance redress committee.
- vii. In cases where land is needed on a temporary basis, project affected persons who have formal title will be compensated to the assessed fair rental price for the period during which the land is used and the land will be returned in the same condition or better as before it was rented.
- viii. If resettlement is unavoidable in addition to the payment of fair market value for all land and immovable property, project affected persons will be provided assistance for relocation and other related expenses (i.e. cost of moving, transportation, administrative costs etc.).
- ix. These rights do not extend to individuals who commence any activities after cutoff date of the project.
- x. The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes.
- xi. All project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired; losses, structures or damages will be offered compensation and assistance in accordance with the provisions of CRP. Those who accept the compensation amount will be paid prior to taking possession of their land or assets. Those who do not accept it will have their grievance registered or referred to the Grievance Redress Committee (GRC) / courts as appropriate.
- xii. While acquiring land through KIADB no taxes / fee is payable by landowners. However, where BMRCL purchases the land directly in view of exigencies of the project, the stamp duty and registration charges will be paid by BMRCL.
- xiii. Wherever community assets are acquired, the same will be restored by BMRCL.

In addition, to above, BMRCL commits that all the activities of BMRCL under this RAP are in line with the GESIAP of BMRCL.

2.8. Comparison between JICA GL and the country's legal system

The following table summarizes the comparison and understanding among JICA GL 2022/World Bank Environmental and Social Standard 5: Land Acquisition, Land Use Restrictions and Involuntary Resettlement (WB ESS5) and Indian legislation on land acquisition and resettlement.

No major deviations have been identified in the gap analysis of RFCTLARR Act 2013, KIADA and CRP 2019. The gaps identified are made on measures to fill the gaps identified are discussed and agreed with BMRCL.

Table 2.5: Comparing between JICAGL, the World Bank, and the Host Country's Land Acquisition and Resettlement System

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
1	Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives. (JICA GL 2022)	RFCTLARR Act 2013: Section 8(1)(c): The appropriate Government shall ensure that the extent of land proposed to be acquired is the minimum required for the project. Section 8(2): The Government shall examine the SIA and Expert Group report to ensure minimal displacement, minimum adverse impact on affected persons, infrastructure, and ecology. CRP 2019 Section 8: All attempts will be made to minimize land acquisition and adverse impacts through proper engineering and design alternatives.	No Gap	Devise and review feasible alternatives through project planning and design and adopt an evaluation method that ensures that involuntary resettlement and loss of means of livelihood are fully taken into account, and that the least affected proposal is selected.
2	When population displacement is unavoidable, effective measures must be taken to minimize impacts and to compensate for losses. (JICA GL, 2022)	RFCTLARR Act 2013: Section 3(c): Compensation and assistance are to be provided to title holders and those dependent on land for livelihood. Section 4(1): The government shall conduct a Social Impact Assessment (SIA) prior to acquisition. Section 4(4): SIA must include assessment of efforts to minimize displacement, residual impact, and measures to compensate. CRP 2019 Section 8: The project will minimize adverse impacts through suitable engineering design. Minimal land acquisition is expected due to corridor optimization.	No Gap	Ensure that the study is to carry out alternatives analysis to identify the alternative which minimise the project impacts.
3	Project-affected people, such as those resettled involuntarily and/or those who may lose their livelihoods due to the project, must be provided sufficient compensation and support by the project proponents in a timely manner. (JICA GL 2022)	RFCTLARR Act 2013: Section 38: Compensation must be fully disbursed, and support for relocation and livelihood recovery must be provided before the government can take possession of land. CRP 2019 Section 7, Guiding Principle (viii): If resettlement is unavoidable, project-affected persons (PAPs) must be compensated with the fair market value of land and structures and be given relocation assistance including shifting cost, administrative fees, etc.	There is some gap in the items to be compensated, and assistant provided.	BMRCL is responsible for provision of compensation and support by the Project in line with JICA GL. BMRCL fill gaps found in line with JICA GL.
4	Compensations must be calculated at full replacement cost as much	RFCTLARR Act 2013: Section 26: Land value will be the higher value of the following a) the market value	No Gap	The project is to ensure that the replacement cost is to be based on the current market value

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
	as possible, and provided in advance. (JICA GL 2022)	<p>specified in the Indian Stamp Act 1899 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.</p> <p>Section 29: In determining the market value of the standing crops or trees, the Collector used the services of a competent engineer or any other specialist in the relevant field.</p> <p>Section 30: The Collector having determined the total compensation to be paid (land and other added), will impose a 'Solatium' amount equivalent to 100% of the compensation amount.</p> <p>Chapter 4: Allows additional payments in urban/suburban areas.</p> <p>Section 46(4): Restricts land use change unless R&R is completed.</p> <p>CRP 2019: Section 7 Guiding Principle. (ii): BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost. Section 7(x): The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes.</p>		<p>and the amount of compensation is to apply the rate taken account inflation from the year CPR2019 prepared.</p> <p>BMRCL ensures that a sufficient grace period is allowed between the payment of compensation and assistance in relation to the site and assets and the relocation.</p>
5	Project proponents must make efforts to improve or at least restore the standard of living, income opportunities, and production levels of affected people to pre-project levels. (JICA GL 2022)	<p>RFCTLARR Act 2013: Section 28: In determining the amount of compensation to be awarded for land, the Collector will take into consideration the expenses to change the residence or place of business.</p> <p>CRP 2019: Guiding Principle (v) –If the livelihood of the project affected persons without formal title depends on the public land that they are using, they will be assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels;</p>	Assistance under RFCTLARR Act 2013 and CRP focuses on limited support, with no defined income restoration framework or skill-based rehabilitation.	BMRCL is to develop Livelihood and Income Restoration Program to compensate for the income loss as well as additional support such as skills training based on the needs of PAPs to ensure their income levels is to recover the pre-project levels.
6	Compensation standards are disclosed and consistently applied. The project-affected persons need to be aware of the compensation standards. (JICA GL 2022)	<p>RFCTLARR Act 2013: 6(4)(5)(6): The draft Rehabilitation and Resettlement scheme will be made known locally by wide publicity in the affected area. 19(1)(2): The competent administrative agency shall give notice of the acquisition of land for public purposes and relocation sites. At the same time, it shall publish a summary of the relocation and livelihood restoration plans related to these lands. 37(3): The Collector shall keep open to the public and display a summary of the entire proceedings undertaken in a case of acquisition of land including the amount of compensation awarded to each individual along with details of the land finally acquired under this Act on the website created for this purpose.</p> <p>CRP 2019:</p>	No gap	BMRCL is to ensure transparency, information regarding relocation, compensation, and resettlement, must be made publicly available through stakeholder consultation meetings, grievance redress mechanism, BMRCL website, etc.

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
		Clause 4.4 – Disclosure of compensation and entitlements.		
7	In principle, the contents of the individual compensation to be agreed are explained to the project-affected persons in writing, and the project-affected persons can confirm the contents at any time. (JICA GL 2022)	<p>RFCTLARR Act 2013: 16(4)(5)(6) – The draft Rehabilitation and Resettlement scheme will be made known locally by wide publicity in the affected area. A public hearing will be conducted. The claims and objections raised in the public hearing will be reported to the Collector.</p> <p>CRP 2019: Clause 2 – through consent awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the landowner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner.</p>	No requirements to explain the compensation in written format.	BMRCL provide individual written explanations of compensation to PAPs.
8	For projects that result in large-scale involuntary resettlement, a Resettlement Action Plan (RAP) must be prepared and made available to the public prior to resettlement and provision of compensation and support. (JICA GL 2022)	<p>RFCTLARR Act 2013: 6(1) – The SIA report is prepared and made available in the local language and will be published in the affected areas and uploaded on the website of the government. 16. (4) (5) (6) The draft Rehabilitation and Resettlement scheme will be made known locally by wide publicity in the affected area. 18. Approved Rehabilitation and Resettlement Scheme to be made public.–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-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.</p>	No gap	BMRCL prepares a RAP and ensures that the RAP will be made public on the BMRCL website and at the BMRCL office.
9	In preparing the RAP, consultations must be held with the project-affected people and communities, based on sufficient information made available to them in advance. (JICA GL 2022)	<p>RFCTLARR Act 2013: 4. (2) The notification (to carry out an SIA) will be made available in the local language and will be published in the affected areas and uploaded on the website of the government. 5. Whenever an SIA is required, the government will 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. 16(4)(5)(6) The draft rehabilitation and Resettlement scheme will be made known locally by wide publicity in the affected area. A public hearing will be conducted. The claims and objections raised in the public hearing will be reported to the Collector.</p> <p>KIADA: Public hearing required (Article 28/2).</p>	No gap	For Corridor 1 and Corridor 2, individual and group meeting as well as two times of Stakeholder Consultation Meetings (SCMs) were conducted. BMRCL ensures that sufficient information is provided on the project, as well as compensation and assistance.

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
10	When consultations are held, explanations must be given in languages and forms that are understandable to the project-affected people. (JICA GL 2022)	<p>RFCTLARR Act 2013: Whenever an SIA is required, the government will ensure that a public hearing is held at the affected area to ascertain the views of the affected families to be recorded and included in the SIA report. 6. (1) The SIA report is prepared and made available in the local language and will be published in the affected areas and uploaded on the website of the government 18. Approved Rehabilitation and Resettlement Scheme to be made public.–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-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.</p>	No gap	BMRCL conducted Stakeholder Consultation Meetings (SCMs) in Kannada, local language. Also, BMRCL offered translator if any other language required, including sign language.
11	Appropriate participation of the project-affected people and their communities must be promoted in the planning, implementation, and monitoring of measures against involuntary resettlement and loss of livelihood. (JICA GL 2022)	<p>RFCTLARR Act 2013: 5. Whenever an SIA is required, the government will ensure that a public hearing is held at the affected area to ascertain the views of the affected families to be recorded and included in the SIA report 16. (5) A public hearing shall be conducted in such manner as may be prescribed, after giving adequate publicity about the date, time and venue for the public hearing at the affected area: Provided that in case where an affected area involves more than one Gram Panchayat or Municipality, public hearings shall be conducted in every Gram Sabha and Municipality where more than twenty-five per cent. of land belonging to that Gram Sabha or Municipality is being acquired. 45. Where land proposed to be acquired is equal to or more than 100 acres, the Rehabilitation and Resettlement Committee will be constituted. The committee will include a representative of women residing in the affected area and a voluntary organization working in the area. 50. The state government will constitute a State Monitoring Committee for review and monitoring the implementation of R&R schemes.</p> <p>CRP 2019: A robust monitoring and evaluation (M&E) mechanism is to be established to provide feedback to project management which will help keep the resettlement on schedule and make them successful.</p>	No gap	<p>BMRCL ensured that all the PAPs including vulnerable group can attend SCMs through catering their needs such as individual meetings, providing necessary arrangement to attend the meetings.</p> <p>BMRCL provides multiple access to information which can be obtained by PAPs in timely manner.</p> <p>BMRCL documented the issues and advice raised from PAPs as well as grievance received from PAPs and forwarded to management and engineers to reflect project planning and design.</p> <p>BMRCL will include PAPs in monitoring through conducting periodic focus group discussions (FGDs).</p>

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
12	A mechanism for handling concerns and grievances from people and communities affected by the project's environmental and social impacts must be in place. (JICA GL 2022)	<p>RFCTLARR Act 2013: 15. Any person may object to the area, justification for public purpose, and the findings of the SIA report to the Collector. 16. (4) (5) (6) The draft Rehabilitation and Resettlement scheme will be made known locally by wide publicity in the affected area. A public hearing will be conducted. The claims and objections raised in the public hearing will be reported to the Collector. 64. Complaints regarding land surveying, compensation amounts, payment recipients, and eligibility for assistance and relocation shall be submitted to the implementing authority through the collector.</p> <p>CRP 2019: 4. An efficient grievance redress mechanism (GRM) is put in place to assist the PAPs and resolve their queries and complaints. The Grievance Redress Committee (GRC) addresses grievances relating to Rehabilitation issues both for title holders and non-title holders and also grievances relating to Community and Environmental issues. Issues relating to ownership rights and land compensation are dealt in civil courts.</p> <p>7. vi. If project affected person, without legal title, is not satisfied with the above decisions, they can approach the grievance redress committee.</p>	No gap	GRM is already in place. BMRCL ensure the availability of GRM is widely disseminated and check the status on, receiving grievance, recording and resolution, the ease of access, the smoothness and speed of complaint resolution.
13	The Borrower will, as part of the environmental and social assessment, conduct a census to identify persons who will be affected by the project, establish an inventory of land and assets to be affected, determine eligibility for compensation and assistance, and discourage ineligible persons (e.g., opportunistic settlers) from claiming benefits. (ESS5 para 20)	<p>RFCTLARR Act 2013: 4. (1) Whenever appropriate government intends to acquire land for public purpose, it shall consult the concerned Panchayat, municipality, or municipal corporation, as the case may be, at the village level or ward level, in the affected area and carry out a Social Impact Assessment Study in consultation with them, in such manner and from such date as may be specified by such government by notification.</p> <p>CRP 2019: Clause 7(ix) – These rights do not extend to individuals who commence any activities after cut-off date of the project.</p>	No gap	BMRCL set the cut-off dates and disclosed to PAPs and ensure that the project ROW is monitored regularly to manage the inflow of population, and encroachment of structures.
14	Affected persons may be classified as persons: (a) Who have formal legal rights to land or assets (b) Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or (c) Who have no recognizable legal right or claim to the land or assets	<p>RFCTLARR Act 2013: Section 3(c) – 'Affected Family' includes (i) a family whose land or other immovable property has been acquired; (ii) a family which does not own any land, but a member or members of such family may be working in the affected area for three years prior to the acquisition of land, whose primary source of livelihood is affected by the acquisition of land.</p> <p>CRP 2019: 7. Guiding Principle. (i). In general, land acquisition will be undertaken in such a</p>	No gap	BMRCL provides entitlement to PAPs regardless of legal title in line with JICA GL.

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
	they occupy or use. (ESS5 para10)	way that no project affected person, with or without formal title, will be worse off after land acquisition.		
15	The Borrower will offer affected people compensation at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods. subject to the provisions of paragraph 26 through 36 of this ESS (ESS5 para 12)	<p>RFCTLARR Act 2013: Section 26 – Market value of land to be determined using higher of: (i) average sale price of similar land; or (ii) notified stamp value. Section 30(1) – Adds a solatium equal to 100% of compensation. Section 31(1) – Provides for additional resettlement and rehabilitation (R&R) assistance apart from compensation. The First Schedule constitute the minimum compensation package to be given to those whose land is acquired and to tenants. Second Schedule Specifies R&R entitlements, including one-time financial grants, housing support, subsistence allowance, and relocation assistance, enabling restoration of living standards.</p> <p>CRP 2019: 7.Guiding Principle. (ii) BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost. (xi) All project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired; losses, structures or damages will be offered compensation and assistance in accordance with the provisions of this CRPF.</p>	No Gap	<p>BMRCL will ensure that compensation is provided at full replacement cost for land, structures, and other assets as per the principles outlined in this RAP ensuring compliance with RFCTLARR Act 2013 JICA GL, and WB ESS5 para 12.</p> <p>The compensation calculation takes into account current market valuation, solatium, and inflation-adjusted entitlements. Livelihood Income Restoration Program (LIRP) catering the individual needs of PAPs will be provided to restore and improve their pre-project standards of living and livelihood.</p> <p>All PAPs, including those without legal title, will be provided with compensation and assistance.</p>
16	Where livelihoods of displaced persons are land-based, or where land is collectively owned, the Borrower will offer the displaced persons alternatives for replacement land in accordance with para 35(a), unless it can be demonstrated to the Bank’s satisfaction that equivalent replacement land is unavailable. (ESS5 para 14)	<p>RFCTLARR Act 2013: The Second Schedule. Land for land-type compensation is made available for landowners for affected families owning agricultural land in the affected area and whose land has been acquired or lost.</p>	There is no option to provide alternative farmland to tenant farmers who cultivate land under contract with landowners.	There are no PAPs who have livelihood based on lands in the project area due to the project located in the highly urbanized area.
17	Transitional support will be provided as necessary to all economically displaced persons, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living. (ESS5 para 36)	<p>RFCTLARR Act 2013: The Second Schedule. As the support for the transition period, all the affected families will be eligible for the following: choice of annuity or employment (employment in the project, one-time payment, and annuity policies per month for 20 years), subsistence grant for displaced families for a period of one year (monthly subsistence), and one-time resettlement allowance.</p> <p>KIADA : Transitional support is not explicitly mentioned in KIADA, but where applicable, KIADA follows the provisions</p>	No gap	BMRCL, through identify the needs of individual PAPs, provide immediate to long term LIRP support to ensure that PAPs restore and improve their income and livelihood. BMRCL will monitor the livelihood status of PAPs and will provide additional support as required.

No.	JICAGL 2022 • WB ESS5	RFCTLARR Act 2013 / KIADA / CRP2019/Metro act	GAP	Policy of the project
		of LARR 2013 Second Schedule, including one-time resettlement and subsistence allowances for displaced families. CRP 2019 : Transitional Allowance: This is allowance paid on the basis of area acquired. This amount is to offset interim rental / rent deposit cost to the affected persons because of shifting. This is provided for those losing owned residential properties where shifting is required.		
18	Particular attention will be paid to gender aspects and the needs of the poor and the vulnerable. (ESS5 para 26)	RFCTLARR Act 2013: Section 41. As far as possible, no acquisition of land will be made in the scheduled areas. In case of acquisition, special provisions will be provided for Scheduled Castes and Scheduled Tribes. KIADA: KIADA does not include specific provisions for gender or other vulnerable groups but follows general resettlement and compensation principles under RFCTLARR Act 2013 where applicable. CRP 2019 : Not explicit about broader vulnerable group categories like elderly, disabled, or women-headed households.	Definition of vulnerable group may be narrower.	BMRCL is to provide additional support to affected residents (Project Affected People: PAPs)/PAHs who are socially economically Vulnerable group include those disadvantaged and marginalised people as well. This means women, children, scheduled caste, scheduled tribes, Other backward communities, minorities, aged and persons affected with disability and LGBT etc. Focus Group Discussions (FGDs) were held targeting to vulnerable PAPs to capture their specific needs and concerns and provided additional support.
19	To address the issues identified in the environmental and social assessment, the Borrower will prepare a plan proportionate to the risks and impacts associated with the project. (ESS5 para 21)	RFCTLARR Act 2013: 4(6) The appropriate Government shall require the authority conducting the Social Impact Assessment study to prepare a Social Impact Management Plan, listing the ameliorative measures	Metro projects are exempted to prepare RAP.	BMRCL prepares RAP based on socio economic survey in line with JICA GL.

2.9. Land Acquisition and Resettlement Policy of the Project

- i. The Government of India will use the Project Resettlement Policy (the Project Policy) for the Phase 3 Bangalore Metro Rail Project specifically because existing national laws and regulations have not been designed to address involuntary resettlement according to international practice, including JICA's policy. The Project Policy is aimed at filling-in any gaps in what local laws and regulations cannot provide in order to help ensure that PAPs are able to rehabilitate themselves to at least their pre-project condition. This section discusses the principles of the Project Policy and the entitlements of the PAPs based on the type and degree of their losses. Where there are gaps between the Government of India legal framework for resettlement and JICA's Policy on Involuntary Resettlement, practicable mutually agreeable approaches will be designed consistent with Government practices and JICA's Policy.
- ii. Land acquisition and involuntary resettlement will be avoided where feasible or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the Project area.

- iii. Where displacement of households is unavoidable, all PAPs (including communities) losing assets, livelihoods or resources will be fully compensated and assisted so that they can improve, or at least restore, their former economic and social conditions.
- iv. Compensation and rehabilitation support will be provided to any PAPs, that is, any person or household or business which on account of project implementation would have his, her or their:
 - Standard of living adversely affected;
 - Right, title or interest in any structure, interest in, right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently);
 - Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; and
 - Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
- v. All affected people will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above. Lack of legal rights to the assets lost or adversely affected tenure status and social or economic status will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives. All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the date of the latest census and inventory of lost assets(IOL), are entitled to compensation for their lost assets (land and/or non-land assets), at replacement cost, if available and restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.
- vi. PAPs that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land and structures will be agreed during the resettlement planning process.
- vii. People temporarily affected are to be considered PAPs and resettlement plans address the issue of temporary acquisition.
- viii. Where a host community is affected by the development of a resettlement site in that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
- ix. The resettlement plans will be designed in accordance with BMRCL's Compensation and Resettlement Package , along with JICA's Policy on Involuntary Resettlement.
- x. The resettlement plans are designed in compliance with the applicable national laws, including the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act) and Karnataka Industrial Areas Development Act (KIADA), as well as BMRCL's Comprehensive Resettlement Package and JICA's Guidelines for Environmental and Social Considerations (2022)."
- xi. The Resettlement Plan will be translated into local languages and disclosed for the reference of PAPs as well as other interested groups.
- xii. Payment for land and/or non-land assets will be based on the principle of replacement cost.
- xiii. Compensation for PAPs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal land titles. If replacement land is not

available, other strategies may be built around opportunities for re-training, skill development, wage employment, or self-employment, including access to credit. Solely cash compensation will be avoided as an alternative, if possible, as this may not address losses that are not easily quantified, such as access to services and traditional rights, and may eventually lead to those populations being worse off than without the project.

- xiv. Replacement lands, if the preferred alternatives of PAPs, should be within the immediate vicinity of the affected lands wherever possible and be of comparable productive capacity and potential. As a second alternatives, sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.
- xv. Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take the form of short-term jobs, subsistence support, salary maintenance, or similar arrangements.
- xvi. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.
- xvii. PAPs will be involved in the process of developing and implementing resettlement plans.
- xviii. PAPs and their communities will be consulted about the project, the rights available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decisions that are made concerning their resettlement.
- xix. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the Government.
- xx. Displacement does not occur before provision of compensation and of other assistance required for relocation. Sufficient civic infrastructure must be provided in resettlement site prior to relocation acquisition of assets, payment of compensation, and the resettlement and start of the livelihood rehabilitation activities of PAPs, will be completed prior to any construction activities, except when a court of law orders so in expropriation cases. (Livelihood restoration measures must also be in place but not necessarily completed prior to construction activities, as these may be ongoing activities.)
- xxi. Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
- xxii. Appropriate reporting (including auditing and redress functions), monitoring and evaluation mechanisms, will be identified and set in place as part of the resettlement management system. If numbers of resettlement are large, an external monitoring group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified NGOs, research institutions or universities.

Cut-off-date of Eligibility

The cut-off-date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements. In the Project, the cut-off-date is as follows:

Cut-off dates for titleholders will be the date of notification³ under the KIADA and for non-titled holders will be the beginning date of the population census; Package 1: 12 February 2025, Package 2: 13 March 2025, Package 3: 17 May 2025, Package 4: 28 April 2025. The establishment of the eligibility cut-off date is intended to prevent the influx of ineligible non-residents who might take advantage of Project entitlements.

Principle of Replacement Cost

All compensation for land and non-land assets owned by households/shop owners who meet the cut-off date will be based on the principle of replacement cost. Replacement cost is the amount calculated before displacement which is needed to replace an affected asset without depreciation and without deduction for taxes and/or costs of transaction (such as registration and transfer taxes or customary fees) as follows:

Private Lands: Compensation shall be based on the higher of (i) the market value derived from the average sale price of similar land in the vicinity, or (ii) the Guidance value. A solatium of 100% and 12% per annum additional market value is added to the calculated amount, ensuring full replacement cost without loss to the affected party.

Structures: Compensation shall be based on the market value of structures/improvements assessed by approved valuers. A solatium of 100% and 12% per annum additional market value. Allow the PAPs to salvage and carry, for free, any materials for their use. Compensation includes costs for materials, labour, contractor margins, and applicable permits.

Crops and Trees: Compensation is determined by relevant departments such as the Agriculture or Horticulture Department based on yield, maturity, and market value. Compensation includes the full loss of income for the season and, where relevant, the cost of replanting.

³ Title holder is the date of publication of notification under Section 28(1) of KIAD Act. Package 1 is 01 January 2025. Package 3 is 16 June 2025. Package 2 and 4 are yet to be announced.

Chapter 3 : Scale and Scope of Land Acquisition and Resettlement

3.1. Summary of Impacts

Table 3.1 shows the summary of the Project impacts.

Table 3.1: Summary of the Project Impact

Category		Corridor 3-1	Corridor 3-2	Total
Land to be acquired	Government of India	37,301.45 m ²	9,338.49 m ²	46,639.94 m ²
	Government of Karnataka	66,568.62 m ²	337,493.43 m ²	404,062.05 m ²
	Private	148,973.36 m ²	50,419.74 m ²	199,393.10 m ²
Landowner	Private	741	298	1012
	Public	17	10	27
Structure owner-	Residential	231	8	239
	Business	406	237	643
	Residential + Business	59	43	102
	Institution	33	6	39
Households	HH (structure owner)	358	77	435
	HH (tenants)	138	44	182
	Household members	2,123	591	2,714
Business owner	Business owner (structure owner)	322	337	659
	Business owner (tenants)	1,020	494	1,514
	Employees	7,558	3,716	11,274
Vulnerable	Household	240	68	308
	Business owners	289	234	523

3.2. Need for Socio-Economic Survey

This chapter presents a comprehensive overview of the socio-economic characteristics of families and individuals likely to be impacted by the Project. This foundational understanding is crucial for developing an equitable and effective RAP.

3.3. Objectives of the Socio-Economic Survey

The primary goals of conducting this comprehensive socio-economic survey (SES) were multifaceted, aiming to:

- Identify Affected PAPs/PAHs: Precisely determine the number and categories of individuals and households directly impacted by the project. This includes, but is not limited to, landowners, tenants, business owners, their employees, and any other titleholders or non-titleholders including encroachers or illegal occupants. A key objective was also to identify and prioritize the most vulnerable groups among these affected parties to ensure targeted support.
- Establish PAP Profiles & Business: Develop socio-demographic and economic profiles of all PAPs. This involved collecting data on their household composition, educational attainment, sources of livelihood, existing economic status and living standards, and their current access to essential services and community facilities. This granular information is paramount for accurately determining appropriate compensation and resettlement assistance.
- Quantify Affected Assets: Measure and document all assets within the project's direct impact area that will be affected. This encompasses land parcels, residential and commercial structures, any improvements made to these properties, and agricultural assets like crops and trees. This precise quantification is essential for calculating full and fair compensation.

- Understand Stakeholders Perception: Understand the perspectives of PAPs regarding the Project. This included eliciting their anticipated benefits from the Project, their specific concerns, any unresolved issues they foresaw, their suggestions for addressing these issues, and their proposed measures for livelihood restoration and rehabilitation.
- Create a Performance Baseline: Establish comprehensive baseline data against which the project's social impact and the effectiveness of the RAP can be monitored and measured over the project's lifecycle. This allows for continuous assessment of social performance and adaptive management.

3.4. Methodology of Survey

As part of methodology, 100% survey of the affected properties/structures and project-affected household is being conducted for the project. The census survey was directly anchored to the pre-enlisted properties/structures identified within the project's Area of Influence.

To gather comprehensive data across all affected groups, specialized questionnaires (Appendix 2) were designed to capture information across three core survey components. These forms targeted four primary categories of respondents using the following surveys:

- Census survey
- Affected Structure and land survey
- Household and livelihood survey

Using these tailored surveys, detailed interviews and asset inventories were conducted with PAPs, documenting their affected land, structures, improvements, and trees.

3.5. Overview of Respondents

Table 3.2 provides a demographic breakdown of 2,602 respondents across various parameters.

- Some PAPs are categorised in multiple entitlement, ex, one PAPs are under landowner, structure owner and business owner.
- The Gender distribution is predominantly male (79.90%). In terms of Age, the largest segment falls between 41-45 years (20.06%), followed by 36-40 years (17.52%).
- For Education, individuals with Higher Secondary Certificate (HSC) (13.91%) and Secondary School Certificate (SSC) (16.06%) are most common, with a significant portion also having Graduate degrees (22.21%) and a notable percentage of illiterates (13.49%).
- The vast majority of respondents are Married (94.50%).
- Occupationally, small shop and business (sale & service) collectively amount to 82.70% of nature of occupations.
- With respect, to language a large majority of the respondents have Kannada as their Mother Tongue.
- On the religion attribute, Hinduism is the leading Religion (92.20%).
- The Social Class is overwhelmingly represented by General (74.87%) and Other Back Class (OBC)(21.60%) categories.
- Finally, the most common Annual Income brackets are Rs. 400-599 thousand (30.63%) and Rs.100-399 thousand (28.82%).

Table 3.2: Profile of Respondents (N-2602)

Attributes	Class	Number of Respondents	%
Gender	Male	2,079	79.90%
	Female	523	20.10%

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Attributes	Class	Number of Respondents	%
	Total	2,602	100.00%
Age	19-25	29	1.11%
	26-30	162	6.23%
	31-35	279	10.72%
	36-40	456	17.52%
	41-45	522	20.06%
	46-50	350	13.45%
	51-55	294	11.30%
	56-60	233	8.95%
	61 And Above	277	10.65%
	Total	2,602	100.00%
Education	Illiterate	351	13.49%
	Primary	156	6.00%
	Secondary	337	12.95%
	HSC	362	13.91%
	SSC	418	16.06%
	Diploma	200	7.69%
	Graduate	578	22.21%
	Postgraduate	200	7.69%
	Total	2,602	100.00%
Marital Status	Married	2459	94.50%
	Unmarried	119	4.57%
	Divorced	1	0.04%
	Separated	2	0.08%
	Widow	21	0.81%
	Total	2,602	100.00%
Occupation	Auto/Taxi Driver	19	0.73%
	Professional	41	1.58%
	Business (Sale & Service)	1,458	56.03%
	Small Shop	694	26.67%
	Daily Wager	10	0.38%
	Government Service	22	0.85%
	Private Office Service	110	4.23%
	Housewife	30	1.15%
	Unemployed	148	5.69%
	Others	70	2.69%
	Total	2,602	100.00%
Religion	Hindu	2,399	92.20%
	Muslim	189	7.26%
	Christian	7	0.27%
	Jain	3	0.12%
	Sikh	4	0.15%
	Total	2,602	100.00%
Social Class	Scheduled Caste	52	2.00%
	Scheduled Tribe	35	1.35%
	Other Backward Class (OBC)	562	21.60%
	General	1,948	74.87%
	Others	5	0.19%
	Total	2,602	100.00%
Annual Income (Rs. 1,000)	< 100	59	2.27%
	100-399	750	28.82%
	400-599	797	30.63%
	600-899	436	16.76%
	900-1,099	218	8.38%
	1,100-1,599	127	4.88%
	1,006-2,099	49	1.88%
	2,100-2,499	21	0.81%
	> =25	145	5.57%
	Total	2,602	100.00%

3.6. Overview of Land Acquisition and Resettlement Impacts

3.6.1. Project-affected Land

The analysis of the estimated affected land requirement for the Project across both corridors highlights the extent of permanent land acquisition needed and the nature of land ownership involved.

Private lands are owned by 916 landowners while lands of Government of India and Government of Karnataka refer to land belonging to;

- a. Government of India
- b. Ministries of Government of India
- c. Defence establishments
- d. Boards and Corporations of Government of India (ex. BSNL)
- e. Government of Karnataka
- f. BBMP, BDA or any local governance units.
- g. Boards and Corporations of Government of Karnataka.

Table 3.3: Estimated-affected land (m²) by Nature of Land

Nature of Land	Item	Corridor 1	Corridor 2	Total	%
Government of India	Permanent	37,301.45	9,338.49	46,639.94	
	Temporary	0	0	0.00	
	Total	37,301.45	9,338.49	46,639.94	7.18
Government of Karnataka	Permanent	66,568.62	337,493.43	404,062.05	
	Temporary	0	0	0.00	
	Total	66,568.62	337,493.43	404,062.05	62.15
Private	Permanent	148,973.36	50,419.74	199,393.10	
	Temporary	0	0	0.00	
	Total	148,973.36	50,419.74	199,393.10	30.67
Total	Permanent	252,843.44	397,251.66	650,095.10	
	Temporary	0	0	0.00	
	Total	252,843.44	397,251.66	650,095.10	100.00

3.6.2. Project Affected Structures and improvements

Table 3.4 categorizes different types of structures and Improvements affected by the Project, totalling 1,039 identified structures and improvements.

(1) Use of affected Structures by Land type

The dataset on project-affected structures reveals that a total of 1,039 structures is impacted across two corridors, with 71.32 % (741 structures) are located in Corridor 1, 96.44% being legal and 3.56 % informal. Business structures dominate the dataset, comprising of the total 643 structures, followed by residential (239), Business -cum-residential (102) structures, 11 Common Property Resources (CPR), 39 institutions and 5 under constructions.

Common Property Resource (CPR) is state or community owned structure such as park, public toilet, which are accessible to and collectively used by a community, where no individual has exclusive ownership, but the community as a whole has rights and responsibilities over their use and management. Whereas "Institution "is government or private structure used for an organization established for a specific public, educational, religious, governmental, or social purpose such as school, temple, hospital, government offices.

Table 3.4: Distribution of affected structures by Structure Use and Legal status

Land Type	Structures Use	Corridor 1			Corridor 2			Total			
		Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total	%
Private	Residential	168	0	168	8	0	8	176	0	176	16.94
	Business	370	0	370	236	0	236	606	0	606	58.33
	Business Cum Residential	59	0	59	43	0	43	102	0	102	9.82
	CPR	0	0	0	0	0	0	0	0	0	0.00
	Institutions	23	0	23	0	0	0	23	0	23	2.21
	Under construction	5	0	5	0	0	0	5	0	5	0.48
	Total	625	0	625	283	0	283	912	0	912	87.78
Public	Residential	63	0	63	0	0	0	63	0	63	6.06
	Business	0	36	36	0	1	1	0	37	37	3.56
	Business Cum Residential	0	0	0	0	0	0	0	0	0	0.00
	CPR	7	0	7	4	0	4	11	0	11	1.06
	Institutions	10	0	10	6	0	6	16	0	16	1.54
	Under construction	0	0	0	0	0	0	0	0	0	0.00
	Total	80	36	116	283	0	283	90	37	127	12.22
Total	Residential	231	0	231	8	0	8	239	0	239	23.00
	Business	370	36	406	236	1	237	606	37	643	61.89
	Business Cum Residential	59	0	59	43	0	43	102	0	102	9.82
	CPR	7	0	7	4	0	4	11	0	11	1.06
	Institutions	33	0	33	6	0	6	39	0	39	3.75
	Under construction	5	0	5	0	0	0	5	0	5	0.48
	Total	705	36	741	297	1	298	1,002	37	1,039	100.00
%	67.85	3.46	71.32	28.59	0.10	28.68	96.44	3.56	100.00		

Note: R+B: Residential cum Business, CPR: Community Property Resources

Legal - structures owned by the landowner; structure built/ owned by non-landowner with the permission of the landowner/government

Informal - structures not owned by the landowner in their property; structures built by non-landowner without the permission of the landowner/government, structures in danger zones

(2) Structure Ownership Type

Table 3.5 outlines the ownership types of project-affected structures. The dataset shows a total of 1,039 structures impacted across two corridors, predominantly owned by individuals (94.03%, 977 structures), followed by joint ownership (4.72%, 49 structures), and institutional ownership (1.25%, 13 structures). Corridor 1 affects 745 structures, with 68.05% individually owned, while Corridor 2 impacts 298 structures, largely individually owned.

Table 3.5: Distribution of Affected Structures by their Ownership

Structure Use	Corridor 1				Corridor 2				Total			
	Individual	Joint	Institutional	Total	Individual	Joint	Institutional	Total	Individual	Joint	Institutional	Total
Residential	231	0	0	231	8	0	0	8	239	0	0	239
Business	399	7	0	406	220	17	0	237	619	24	0	643
Business- Cum Residential	56	3	0	59	42	1	0	43	98	4	0	102
CPR	6	1	0	7	0	4	0	4	6	5	0	11
Institutions	10	11	12	33	0	5	1	6	10	16	13	39
Under construction	5	0	0	5	0	0	0	0	5	0	0	5
Total	707	22	12	745	270	27	1	298	977	49	13	1,039
%	68.05	2.12	1.15	71.32	25.99	2.60	0.10	28.68	94.03	4.72	1.25	100.00

(1) Structure Type

Table 3.6 details across both corridors, the permanent and temporary structures. Houses made with high quality materials throughout, including the floor, roof, and exterior walls, are called permanent (pucca) houses. Houses made from mud, thatch, or other low-quality materials are called Temporary (katcha houses) (Census of India, 2011).

It is evident that permanent structures significantly outnumber temporary ones, with Corridor 1 having a higher impact on both permanent (721) and temporary (20) structures compared to Corridor 2 (290 permanent, 8 temporary).

Table 3.6: Distribution of Affected Structures by Type of Construction

Structure Use	Corridor 1			Corridor 2			Total		
	Pucca (Permanent)	Kuccha (Temporary)	Total	Pucca (Permanent)	Kuccha (Temporary)	Total	Pucca (Permanent)	Kuccha (Temporary)	Total
Residential	230	1	231	8	0	8	238	1	239
Business	388	18	406	229	8	237	617	26	643
Business- Cum Residential	58	1	59	43	0	43	101	1	102
CPR	7	0	7	4	0	4	11	0	11
Institutions	33	0	33	6	0	6	39	0	39
Under construction	5	0	5	0	0	0	5	0	5
Total	721	20	741	290	8	298	1,011	28	1,039
%	69.39	1.92	71.32	27.91	0.77	28.68	97.31	2.69	100.00

(2) Scale of Impact

Table 3.7 illustrates the "Scale of Impact" by use of structures, ranging from 5% to 100% impact, for a total of 1039 affected structures. More than half of structures are fully affected (567 structure 54.57%) Business are the most impacted category (643 structures), with a significant portion experiencing a 100% impact (405 structures). Residential structures (239 structures) also show a notable number with 100% impact (82 structures). Residential-cum-business properties (102 structures) also have a considerable number with 100% impact (65 units).

Table 3.7: Distribution of Affected Structures by Scale of Impact

Structures Use	Scale of Impact																	Total
	UC	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	60%	70%	75%	80%	90%	100%	
Residential	0	0	94	0	4	17	0	0	7	0	12	1	0	7	1	14	82	239
Business	0	0	87	2	7	37	3	0	21	2	44	1	3	17	2	12	405	643
Business+ Residential	0	0	9	0	0	7	0	0	6	0	8	0	0	6	0	1	65	102
CPR	0	0	2	0	0	5	0	0	0	0	0	0	0	0	0	0	4	11
Institutions	0	6	5	0	2	2	6	0	1	0	4	1	0	1	0	0	11	39
Under construction	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Total	5	6	197	2	13	68	9	0	35	2	68	3	3	31	3	27	567	1,039
%	0.48	0.58	18.96	0.19	1.25	6.54	0.87	0.00	3.37	0.19	6.54	0.29	0.29	2.98	0.29	2.60	54.57	100.00

Note: UC: Under construction

(3) Age of Structure

As illustrated in the Table 3.8, of the 1,039 affected structures, most are relatively new: 60.80% are aged 0-14 years (632 structures), with the largest single cohort 10–14 years (300, 28.87%) followed by 05 - 09 years (223, 21.46%).

Table 3.8: Distribution of Affected Structures by Age of Structures (years)

Structures Use	UC	0-4	5-9	10-14'	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-65	Total
Residential	0	13	42	132	20	11	7	7	3	2	1	0	0	1	239
Business	0	85	154	144	85	72	41	23	11	11	3	6	0	8	643
Business Cum Residential	0	7	19	23	24	13	5	5	2	3	0	0	0	1	102
CPR	0	0	6	0	0	1	4	0	0	0	0	0	0	0	11
Institutions	0	4	2	1	8	8	2	3	6	2	2	0	1	0	39
Under construction	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Total	5	109	223	300	137	105	59	38	22	18	6	6	1	10	1,039
%	0.48	10.49	21.46	28.87	13.19	10.11	5.68	3.66	2.12	1.73	0.58	0.58	0.10	0.96	100.00

Note: UC: Under construction

(4) Level of Structure

Table 3.9 illustrates project-affected structures by their level across two corridors. Of 1,039 project-affected structures across two corridors, most are low-rise: ground-floor-only and Ground floor (G) +1–3 buildings together account for 93.96% (980 of 1,039), with Ground floors slightly higher at 47.08% (491) and G+1–3 at 46.88% (489).

Table 3.9: Distribution of Affected Structure by Level of Structure and Legal Status

Floors in Structures	Corridor 1			Corridor 2			Total			
	Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total	%
Basement+G+3-5	1	0	1	0	0	0	1	0	1	0.10
G+4-6	47	2	49	4	0	4	51	2	53	5.08
G+1-3	312	17	329	159	1	160	471	18	489	46.88
Ground Floor (G)	340	17	357	134	0	134	474	17	491	47.08
Under Construction	5	0	5	0	0	0	5	0	5	0.48
Total	705	36	741	297	1	298	1002	37	1,039	100.00

Note: Ground Floor refers to structure having only one level at the base land.

3.6.3. Project Affected Trees

In the whole project area, tree enumeration is conducted by BMRCL SEMU and Planning Division. The enumeration is mainly for trees on common lands, road margins, parks and road medians. Private trees will be taken to count during the structure valuation stage.

Table:3.10 Distribution of Affected Trees on Public Land

Corridor	SI No	Package	No of Trees
Corridor 1	1	JP Nagar 4" Phase to Mysore Road, Package – 1	2,174
	2	Mysore Road to Kanteerava studio Package – 2	2,175
	3	Kanteerava studio to Kempapura station, Package – 3	1,180
Corridor 2	4	Hosahalli to Kadubagere Cross	1,299
Total			6,828

3.7. Summary of Census Survey

Table 3.11 shows the summary of census survey. Directly affected PAPs are 943 landowners, 1,039 structure owners. 617 household (HH) /2,714 household members, and 2,173 business owners.

Table 3.11: Summary of Census Survey

			No. of Land owner	No. of Structure Owner			No. of HHs residing			No. of Persons (household members)			No. of business			No. of Persons (employee)		
				Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total
A. Residential																		
1	Govt Land	Owner of Pvt Residential Structure	0	63	0	63	63	0	63	189	0	189	0	0	0	0	0	0
2		Owner of Public Residential Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3		Tenants of Pvt Residential Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4		Tenants of Public Residential Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Pvt Land	Owner of Pvt Residential Structure	176	176	0	176	229	0	229	992	0	992	0	0	0	0	0	0
6		Owner of Public Residential Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7		Tenants of Public Residential structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8		Tenants of Pvt Residential structures	0	0	0	0	128	0	128	517	0	517	0	0	0	0	0	0
Total			176	239	0	239	420	0	420	1,698	0	1,698	0	0	0	0	0	0
B. Business																		
10	Govt Land	Owner of Pvt CBE Structure	0	0	37	37	0	0	0	0	0	0	0	37	37	0	479	479
11		Owner of Public CBE Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12		Tenants of Pvt CBE Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13		Tenants of Public CBE Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Pvt Land	Owner of Pvt CBE Structure	606	606	0	606	0	0	0	0	0	0	516	0	516	4,267	0	4,267
15		Owner of Public CBE Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		Tenants of Pvt CBE Structure	0	0	0	0	0	0	0	0	0	0	1,390	33	1,423	5,550	282	5,832
17		Tenants of Public CBE Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total			606	606	37	643	0	0	0	0	0	0	1,906	70	1,976	9,817	761	10,578
C. Residential cum Business (R+B)																		
19	Govt. Land	Owner of Pvt. R+B Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20		Owner of Public. R+B Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21		Residential Tenants of Public R+B Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		Business Tenants of Public R+B Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	Pvt Land	Owner of Pvt. R+B Structure	102	102	0	102	143	0	143	744	0	744	143	0	143	536	0	536
26		Owner of Public. R+B Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27		Residential Tenants of Pvt. R+B Structure	0	0	0	0	54	0	54	272	0	272	0	0	0	0	0	0
28		Business Tenants of Pvt. R+B Structure	0	0	0	0	0	0	0	0	0	0	54	0	54	160	0	160
Total			102	102	0	102	197	0	197	1,016	0	1,016	197	0	197	696	0	696
D. Institutions																		

			No. of Land owner	No. of Structure Owner			No. of HHs residing			No. of Persons (household members)			No. of business			No. of Persons (employee)		
				Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total	Legal	Informal	Total
30	Govt Land	Owner of Public Institutional Structure	16	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0
31		Owner of Prv. Institutional Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32		Tenants of Public Institutional Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		Tenants of Prv. Institutional Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	Pvt Land	Owner of Public Institutional Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35		Owner of Prv. Institutional Structure	23	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0
36		Tenants of Public Institutional Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Tenants of Prv. Institutional Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	39	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0
E. Community and Public Resources																		
38	Govt Land	Community Owned Structure	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0
39	Pvt. Land	Community Owned Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total (A+B+C+D+E)	934	997	37	1,034	617	0	617	2,714	0	2,714	2103	70	2,173	10,513	761	11,274
F. Not required for Physical Displacement																		
42	Pvt. Land	Under construction (non-reside)	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0
43	Pvt. Land	Landowners (non-residing)-Empty Land	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total	9	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0
		Total (A)+(B)	943	1,002	37	1,039	617	0	617	2,714	0	2,714	2103	70	2,173	10,513	761	11,274

Note. CBE: Commercial, Business and Enterprise

3.8. Overview of Project-Affected Household

3.8.1. Household and Household Members

Across both corridors there are 617 households (HHs) and 2,714 HH members (1,982 female, 732 male), all recorded as legal tenure. As per the age of the household members, majority of them fall into the age range of 6-18 age group 22.67% (615), followed by 60 and above accounting for 21.67% (588), and 41-45 age group with 16.06% (436). The age distribution of the household member by gender shows clear concentration in the middle adult brackets for both sexes. For males, a very large tail at 60+ (475) followed by 6-18 age group (470) and 41-45 age group (295). For females, the largest groups are 6-18 age group (470) followed by 41-45 age group (141) and 36-40 age group (129). The reason that those over 60 are the major age group is that the project area was developed relatively early in Bengaluru, and the PAPs are those who purchased land when the area was first developed.

Table 3.12: Distribution of HHs and HH members by Gender and Age

Section	HH	HH members		Age										
		Gender	Number	<6	6-18	19-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	60+
Corridor 1	496	Male	1,611	79	399	10	22	126	90	233	68	144	61	379
		Female	512	25	108	8	9	39	20	122	22	34	38	87
		Total	2,123	104	507	18	31	165	110	355	90	178	99	466
Corridor 2	121	Male	371	36	71	2	21	2	39	62	2	15	25	96
		Female	220	25	37	0	10	20	34	19	31	8	10	26
		Total	591	61	108	2	31	22	73	81	33	23	35	122
Total	617	Male	1,982	115	470	12	43	128	129	295	70	159	86	475
		Female	732	50	145	8	19	59	54	141	53	42	48	113
		Total	2,714	165	615	20	62	187	183	436	123	201	134	588
		%		6.08%	22.66%	0.74%	2.28%	6.89%	6.74%	16.06%	4.53%	7.41%	4.94%	21.67%

3.8.2. HH Type and HH Size

Of 617 HHs across the two corridors, most are nuclear (446, 72.29%) with joint families making up 151 (24.5%) and only 20 extended (3.2%); family sizes are predominantly small-to-medium, as 36.14% (223) have four members, 22.37% (138) have three member, and very few exceed 10 persons (12 HHs, 1.94% for 11-15; 5 HHs, 0.81% for 16+).

Table 3.13: Distribution of HHs by Family Type and HH size

Section	HHs	Family Type			Family Size															
		Nuclear	Joint	Extended	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16+
Corridor 1	496	372	112	12	10	38	118	181	75	39	12	2	10	2	2	0	0	1	1	5
Corridor 2	121	74	39	8	2	8	20	42	16	18	0	4	2	1	4	0	3	1	0	0
Total	617	446	151	20	12	46	138	223	91	57	12	6	12	3	6	0	3	2	1	5
%	100.00	72.29	24.47	3.24	1.94	7.46	22.37	36.14	14.75	9.24	1.94	0.97	1.94	0.49	0.97	0.00	0.49	0.32	0.16	0.81

3.8.3. Educational Attainment by HH Members

Corridor 1 accounts for the majority (496 HHs, 2,123 HH members) while Corridor 2 has 121 HHs and 591 HH members. Education distribution of household members is: Illiterate 418 (15.40%), Primary 152 (5.60%), Secondary 457 (16.84%), Higher Secondary Certificate (HSC) 364 (13.41%), Secondary School Certificate (SSC) 438 (16.14%), Diploma 152 (5.60%), Graduate 555 (20.45%) and Postgraduate 178 (6.56%).

The data reveals that males appear more represented across most qualification bands while females are numerically larger overall.

Table 3.14: Distribution of HH members by their Education and Gender

Sections	Gener	Illiterate	Primary	Secondary	HSC	SSC	Diploma	Graduate	Postgraduate	Total
Corridor 1	Male	194	99	328	179	243	104	389	75	1,611
	Female	133	27	28	61	93	28	97	45	512
	Total	327	126	356	240	336	132	486	120	2,123
Corridor 2	Male	25	16	78	71	81	13	45	42	371
	Female	66	10	23	53	21	7	24	16	220
	Total	91	26	101	124	102	20	69	58	591
Total	Male	219	115	406	250	324	117	434	117	1,982
	Female	199	37	51	114	114	35	121	61	732
	Total	418	152	457	364	438	152	555	178	2,714
	%	15.40	5.60	16.84	13.41	16.14	5.60	20.45	6.56	100.00

Note:

- Illiterate: A person aged 7 years and above who cannot read and write with understanding in any language.
- Primary: Education up to the 5th standard (class 1 to class 5).
- Secondary: Education up to the 8th standard (class 6 to class 8).
- SSC (Secondary School Certificate): Education up to the 10th standard (class 9 and class 10). Completing SSC often means passing the Secondary School Certificate examination.
- HSC (Higher Secondary Certificate): Education up to the 12th standard (class 11 and class 12), also known as the Intermediate or Pre-University course.
- Diploma: Technical or vocational diploma courses undertaken after completing 10th or 12th standard, generally of 1 to 3 years duration.
- Graduate: A person who has completed an undergraduate degree (e.g., Bachelor's degree) from a recognized university.
- Postgraduate: A person who has completed a postgraduate degree (e.g., Master's degree) from a recognized university.

3.8.4. Occupancy Status of HH

Of 617 HHs across the two corridors, 435HHs (70.50%) are under structure owner and 182 HHs (29.50%) are tenants.

Table 3.15: Occupancy Status of HH

Structure use	Corridor 1			Corridor 2			Total			
	HH of Owner	Tenant HH	Total	HH of Owner	Tenant HH	Total	HH of Owner	Tenant HH	Total	%
Residential	275	109	384	17	19	36	292	128	420	68.07
Business +Residential	83	29	112	60	25	85	143	54	197	31.93
Total	358	138	496	77	44	121	435	182	617	100.00
%	58.02	22.37	80.39	12.48	7.13	19.61	70.50%	29.50%	100.00	

3.8.5. Profile of HH Head

(1) Gender and Age

It is evident in Table 3.16 that of 617 HHs, most HH heads are male (454, 73.6%) with females comprising 26.4%; age distribution is concentrated in prime working ages: 41–45 (103, 16.69%), 36–40 (90, 14.59%), 31–35 (82, 13.29%) and 51–55 (83, 13.45%) and 60+ comprise 17.99% (111). While young heads (≤30) are very few (only 1.30% up to 25, 13.29% 26–30). This indicates a household leadership profile dominated by middle-aged males with also notable representation of household heads.

Table 3.16: Distribution of HH head by Gender and Age

Section	Gender	HH head	Age of HHs (years old)								
			<=25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	60+
Corridor 1	Male	372	5	72	26	51	55	48	30	16	69
	Female	124	2	3	11	24	30	16	9	6	23
	Total	496	7	75	37	75	85	64	39	22	92
Corridor 2	Male	82	1	5	15	8	13	14	5	6	15
	Female	39	0	2	4	7	5	5	4	8	4
	Total	121	1	7	19	15	18	19	9	14	19
Total	Male	454	6	77	41	59	68	62	35	22	84
	Female	163	2	5	15	31	35	21	13	14	27
	Total	617	8	82	56	90	103	83	48	36	111
	%	100	1.30	13.29	9.08	14.59	16.69	13.45	7.78	5.83	17.99

(5) Marital Status

Across 617 HHs, the vast majority of HH heads are married, 575 (93.19%), while unmarried HH heads account for 28 (4.54%), widows 12 (1.94%), and separated two (02) (0.32%), indicating HH leadership is overwhelmingly married, with very small proportions of single, separated, or widowed heads.

Table 3.17: Distribution of HH head by Martial Status

Section	Gender	Married	Unmarried	Separated	Widow	Grand Total
Corridor 1	Male	350	2	20	0	372
	Female	117	0	0	7	124
	Total	467	20	2	7	496
Corridor 2	Male	75	0	7	0	82
	Female	33	0	1	5	39
	Total	108	8	0	5	121
Total	Male	425	2	27	0	454
	Female	150	0	1	12	163
	Total	575	28	2	12	617
	%	93.19	4.54	0.32	1.94	100.00

(6) Educational Attainment

The survey has followed the definitions as per census of India (2011). Of 617 household heads, educational attainment is mixed: around 15.07% are illiterate and 5.51% have only primary education, while the largest shares have secondary (20.42%) or are graduates (19.12%); another 15.24% hold SSC, 12.16% HSC, 6.00% diplomas and 6.48% postgraduates—showing a substantial portion with secondary or higher education but also a notable illiterate/minimally educated minority that may need basic literacy and skills support.

Table 3.18: Distribution of HH head by EducationL attainment

Section	Gender	Illiterate	Primary	Secondary	HSC	SSC	Diploma	Graduate	Postgraduate	Total
Corridor 1	Male	38	22	96	37	56	24	80	19	372
	Female	38	6	8	12	20	7	23	10	124
	Total	76	28	104	49	76	31	103	29	496
Corridor 2	Male	8	3	18	16	13	4	11	9	82
	Female	9	3	4	10	5	2	4	2	39
	Total	17	6	22	26	18	6	15	11	121
Total	Male	46	25	114	53	69	28	91	28	454
	Female	47	9	12	22	25	9	27	12	163
	Total	93	34	126	75	94	37	118	40	617
	%	15.07	5.51	20.42	12.16	15.24	6.00	19.12	6.48	100.00

(7) Religion

The table below highlights the religion of the head of households. Of the 617 household heads, the population is overwhelmingly Hindu at 585 heads (94.81%), with Muslims making up 27 (4.38%) and very small minorities of Christians (2, 0.32%) and Jains (3, 0.49%); Corridor 1 and Corridor 2 show the same dominance of Hindu heads, indicating limited religious diversity and a clear majority community across both corridors.

Table 3.19: Distribution of HH head by Religion

Section	Gender	Hindu	Muslim	Christian	Jain	Grand Total
Corridor 1	Male	349	21	1	1	372
	Female	118	5	0	1	124
	Total	467	26	1	2	496
Corridor 2	Male	79	1	1	1	82
	Female	39	0	0	0	39
	Total	118	1	1	1	121
Total	Male	428	22	2	2	454
	Female	157	5	0	1	163
	Total	585	27	2	3	617
	%	94.81	4.38	0.32	0.49	100.00

(8) Social Class

The definitions of Social Class as per census of India (2011) as follows.:

- **General:** This category includes all castes and communities that do not fall under the Scheduled Castes (SC), Scheduled Tribes (ST), or Other Backward Classes (OBC). Often referred to as "General" these groups are considered socially and educationally advanced compared to the reserved categories.
- **OBC (Other Backward Classes):** OBC refers to castes and communities that are socially and educationally disadvantaged but do not fall under SC or ST categories. The OBC category includes groups recognized by the Government of India as backward for the purpose of affirmative action (reservations in education, jobs, etc.).
- **SC (Scheduled Castes):** These are communities specifically identified in the Constitution of India as historically disadvantaged groups subjected to untouchability and social discrimination. SCs are given special protections and reservations to help improve their socio-economic status.
- **ST (Scheduled Tribes):** These are indigenous tribal communities identified in the Constitution of India. STs are typically people living in remote or hilly areas with distinct cultures and traditions. They are also accorded protective measures and reservations in education, employment, and political representation.

Among 617 household heads, the majority belong to the General category, 389 heads (63.05%), while Other Backward Classes (OBC) account for 201 (32.58%); Scheduled Castes (SC) and Scheduled Tribes (ST) are small minorities with 16 (2.59%) and 11 (1.78%) heads respectively. Corridor 1 contains most SC and ST representation (16 SC, 11 ST) and a larger share of both General and OBC households, whereas Corridor 2 is composed solely of General (82) and OBC (39) households.

The survey shows that there are some STs, however they are not categorised indigenous people as defined in WB ESS 7.⁴

Table 3.20: Distribution of HH head by Social Class

Section	Gender	General	OBC	SC	ST	Total
Corridor 1	Male	256	101	8	7	372
	Female	51	61	8	4	124
	Total	307	162	16	11	496
Corridor 2	Male	80	2	0	0	82
	Female	2	37	0	0	39
	Total	82	39	0	0	121
Total	Male	336	103	8	7	454
	Female	53	98	8	4	163
	Total	389	201	16	11	617
	%	63.05	32.58	2.59	1.78	100.00

3.8.6. Livelihood and Living Profile

(1) Occupation of HH Head

Occupation is dominated by business activities—45.06% in Business (Sales & Service) and 13.29% in Retail—while 10.86% are unemployed, 9.56% work in private service, and smaller shares are in professions (2.76%), government service (2.11%), casual/temporary labor (daily wagers 1.46%, factory workers 1.94%) or transport (3.08% auto/taxi); the sizable 9.56% “Others” category.

Table 3.21: Distribution of HH Head by Occupation and Gender

Section	Gender	Auto/Taxi Driver	Daily Wager	Business (Sales & Service)	Government Service	Private Service	Professional	Real Estate Business	Retail Shops	Temporary Worker/Factory Worker	Occupation/Unemployed/No	Others	Grand Total
Corridor 1	Male	16	7	163	12	43	12	2	42	10	35	30	372
	Female	0	1	54	1	9	5	0	16	2	15	21	124
	Total	16	8	217	13	52	17	2	58	12	50	51	496
Corridor 2	Male	3	1	36	0	7	0	0	18	0	10	7	82
	Female	0	0	25	0	0	0	0	6	0	7	1	39
	Total	3	1	61	0	7	0	0	24	0	17	8	121
Total	Male	19	8	199	12	50	12	2	60	10	45	37	454
	Female	0	1	79	1	9	5	0	22	2	22	22	163
	Total	19	9	278	13	59	17	2	82	12	67	59	617
	%	3.08	1.46	45.06	2.11	9.56	2.76	0.32	13.29	1.94	10.86	9.56	100.00

Note: "Sales & Service" was a common combination among many affected households operating multiple small-scale and micro-enterprises; therefore, this has been consolidated into a single category. "Temporary Worker/Factory Worker": In the Indian

⁴ defined in ESS 7 as (a) Self-identification as members of a distinct indigenous social and cultural group and recognition of this identity by others; and (b) Collective attachment to geographically distinct habitats, ancestral territories, or areas of seasonal use or occupation, as well as to the natural resources in these areas; and (c) Customary cultural, economic, social, or political institutions that are distinct or separate from those of the mainstream society or culture; and (d) A distinct language or dialect, often different from the official language or languages of the country or region in which they reside .

Census, they are treated as a single category, and a similar approach has been adopted for this study. A "Temporary Worker" refers to a person whose job and workplace frequently change, such as moving to a different job after a certain period or upon completing a specific task. In most cases, no formal employment contract is established. Based on the employment practices in the project area, this job classification exists and has been included as one of the categories. "Others" include housewife, rental income, Retired etc.

(2) Annual Income

Table 3.22 highlights that of 617 households, annual income is concentrated in lower-middle bands: 38.74% (239) earn Rs. 60,001– Rs. 400,000, 22.85% (141) earn Rs. 400,001– Rs. 600,000, and 11.18% (69) earn Rs. 600,001– Rs. 900,000. Meanwhile 12.97% (80) are in the highest > Rs. 2,500,0001 bracket and 3.40% (21) are Rs. 60,001 which classified as below poverty threshold. This indicates that most households are below mid-to-high income levels with a substantial portion clustered in the Rs.60,001– Rs. 600,000 range and relatively few very poor or very high-income households. The average annual income of affected households is Rs. 662,044. While data on the average annual income per household in Bengaluru is not available, the average annual income of affected households is lower than the average annual income per capita in urban Bengaluru (Rs. 738,910), but higher than the average annual income per capita for all of Bengaluru (Rs. 501,383).⁵

Table 3.22: Distribution of Annual Income of HHs

Section	Annual Income (Rs.)									Total
	60,000>	60,001-400,000	400,001-600,000	600,001-900,000	900,001-1,000,000	1,000,001-1,600,000	1,600,001-2,000,000	2,000,001-2,500,000	> 2,500,001	
Corridor 1	16	202	93	47	39	11	6	3	79	496
Corridor 2	5	37	48	22	4	2	2	0	1	121
Total	21	239	141	69	43	13	8	3	80	617
%	3.40	38.74	22.85	11.18	6.97	2.11	1.30	0.49	12.97	100

(3) Average Monthly HH Expenses

The HH spending is dominated by food (20%), clothing & footwear (average 15%), education (20%), and transportation (12.5%), with housing, healthcare, and miscellaneous each at 5% and entertainment at 10%; Corridor 1 allocates more to clothing (20%) and transportation (15%) while Corridor 2 prioritizes education (25%) and gives less to clothing (10%) and transport (10%), indicating similar basic needs spending across corridors but different investments in human capital (higher in Corridor 2) and consumption goods (higher in Corridor 1).

Table 3.23: Average Monthly Household Expenses by Category (in percentage)

Section	Housing	Transportation	Food	Healthcare (insurance, medical services)	Entertainment and Recreation	Clothing and Footwear	Education	Miscellaneous Goods and Services	Charitable Contributions and Other	Total
Corridor 1	5	15	20	5	10	20	15	5	5	100
Corridor 2	5	10	20	5	10	10	25	5	10	100

⁵ Karnataka State Planning, Program Monitoring, and Statistics Department (2025) Karnataka Economic Survey,

Section	Housing	Transportation	Food	Healthcare (insurance, medical services)	Entertainment and Recreation	Clothing and Footwear	Education	Miscellaneous Goods and Services	Charitable Contributions and Other	Total
Average	5	12.5	20	5	10	15	20	5	7.5	

(9) Access to Utilities

Table 3.24 indicates access to key household assets/services. Data points that the access to key household assets and services is very high across both corridors: nearly all households report electricity (613/617, 99.35%) and LPG gas/tap water (613/617 and 610/617, 99.35% and 98.87% respectively), while access to healthcare and education is universal in the sample (617/617, 100%).

Table 3.24: Access to Key Household Assets/Services (Multiple response)

Section	Tap Water	Electricity	LPG Gas	Healthcare	Education
Corridor 1	493	494	492	496	496
Corridor 2	117	119	121	121	121
Total	610	613	613	617	617
%	98.87	99.35	99.35	100.00	100.00

(10) Access to other household Assets

Asset ownership is generally high: all 617 HHs have mobile phones, TVs, fridges and bank accounts, and almost all have two-wheelers (617, 100%) while four-wheelers are far less common (125, 20.26%); washing machines are nearly universal (614, 99.51%) and computers are present in about one-third (210, 34.04%), whereas only 2 households (0.32%) have solar panels and 120 households (19.45%) own generators; 161 households (26.09%) live in rented accommodation. Corridor 1 shows higher absolute counts of most assets (e.g., 99 four-wheelers, 121 rented houses, 120 generators) while Corridor 2 has fewer cars (26), no generators and no solar panels, reflecting widespread basic appliance and digital access but limited higher-value assets (cars, generators, solar) and a notable share of renters.

Table 3.25: Access to Other Household Assets (Multiple response)

Section	TW	FW	So	HOR	Mob	TV	Fri	WM	Com	Gen	BA
Corridor 1	496	99	2	121	496	496	496	493	182	120	496
Corridor 2	121	26	0	40	121	121	121	121	28	0	121
Total	617	125	2	161	617	617	617	614	210	120	617
%	100.00	20.26	0.32	26.09	100.00	100.00	100.00	99.51	34.04	19.45	100.00

TW: Two-Wheeler, FW: Four-Wheeler, So: Solar Panel, HOR: House on Rent, Mob: Mobile/Telephone, TV: Television, Fri: Fridge, WM: Washing Machine, Com: Computer, Gen: Generator, BA: Bank Account

3.9. Overview of Project-Affected Business

3.9.1. Affected Business

Table 3.36 shows the distribution of affected business by legal status and gender. A total of 2,173 businesses were affected, and the majority are legal businesses (96.78%) and 80.63% of business owners are male.

Table 3.26: Distribution of Project Affected Business by Legal Status and Gender

Section	Businesses			Gender of Business Owners			%
	Legal	Informal	Total	Male	Female	Total	
Corridor 1	1273	69	1342	1079	263	1342	61.76
Corridor 2	830	1	831	673	158	831	38.24
Total	2,103	70	2,173	1,752	421	2,173	100.00
%	96.78	3.22	100.00	80.63	19.37	100.00	

Note:

Legal: those have legal or recognized rights over the land that is being acquired. Legal ownership (Titleholder) is typically established through documented records, such as: Record of Rights (RoR), Land title deeds, Registered ownership documents or Other official government records

Informal: those who may not have legal title (non-titleholders) to the land but are critically dependent on it for their subsistence and livelihood. Under the current project such individuals have been categorized as informal.

3.9.2. Type of Business

This dataset provides a breakdown of 2,173 business by business type, legal status and the gender of their owners. Majority of business are legal (96.78%) and male owners (80.63%).

Table 3.27 : Distribution of Businesses by Business type, Legal Status and Gender

Type of Business	Businesses			Gender of Business Owners			%
	Legal	Informal	Total	Male	Female	Total	
Automotive and transport	172	1	173	158	15	173	7.96
Construction and Furniture	174	35	209	175	34	209	9.62
Electronic Devices & services	58	0	58	46	12	58	2.67
Enterprises (Miscellaneous)	37	2	39	30	9	39	1.79
Food and beverage (Small)	211	2	213	177	36	213	9.80
Food and beverage (Large)	205	6	211	166	45	211	9.71
Health and allied services	37	0	37	34	3	37	1.70
Manufacturing and fabrication	75	0	75	52	23	75	3.45
Personal and professional services	268	2	270	205	65	270	12.43
Property Business	52	0	52	36	16	52	2.39
Retail General	177	15	192	160	32	192	8.84
Retail -Textile and fashion-(Small)	171	1	172	139	33	172	7.92
Retail- Textile and fashion- (Large)	333	3	336	268	68	336	15.46
Others	133	3	136	106	30	136	6.26
Total	2,103	70	2,173	1,752	421	2,173	100.00
%	96.78	3.22	100.00	80.63	19.37	100.00	

Note: Retail General includes Grocery, stationary, toys, General stores, Retail textile and fashion include clothing, jewellery, bangles, shoe, tailoring, garment, Food and beverage (Small) includes Juice centre, bakery, tea stall, poultry, Food and beverage (Big) includes Hotel and Restaurants, Automotive and transport-car, bike, sales repair, service, transport, automobile, Garage, petrol bunk,

Construction and Furniture include construction services, timber, granite, hardware, carpenter, Electronic devices and services includes showroom, Personal and professional service includes spa, saloon, parlour, education consultancy, legal consultancy, financial, other professional services, marketing, software, computer, advertising, architect, engineer, Health and allied services includes doctor and medical shop, property business include Rental income, real estate, property related, Manufacturing and fabrication- plastic, workshop, godown, factory, Enterprises (Miscellaneous) includes Environmental services, Others include Gas station, educational services, service station, puncher shop, liquor station, gas station etc.

Small: less than 100sqm area, Large: more than 100sq m area

3.9.3. Occupancy status of Business

Table 3.28 and Table 3.29 shows the occupancy status of business by structure use and by business type. Across 2,173 businesses, Corridor 1 houses 1,342 units (322 owners, 1,020 tenants) and Corridor 2 has

831 (337 owners, 494 tenants), with retail (combined textile and fashion categories) the largest segment at 336 units (15.46%), personal & professional services next at 270 (12.43%), food & beverage (small and large combined) together 424 (19.51%), construction & furniture 209 (9.62%), retail general 192 (8.84%) and automotive/transport 173 (7.96%); overall tenants far outnumber owner-operated units (1,514 tenants vs. 659 owners), indicating widespread rental-based business premises.

Table 3.28: Occupancy Status by Structure Use

Structure use	Corridor 1			Corridor 2			Total			
	Owner	Tenant	Total	Owner	Tenant	Total	Owner	Tenant	Total	%
Business	239	991	1,230	277	469	746	516	1,460	1,976	90.93
Business +Residential	83	29	112	60	25	85	143	54	197	9.07
Total	322	1,020	1,342	337	494	831	659	1,514	2,173	100
%	14.82	46.94	61.76	15.51	22.73	38.24	30.33	69.67	100.00	

Table 3.29: Occupancy Status by Business Type

Business type	Corridor 1			Corridor 2			Total			
	Owner	Tenant	Total	Owner	Tenant	Total	Owner	Tenant	Total	%
Automotive and transport	13	83	96	29	48	77	42	131	173	7.96
Construction and Furniture	28	131	159	23	27	50	51	158	209	9.62
Electronic Devices & services	5	27	32	7	19	26	12	46	58	2.67
Enterprises (Miscellaneous)	6	24	30	1	8	9	7	32	39	1.79
Food and beverage (Small)	30	106	136	36	41	77	66	147	213	9.80
Food and beverage (Large)	24	118	142	22	47	69	46	165	211	9.71
Health and allied services	0	13	13	4	20	24	4	33	37	1.70
Manufacturing and fabrication	11	34	45	16	14	30	27	48	75	3.45
Personal & professional services	26	157	183	27	60	87	53	217	270	12.43
Property Business	34	16	50	2	0	2	36	16	52	2.39
Retail General	71	115	186	2	4	6	73	119	192	8.84
Retail -Textile and fashion-(Small)	20	65	85	30	57	87	50	122	172	7.92
Retail- Textile and fashion- (Large)	38	55	93	117	126	243	155	181	336	15.46
Others	16	76	92	21	23	44	37	99	136	6.26
Total	322	1,020	1,342	337	494	831	659	1,514	2,173	100.00

Note: Small: less than 100sqm area, Large: more than 100sq m area

3.9.4. Business-wise Average Monthly Income

Across 2,173 businesses, average monthly income is Rs.23,262, with Personal and professional services (270 units) and Property business (52) reporting the highest averages (Rs.28,446 and Rs.31,635 respectively), while health and allied services (37) earn the least on average (rs.19,568); manufacturing (rs.23,387), retail general (rs.23,995) and automotive/transport (Rs.23,023) sit near the overall mean, small and large food businesses and construction/furniture cluster around Rs.21,700 - Rs.22,600, and the “Others” category shows a relatively strong average (Rs.25,444), suggesting that professional/property activities drive higher earnings while health and several retail/textile subsegments lag behind.

Table 3.30: Distribution of Average Monthly Income (Rs.) by business type

Type of Businesses	Business Number	Average of Monthly Income
Automotive and transport	173	23,023.12
Construction and Furniture	209	21,777.51
Electronic Devices & services	58	21,284.48
Enterprises (Miscellaneous)	39	21,692.31

Type of Businesses	Business Number	Average of Monthly Income
Food and beverage (Small)	213	21,741.78
Food and beverage (large)	211	22,592.42
Health and allied services	37	19,567.57
Manufacturing and fabrication	75	23,386.67
Personal and professional services	270	28,446.10
Property Business	52	31,634.62
Retail General	192	23,994.79
Retail -Textile and fashion-(Small)	172	21,668.60
Retail- Textile and fashion- (Large)	336	20,682.74
Others	136	25,443.61
Total	2,173	23,262.06

3.9.5. Number of Employee under Business Owners

Table 3.31 shows number of employees by business type of project affected business. The total number of employees in the project affected businesses are 11,274, with the retail sector (textiles and fashion) accounting for the highest proportion of employment at 21.20%, followed by the food and beverage sector at 12.86%.

Table 3.31:Distribution of business and their employee by business type

Type of Businesses	Corridor 1		Corridor 2		Total	
	Number of Businesses	Employees	Number of Businesses	Employees	Number of Businesses	Employees
Automotive and transport	96	477	77	293	173	770
Construction and Furniture	159	1,144	50	234	209	1,378
Electronic Devices & services	32	204	26	124	58	328
Enterprises (Miscellaneous)	30	197	9	26	39	223
Food and beverage (Small)	142	858	69	369	211	1,227
Food and beverage (large)	136	632	77	358	213	990
Health and allied services	13	42	24	100	37	142
Manufacturing and fabrication	45	263	30	141	75	404
Personal and professional services	183	991	87	385	270	1376
Property Business	50	294	2	22	52	316
Retail General	186	1,188	6	24	192	1212
Retail -Textile and fashion-(Small)	85	427	87	377	172	804
Retail- Textile and fashion- (Large)	93	496	243	1,090	336	1586
Others	92	345	44	173	136	518
Total	1,342	7,558	831	3,716	2,173	11,274
%	61.76	67.04	38.24	32.96	100.00	100.00

3.10. Overview of Project-Affected Institution

Following dataset details 26 institutions classified banking institutions, educational institution, government institutions, healthcare institutions and religious institutions.

Table 3.32:Distribution of Institutions

Institutions	Corridor 1	Corridor 2	Total
Banking	3	0	3
Educational	11	0	11
Government	11	6	17
Healthcare	5	0	5

Institutions	Corridor 1	Corridor 2	Total
Religious	3	0	3
Total	33	6	39

Note: Banking institutions: IDBI Bank, SSC Bank, Indusland Bank; Educational Institution: PE University, Aishwarya School, Gupta College, Mother Teresa School, Global Public School; Government Institutions: Indian Bureau Of Mines (Regional Office), Geological Survey Of India, National Skill Training Institute; Healthcare Institutions: A M Hospitals, Jayasheela Clinics; Religious Institutions: Anjaneya Temples.

3.11. Profile of Vulnerable Groups

BMRCL consider vulnerable PAPs who are Children, Women, Scheduled Caste (SC), Scheduled Tribes (ST), Other Backward Class (OBC), senior citizens (over 60 years), persons affected with disability, people with below poverty level (BPL).

a. Senior citizens

In India, the term "elderly" or "senior citizen" is legally defined as any person who has attained the age of 60 years or above. This definition is consistently used across various government policies, schemes, and laws, most notably in the Maintenance and Welfare of Parents and Senior Citizens Act, 2007.⁶

b. Persons with Disabilities

The definition of "Persons with Disabilities" in India is primarily governed by The Rights of Persons with Disabilities Act, 2016 (RPwD Act, 2016). This Act defines a "person with disability" as someone who has "long-term physical, mental, intellectual or sensory impairment which, in interaction with barriers, hinders his full and effective participation in society equally with others."

c. People with below poverty level (BPL)

Below Poverty Level (BPL) is an economic benchmark set by the GoI to identify financially weaker individuals and households who need government assistance. People earning below this threshold are classified as BPL and qualify for various subsidies and welfare schemes. The poverty line is determined by considering essential living expenses such as food, education, healthcare, transport, and electricity. The Rangarajan Committee, established in 2012, provided the most recent methodology that determines India's poverty line. This committee considers various factors of essential goods and services, including food, education, healthcare, clothing and shelter. The current poverty line in India is: in rural areas:Rs.1,059.42 per capita per month and in urban areas:Rs.1,284 per capita per month. The below poverty index households identified in the survey have income less than Rs. 60,000/-annually or Rs 5,000/-monthly for a family of four persons.

3.11.1. HH with Vulnerable Group

According to Table 3.33 in total of 308 PAHs are categorised as vulnerable group. There are cases which one PAPs belong to several vulnerable category and one PAH may have a multiple number of household members belong to vulnerable group. The main categories of vulnerability are elderly (over 60 years old) 43.10% followed by child (0-6 years old) 23.50% and women headed households 14.53%.

⁶ Parliament of India. (2007). The Maintenance and Welfare of Parents and Senior Citizens Act, 2007. Retrieved from the Bare Act or official gazette publications (e.g., India Code website: <https://www.indiacode.nic.in/>)

Table 3.33: Distribution of HHs with Vulnerable PAPs by Vulnerable category

Section	HHs with Vulnerable PAPs	Type of vulnerable house members									Total
		Women Headed HHs	HHs Below Poverty Threshold	Elderly	Widows	PwD	SC	ST	OBC	Child	
Corridor 1	240	194	16	612	14	2	49	30	162	269	1,348
Corridor 2	68	101	37	263	22	3	3	6	39	208	682
Total	308	295	53	875	36	5	52	36	201	477	2,030
%		14.53	2.61	43.10	1.77	0.25	2.56	1.77	9.90	23.50	100.00

3.11.2. Business owners under vulnerable Group

Table 3.34 shows 523 business owners belong to vulnerable group out of total 2,173 project affected business. Main vulnerable group are women-headed household businesses 44.93% (235), followed by OBC 25.24 % (135) and elderly 25.24% (132).

Table 3.34: Business status with Vulnerable Groups

Vulnerable Groups	Corridor 1			Corridor 2			Total			
	Business Owner	Business Tenants	Total	Business Owner	Business Tenants	Total	Business Owner	Business Tenants	Total	%
Women Headed Households	47	94	141	37	57	94	84	151	235	44.93
Elderly (above 60 years)	31	50	81	24	27	51	55	77	132	25.24
Widows	0	0	0	0	0	0	0	0	0	0.00
Persons with Disabilities	0	0	0	0	0	0	0	0	0	0.00
Below Poverty Threshold	0	2	2	0	4	4	0	6	6	1.15
Children -0-6 years	0	0	0	0	0	0	0	0	0	0.00
Scheduled caste	5	7	12	0	1	1	5	8	13	2.49
Scheduled tribes	1	0	1	1	0	1	2	0	2	0.38
Other backward Class (OBC)	18	34	52	35	48	83	53	82	135	25.81
Total	102	187	289	97	137	234	199	324	523	100.00
%	19.50	35.76	55.26	18.55	26.20	44.74	38.05	61.95	100.00	

3.12. Relocation Experience and Preferences on Resettlement

3.12.1. Relocatees

At Kadirenahalli location (Ch. No. 4+500 to 4+800) 63 HHs are identified as those who were previously resettled due to the Outer Ring Road Project of Bangalore Development Authority (BDA). These families were allotted houses as part of the earlier resettlement but do not own the land, rendering them as only structure titleholders (on Government Land) under the current BMRCL project for RAP purposes.

(1) Issues of Previous Relocation

The survey revealed that most of these families are deeply dissatisfied with the resettlement process of the previous project. Key issues include:

- **Inadequate Compensation:** The cash compensation provided during the Outer Ring Road Project was deemed insufficient by the families. It failed to adequately address their financial needs or support their transition to the new location, leading to economic strain.
- **Disruption of Livelihoods:** The relocation disrupted the families' access to their sources of

income. Many had to rebuild their livelihoods in the new area, which posed significant challenges, particularly for those engaged in informal or location-dependent work such as small-scale vending, daily wage labour, or local services.

- **Social and Community Disruption:** The move to the new location severed established social ties and community networks, which are critical for mutual support, especially among informal settlers. The families struggled to integrate into the new area, leading to feelings of isolation and loss of community cohesion.
- **Lack of Land Ownership:** The absence of land ownership rights in the resettled area has left the families vulnerable and insecure about their long-term stability. This lack of tenure security has compounded their dissatisfaction with the previous resettlement process.
- **Inadequate Resettlement Support:** Beyond housing, the families reported limited or no support for re-establishing their lives, such as access to schools, healthcare, or employment opportunities in the new location. This lack of comprehensive rehabilitation measures contributed to their overall discontent.

(2) Current Concerns: Second-Time Displacement

The families were deeply distressed to learn that they face displacement again due to the BMRCL Metro Rail Project. The prospect of a second displacement has heightened their anxiety and frustration, as it threatens to further destabilize their lives. The key concerns include:

- **Repeated Disruption:** Having already undergone the challenges of relocation once, the families are apprehensive about facing similar or greater hardships in a new location. The emotional and financial toll of starting over again is a significant concern.
- **Impact on Children's Education:** The families emphasized that their children are enrolled in nearby schools, which provide stability and continuity in their education. A second displacement to a distant location risk disrupting their schooling, potentially affecting academic performance and future opportunities.
- **Loss of Livelihood Proximity:** Many families rely on livelihoods tied to the current locality, such as local markets, small businesses, or informal employment opportunities. Relocation to a distant area would sever these connections, forcing them to rebuild their economic base from scratch.
- **Community and Social Ties:** The families have established new social networks and community ties in their current location, despite the challenges of the initial resettlement. Moving again would disrupt these connections, further isolating them and undermining their sense of belonging.
- **Insecurity as Non-Titleholders:** As non-titleholders, the families feel particularly vulnerable to repeated displacement without adequate safeguards. The lack of land ownership in their current homes heightens their fear of losing access to secure housing in the future.

(3) Current Concern

In light of their past experiences and the distress caused by the prospect of a second displacement, the families have articulated clear preferences for the resettlement process under the BMRCL Metro Rail Project. Their primary demand is for alternate housing within the same locality to minimize disruption to their lives. Key preferences include:

- **Alternate Housing in the Same Locality:** The families have strongly advocated for being provided with alternate structures (houses) in the same or nearby locality. This would allow them to maintain proximity to their children’s schools, workplaces, and community networks, reducing the social and economic impacts of relocation.
- **Adequate and Fair Compensation:** Drawing from their dissatisfaction with the cash compensation provided in the previous project, the families seek comprehensive compensation that accounts for the full extent of their losses, including livelihood disruptions and relocation costs.
- **Security of Tenure:** Given their status as non-titleholders, the families have emphasized the need for secure tenure in the new resettlement site, preferably through ownership of the allotted houses or land to prevent future vulnerabilities.
- **Comprehensive Rehabilitation Support:** Beyond housing, the families have requested additional support to ensure a smooth transition, including access to schools, healthcare facilities, and livelihood opportunities in the new location. They also seek assistance in re-establishing community networks to mitigate social isolation.
- **Consultation and Transparency:** The families have expressed a desire for greater involvement in the planning and implementation of the resettlement process. Transparent communication and meaningful consultation are critical to addressing their concerns and ensuring that their needs are met.

3.12.2. Preference of Resettlement

The PAPs in the Project have clearly articulated their preferences regarding livelihood restoration, emphasizing self-relocation and a strong inclination towards cash compensation for lost structures or livelihoods.

Table 3.35: Preferred Mode of Resettlement

Section	Self-Relocation (Cash Compensation for Lost Structures/Livelihoods)	BMRCL-Offered Relocation	No Preference	Not Known
Corridor 1	166	199	332	222
Corridor 2	407	225	239	240
Total	573	424	571	462
%	22.52	16.67	22.44	18.16

Note: Multiple Response Table

3.13. Preferences for Livelihood Restoration

3.13.1. Preferred Additional Skills for Livelihood Enhancement

Understanding the existing skill sets of the PAPs is crucial for effective livelihood restoration. The current skills identified include a diverse range, such as admin support, automobile, automotive, beauty service, building, carpentry, catering, clerical, craftsmanship, distribution, driving, education, electronics service, energy production, event service, fitness, food & beverage, food service, general service, healthcare, hospitality, instruction, management, manufacturing, marketing, massage, massage technique, material supply, mechanics, non-profit, operating machine, operations, property sales, repair, retail, sales, stitching, and styling.

The PAPs have expressed interest in acquiring additional skills under the livelihood restoration plan. These sought-after skills are largely modern and forward-looking, including advanced training, automation, branding, business management, computerized designs, digital adoption, digital designing, digital marketing, e-commerce, e-learning, electric vehicles maintenance and repairs, event tech, franchise model, fundraising, green energy, house keeping, logistics management, sales and marketing, online bookings, online delivery systems, online sales, quality control, safety management, service software, software repair, sustainability, technical, telemedicine, and virtual tours training. This highlights a clear aspiration among PAPs to adapt to evolving economic landscapes and enhance their employability or entrepreneurial capabilities.

Additionally, skill development programs should be demand-driven, aligning with the expressed interest in advanced and digital skills, which can open new avenues for income generation. Table 3.36 illustrates the preferences of PAPs regarding the mode of livelihood restoration, emphasizing their stated inclination towards self-relocation and cash compensation.

Table 3.36: Preferred Mode of Livelihood Restoration

Section	Skill Training & Support (without direct relocation assistance)	No Preference	Not Known
Corridor 1	351	291	900
Corridor 2	432	512	345
Total	783	803	1,245
%	30.78	31.56	48.94

3.13.2. Preferred Additional Skills for Livelihood Enhancement

Table 3.37 presents the preferences of PAPs for acquiring additional skills under a livelihood restoration plan.

Table 3.37: Additional Skills for Livelihood Enhancement

Section	Digital & E-Commerce Skills	Business & Management Skills	Advanced Technical & Specialized Skills	Other Professional Skills	No Preference	Not Known	Total
Corridor 1	513	248	454	122	404	400	513
Corridor 2	332	445	167	178	172	213	332
Total	845	693	621	300	576	613	845
%	33.22	27.24	24.41	11.79	22.64	24.10	33.22

Note: Multiple Response Table

- Digital & E-Commerce Skills (e.g., Digital Marketing, E-Commerce, Online Sales, Online Bookings, Online Delivery Systems)
- Business & Management Skills (e.g., Business Management, Branding, Franchise Model, Fundraising, Logistics Management, Sales and Marketing)
- Advanced Technical & Specialized Skills (e.g., Automation, Computerized Designs, Electric Vehicles Maintenance, Green Energy, Service Software, Software Repair, Technical)
- Other Professional Skills (e.g., Advanced Training, Event Tech, Housekeeping, Quality Control, Safety Management, Sustainability, Telemedicine, Virtual Tours Training)

Chapter 4 Compensation and Entitlement Matrix

4.1. Introduction

The formulation of this Entitlement Matrix is informed by a socio-economic survey (SES), Focus Group Discussions (FGDs), and a gap analysis between domestic and international compensation standards. The primary objective is to provide full replacement cost for lost assets, alongside additional support measures of Resettlement and Rehabilitation (R&R) allowance and assistance in accordance to JICA GL and WB ESS5. These measures aim to mitigate the adverse impacts of displacement and facilitate the restoration of livelihoods. Based on the entitlement matrix of the Project, BMRCL will prepare Compensation and Resettlement Packages for each PAP.

The BMRCL CRP which shows compensation and assistance to be provided to the typical PAP category, was approved by Government of Karnataka (Gok) in the year 2007, further updated in 2019 and has been used by BMRCL to distribute Land and Rehabilitation compensation to the PAPs. The allowance rates calculated in CRP 2019 based on prices prevailing in the year 2019 has been further revised for the Project by using Consumer Price Index data taken as the main index to identify and mitigate the effect of inflation on rehabilitation and resettlement rates, as well as market price.

4.2. Term definition

- **Title holder:** In India, a 'Title Holder' is a person or entity that holds the legal right of ownership over a specific property. The concept of 'title' is a fundamental aspect of property law, representing a "bundle of rights" that are legally recognized and enforceable. Title Holder' in India is not merely someone in physical possession of a property. It is the person or entity who has a legally recognized and documented right to the property, supported by registered title deeds. The **Transfer of Property Act, 1882**, along with various personal laws (like the Hindu Succession Act, 1956), governs the transfer and inheritance of these titles.
- **Non-title holder:** Any other person or entity who does not possess enforceable and legal right of ownership is a 'non-title holder'.
- **Legal person:** Represent a legal person or entity who is enjoying the specific property by virtue of certain legal rights originating from ownership title or rental agreement or recognised instrument of ownership/tenancy.
- **Informal person:** The person or entity who are in possession of certain properties, without any formal documentary or legal rights.
- **Slum Dwellers** are the residents inhabiting slum area. Slum Area means any area declared to be slum area under sub-section (1) of section 3 of The Karnataka Slum Areas (Improvement and Clearance) Act 1973.
- **Squatter:** Any person living informally on Government land, other than slum dwellers. The persons who are occupying land/temporary structure without formal title are considered 'Squatters'. They can be residential or commercial squatters. They are different from informal occupants mentioned in entitlement matrix, as in they are not associated with any owners.

4.3. Compensation of loss

Compensation at full replacement cost will be provided to all persons/households losing land and/or other assets due to land acquisition for the project, as mentioned in CRP 2019 which serves as the guiding policy for land acquisition, rehabilitation and resettlement activities.

As stated in CRP 2019, RFCTLARR Act 2013 and its amendments is the foundation for the valuation of land and asset, while the acquisition process follows the RFCTLARR Act 2013 and its amendments and KIADA 1966 and its amendments.

4.3.1. Principle of Replacement cost

Though term 'Replacement Cost' is not defined in the policy specifically, the principle behind the term is to provide sufficient compensation to the PAPs to enable them to achieve similar or higher living standards post relocation as explained in following section.

All land and non-land assets owned by households/businesses who meet the cut-off date will be compensated based on the principle of full replacement cost. Replacement cost is the amount calculated before displacement which is needed to replace the affected asset without depreciation and without deduction for taxes and/or costs of transaction and administrative cost required for transaction (stamp duty and fees, transaction fee)⁷.

4.3.2. Severity of Project Impacts

Compensation and assistance provided to PAPs will take into consideration the severity of impact caused. If the residual portion of affected land, structure or asset/improvement is no longer viable for use according to original purpose, the entire property will be acquired at full replacement cost taking also the consent of the PAP into consideration.

4.3.3. Mode of Compensation

The process of compulsory acquisition as prescribed by KIAD Act 1966 can involve various modes, including 1) Consent Awards, 2) Normal Awards, and 3) Expropriation. For further detail, please refer to Chapter 2.

4.3.4. Loss of Land

The determination of the compensation and its payment follow vesting of the ownership in the government. The Act provides for speedy acquisition of land through awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the landowner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner.

(1) Compensation Calculation

The norms as specified in the policy is as under:

⁷ RFCTLARR Act 2013_ 96. Exemption from income-tax, stamp duty and fees.—No income tax or stamp duty shall be levied on any award or agreement made under this Act, except under section 46 and no person claiming under any such award or agreement shall be liable to pay any fee for a copy of the same. 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.

- Guidance Value or Market Value of land, whichever is higher;
- 100% solatium on (a) above; and
- 12% per annum additional market value for the period between the date of notification and date of actual payment of final award
- Without depreciation and without deduction for taxes and/or costs of transaction and administrative cost required for transaction.

(2) Valuation method for Replacement Cost

BMRCL has set up a Land Valuation Committee or Land Committee, which is one member Committee, to assess the market value of land and property. To assist the Land Valuation Committee, BMRCL has hired the services a Real Estate valuation firm CBRE.

Market Value of each individual property will be calculated. While calculating the market value of land the following considerations are taken into account:

- i. Developed or undeveloped: Undeveloped land parcels are converted land parcels not having sanctioned layout plan/development plan from relevant authorities and without any development of basic services like underground drainage, internal roads within layout etc, as defined under the Market Value notified under Karnataka Stamp Act, 1957.
- ii. Land use category: As per the Revised Master Plan 2015, Bangalore Development Authority OR Comprehensive Development Plans/ Master Plans as applicable.
- iii. Market Value: after adjusting for the land use, location and access, as provided under the Market Value notified under the Karnataka Stamp Act, 1957.
- iv. Adjustment on account of individual property attributes: the attributes with respect to Reference Parcel Land property. The adjustment percentage will be up to 15 %.

Through the above consideration, the Recommended Market Value (RMV) is derived which is the basis of Consent. This process of calculation ensures that market value of land is paid to the affected person. The RMV as explained takes into consideration additional factors, which offset any depreciation loss and is additional value which has been considered such property attributes, land use category etc as mentioned in the criteria of assessing RMV. The final rate to be offered is equal to or more than the replacement cost. This process adopted by BMRCL ensures that the number of refusals are minimum. The RMV, is then reviewed by the Screening Committee of BMRCL, also called land valuation committee, consisting of Chairman, General Manager Land acquisition and Tahsildar and CBRE. The Screening Committee recommends the base value recommended by the land valuation committee. Based on this value, compensation is calculated for land.

(11) Additional Consideration Provided

1) Way Leave Policy

BMRCL has acquired large number of properties / buildings for different phases of Bangalore Metro Rail project. In many cases the remaining buildings/ sites have no access due to acquisition of entire frontage of such buildings / sites. Whereas there have been many representations from the owners of the affected for properties stating that the access provided under the policy are not in accordance with the BBMP and are not adequate to meet their requirements. Therefore, BMRCL issue a comprehensive Way Leave

Policy to cater to the various requirements for benefit of property owners who are in the surroundings of new metro line, to facilitate the usage of their private property if it is blocked by Metro.

Way leave facilities on BMRCL land involve limited use of land by a party for a specified purpose like passage etc. without conferring upon the party any ownership or right of possession or occupation of the land and without in any way affecting the BMRCL's title, possession, control and use of the land.

After BMRCL acquired the portion of land from a landowner, if remaining portion of his land is inaccessible after the Metro is construction, upon application to General Manager Land Unit, request will be examined as per duly laid down procedure in BMRCL Way Leave Policy. Then the landowner will be granted the right to use (i.e. access) the project ROW up to 3.5m through an agreement executed by the property owner and the implementing agency. This is applicable for the owners of land abutting the new metro lines. BMRCL will also make this arrangement with people adjacent to the Project ROW who may lose their access due to the Project. For those people, BMRCL will make an agreement granting permission of usage, after construction completed following due procedure as mentioned in BMRCL Way Leave Policy.

The requests/applications for granting way leave facilities shall be considered with due regard to the circumstances of each case. Some such circumstances may be: - non-availability of any other means of access to properties /houses/places of business.

The access during construction will be arranged between contractors and partially affected PAPs and those along the project ROW.

2) Government Land

In the context of the project, Government land refers to land belonging to;

- h. Government of India (GoI).
- i. Ministries of Government of India.
- j. Defence establishments.
- k. Boards and Corporations of GoI (ex. BSNL).
- l. Government of Karnataka.
- m. BBMP, BDA or any local governance units.
- n. Boards and Corporations of Government of Karnataka (GoK).

The valuation of these lands, wherever required, are prepared following the procedure of land valuation same as for private lands. The 100% solatium and 12% market value is not added to the value of Government land. Decision to waive off land value payment fully or partially for certain government establishments is taken case to case basis by the High-power Committee headed by the Chief Secretary of GoK.

In case of Defence establishments, the directives are received from Defence Estate Officers and decided on case-to-case basis.

4.3.5. Loss of Structure, improvements and immovable assets

Regardless of land type (private or public), regardless of legal and informal, all structures within project ROW will be compensated.

(1) Compensation Calculation

While calculating replacement cost of structure, improvements and immovable assets, the following principles need to be kept in mind:

- Market value of structures, improvements and immovable assets assessed by approved valuers;
- Add 100% solatium over and above the Fair market Value; and
- Add 12% Additional Market Value on the Fair Market Value.
- Allow the PAPs to salvage and carry, for free, any materials for their use.
- Without depreciation and without deduction for taxes and/or costs of transaction and administrative cost required for transaction.

(2) Valuation Method for Replacement Cost

The project hires the services of government approved Valuers for valuation of structures and other immovable assets to establish the extent of loss and estimation of replacement cost. The major tasks are as follows:

- Measurement of affected structure/improvements/ immovable assets;
- Establishing construction typology;
- Establishing extent of loss, primarily in terms of the portion of the structure affected;
- Estimation of replacement cost.

The measurement will provide required information for valuation. For valuation, the latest Schedules of Rates (SR) of the Public Works Department (PWD) of GoK will be applicable. This SR provides the consolidated unit rates for permanent, semi- permanent and temporary construction. Details as to how such consolidated unit rates have been arrived at is also explained, generally in the respective SRs. Using the analysis as guide, the Valuer can arrive at the compensation value of a structure/ asset. Various SRs also provides rates for hand pumps, dug-wells, tube wells, etc. including installation charges.

(3) Additional Consideration

1) Line of Cut

Whenever a main structure is partially acquired, the structural engineer will mark certain area beyond Line of Acquisition (LoA), in other words, the boundary of Project ROW which is described as Line of cut (LoC), the actual area of structure acquired considering the structure viability. The area beyond the LoA is also provided compensation which includes 100% solatium on the Fair market Value.

2) Damage of Structures

If the affected structure has been damaged, the replacement cost shall be based on the pre-damaged condition of that structure. The replacement structure must perform the same functions and meet the performance specifications as the original structure. Where the remaining portion is viable for continued use after repairs, the replacement cost shall include the costs of repair.

3) Salvage Materials and Demolition

PAPs will be allowed to self-demolish their structures to enable them to preserve materials. In such cases, PAPs shall be entitled to keep salvageable materials without deduction from compensation. If structures are partially dismantled by PAPs, the remaining will be dismantled by the contractor at no cost to the PAP.

4) Mortgaged Property

The mortgaged property is also handled in same manner as other properties. Special Land Acquisition Officer, KIADB will verify the documents during compensation disbursement period and communicate the process to mortgagor agency. Arrangement will be arrived at to clear the mortgaged amount directly and disburse the remaining amount to the land loser. However, the land/asset loser is paid rehabilitation and resettlement benefits in full without any deduction.

5) Government Structure/ Common Resource Property

In Phase 3 Metro project, certain number of common resource properties and government structures are being acquired. The intent of acquisition will be brought to the notice of Ministry or Department which is the owner of the structure. Communication and direction, requests received from them will be decided case to case basis.

The valuation of these structures, wherever required, are prepared following the procedure of structure valuation same as for private lands, which will be done by BMRCL empanelled valuers, in presence of representatives of the Government agency concerned. The 100% solatium and 12% market value is not added to the value of Government structure.

4.3.6. Loss of trees, crops and other assets

Based on the replacement value using existing prices prepared by relevant agencies.

- Value taking into account their productivity and/or local market price
- An addition of 100% is added to the value.
- In addition to this, 12% per annum on the market value is also given.

Compensation for trees will be valued by the horticulture department. The fruit bearing trees will be valued by Horticulture Department duly taking into account their remaining productive life. Similarly other trees are valued by Forest Department duly taking into consideration their present age and the remaining life span. The compensation offered is double the replacement cost. Compensation includes the full loss of income for the season and, where relevant, the cost of replanting.

4.3.7. Temporary Impacts to Property

Property owners who will incur temporary impacts during construction (for use as access road, for soil dumping, borrow sites and contractor's camps, etc.) and who have legal rights to the land shall be entitled to the following from the construction Contractor:

- Lease amount equivalent to prevailing rental rates in the location of the property,
- Compensation for affected non-land assets/improvements based on replacement cost, and
- Restoration of land to pre-construction state.

4.4. Relocation Assistance

4.4.1. Eligible PAPs for Relocation Assistance

In general, PAPs, whether formal, or informal who are using affected structures will self-relocate, while those underprivileged, have option to avail housing support.

Table 4.1:Eligibility matrix for Relocation Assistance

Category	Entitled PAPs	Cash compensation				In kind		
		Transitional allowance	Inconvenience allowance	Shifting allowance	Special Housing Support Grant	Assistance to find a relocation site	Provision of relocation site	Moving assistance for vulnerable
a. To be displaced								
Legal owner of land	1. Legal owners of land without movable assets on their lands					✓		
	2. Legal owners of land who have movable assets on their lands.	✓	✓	✓		✓		
Legal Renter of land	3. Renter of lands who have movable assets on their lands	✓	✓	✓		✓		
Legal owner of structure	4. Legal owner of, and households in Residential structure	✓	✓	✓		✓		
	5. Legal owner of, and households as well as business in, Residential cum Business structure	✓	✓	✓		✓		
	6. Legal owner of Business structure, and their business	✓	✓	✓		*		
	7. Legal owner of Institutional structure	✓	✓	✓		✓		
Legal Tenants of structure	8. Legal owner of Common property resources	✓	✓	✓		✓		
	9.Tenants of Residential structure		✓	✓		✓		
	10.Tenants of Residential cum Business structure		✓	✓		✓/*		
Informal Tenants of Structure	11. Tenants of Business structure who operate their business		✓	✓		*		
	12. Informal renter of structures	✓	✓	✓	✓	✓	✓	
Informal Owner of structure	13. Informal owner of Residential / Residential cum Business / Business structure, and improvements, whose building may be on public land partially. (excluding squatters/ slums)		✓	✓	✓	✓	✓	
	14. Squatters		✓	✓	✓	✓	✓	
	15. Slum dwellers		✓	✓	✓	✓	✓	
Vulnerable Group	16. HH with members / business owner who are categorized under vulnerable group.	✓	✓	✓	✓	✓	✓	✓
b. NOT to be displaced								
Legal owner of land	1. Legal owner of land without movable assets on their lands.					(T)		
	2. Legal owner of land who have movable assets on their lands.	(T)	✓	(T)		(T)		
Legal Renter of land	3. Renter of lands who have movable assets on their lands	(T)	✓	(T)		(T)		
Legal owner of structure	4. Legal owner and household in Residential structure	(T)	✓	(T)		(T)		
	5. Legal owner Legal owner of, and households as well as business in, Residential cum Business structure	(T)	✓	(T)		(T)		
	6. Legal owner of Business structure, and their business	(T)	✓	(T)		(T) /*		
	7. Legal owner of Institutional structure	(T)	✓	(T)		(T)		
Legal Tenants of structure	8. Legal owner of Common property resources	(T)	✓	(T)		(T)		
	9.Tenants of Residential structure	(T)	✓	(T)		(T)		
	10.Tenants of Residential cum Business structure	(T)	✓	(T)		(T) /*		
Informal Tenants of Structure	11. Tenants of Business structure	(T)	✓	(T)		(T) /*		
	12. Informal renter of structures	(T/D)	✓	(T/D)	(D)	(T/D)	(D)	
Informal Owner of structure	13. Informal owner of Residential / Residential cum Business / Business structure, and improvements, whose building may be on public land partially. (excluding squatters/ slums)	No option to stay Same entitlement as per those to be displace will be provided						

Category	Entitled PAPs	Cash compensation				In kind		
		Transitional allowance	Inconvenience allowance	Shifting allowance	Special Housing Support Grant	Assistance to find a relocation site	Provision of relocation site	Moving assistance for vulnerable
	14. Squatters							
	15. Slum dwellers							
Vulnerable Group	16. HH with members / business owner who are categorised under vulnerable group.	(T)	✓	(T)	(D)	(T)	(D)	✓

Note: (T) is provided for those who need to temporarily displace only, (D) is provided for those who choose to permanently relocate. * Assistance to find a relocation site for business is to be covered under the LIRP.

4.4.2. Relocation Allowance

Table 4.2 shows allowance to be provided regardless of land type unless it is specified.

Table 4.2:Relocation Allowance

Rehabilitation and Resettlement Assistance types	Eligible PAPs		Allowance for the Project	
			Full Impact (Displace)	Partial Impact (Stay)
<p>A. Transitional Allowance:</p> <p>This is allowance paid on the basis of area acquired. This amount is to offset interim rental and rent deposit cost to the affected persons because of shifting. This is provided for those losing properties where shifting is required.</p> <p>*if there is multiple HH and businesses under the structure owner, allowance will be provided to each HH and business based on field verification of situation.</p>	Legal landowner	1. Legal landowners without movable assets on their lands.	n/a	n/a
	Legal landowner	2. Legal landowners who have movable assets on their lands.	<p>Onetime payment for storage rental for a maximum of 6 months based on Sub registrar guidance value*, if any movable assets on their land.</p> <p>The valuation of land rent is fixed in proportion to the value of land.</p> <p>* Sub registrar guidance value is the average amount of Land value fixed by Government, revised periodically.</p>	<p>If temporary displacement is necessary for belonging of the landowner, onetime payment for storage rental for a maximum of 6 months based on Sub registrar guidance value, if any movable assets on their land.</p>
	Legal Renter of land	3. Renter of lands who have movable assets on their lands	Same as A1.	Same as A1.
	Legal owner of structure	4. Legal owner of, and household in, Residential structure and improvements	<p>Onetime payment for rent on the basis of area of structure before acquisition equivalent of 10 months with 3 months of deposit:</p> <p>a. Up to 1,000 sq. ft.: Rs. 183,600 /- b. 1,001 sq. ft. – 1,500 sq. ft.: Rs. 231,200/- c. more than 1,501 sq. ft.: Rs. 278,800/-</p>	<p>If temporary displacement is necessary, onetime payment for rent on the basis of the whole area of structure before acquisition equivalent of 6 months with 3months of deposit.</p>
	Legal owner of structure	5. Legal owner of, and households as well as business in, Residential cum Business structure and improvements	<p>Onetime payment for rent on the basis of area of structure before acquisition equivalent of 10 months with 3 months of deposit:</p> <p><residential></p> <p>a. Up to 1,000 sq. ft.: Rs. 183,600 /- b. 1,001 sq. ft. – 1,500 sq. ft.: Rs. 231,200/-</p>	<p>If temporary displacement is necessary, onetime payment for rent on the basis of the whole area of structure before acquisition equivalent of 6 months with 3months of deposit.</p>

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Rehabilitation and Resettlement Assistance types	Eligible PAPs		Allowance for the Project	
			Full Impact (Displace)	Partial Impact (Stay)
			c. more than 1,501 sq. ft.: Rs.278,800/- <business.> a. Up to 150 sq. ft. – Rs.143,000/- b.151 sq. ft. – 300 sq. ft. – Rs.240,500/- c. 301 sq. ft –: Rs 305,500/-	
		6. Legal Owner of , and business in, structures and improvements	Onetime payment for rent on the basis of whole area of structure before acquisition equivalent of 10 months with 3months of deposit: a. Up to 150 sq. ft. – Rs.143,000/- b.151 sq. ft. – 300 sq. ft. – Rs.240,500/- c. 301 sq. ft –: Rs 305,500/-	If temporary displacement is necessary, onetime payment for rent on the basis of the whole area of structure before acquisition equivalent of 6 months with 3months of deposit.
		7. Legal Owner of Institutional structure	Onetime payment for rent on the basis of whole area of structure before acquisition equivalent of 10 months with 3months of deposit:	If temporary displacement is necessary, onetime payment for rent on the basis of the whole area of structure before acquisition equivalent of 6 months with 3months of deposit.
		8. Legal owner of Common property resources	a. Up to 150 sq. ft. – Rs.143,000/- b.151 sq. ft. – 300 sq. ft. – Rs.240,500/- c. 301 sq. ft –: Rs 305,500/-	
	Legal Tenants of Structure	9. Legal tenants of Residential structure 10. Legal tenants of Residential cum Business structure 11. Legal tenants of Business structure	n/a	If temporary displacement is necessary, onetime payment of rent on the basis of the whole area of structure before acquisition, equivalent of 6 months with 3months of deposit.
	Informal Tenants of Structure	12. Informal Renters of Structures i.e. housemaid, care takers	onetime payment for rent and deposit of Rs. 100,000/- equivalents to 6 months and 3 months deposit.	If temporary displacement is necessary, onetime payment for rent and deposit of Rs. 100,000/- equivalents to 6 months and 3 months deposit.
	Informal owner of structure	13. Informal owner of Residential / Residential cum Business / Business structure, and improvements, whose building may be on public land partially. (excluding squatters/ slums)	n/a	n/a
B. Inconvenience Allowance: This is onetime allowance paid to all project affected persons losing structure and improvements, for the	Legal landowner	1. Legal landowners without movable assets on their lands.	n/a	n/a
		2. Legal landowner who have movable assets on their lands.	Onetime payment of Rs. 95,200/-	Onetime payment of Rs. 74,800/-

Rehabilitation and Resettlement Assistance types	Eligible PAPs		Allowance for the Project	
			Full Impact (Displace)	Partial Impact (Stay)
<p>inconvenience caused due to acquisition.</p> <p>The inconvenience is in terms of supplying food for transition period, finding new gas connections, telephone connections, ration cards, new schools, collages, arranging conveyance including deposits for the same.</p> <p>*if there is multiple HH and businesses under the structure owner, allowance will be provided to each HH and business based on field verification of situation.</p>	Legal Renter of land	3.Renter lands who have movable assets on their lands	Onetime payment of Rs.95,200/-	Onetime payment of Rs. 74,800/-
	Legal owner of structure	4. Legal Owner of, and household in, residential structure	Onetime payment of Rs. 95,200/-	Onetime payment of Rs. 74,800/-
		5. Legal Owner of, and household as well as their business in, Residential cum Business structure		
		6. Legal Owner of, and business in, structures and improvements	Onetime payment of Rs. 95,200/-	Onetime payment of Rs.74,800/-
		7. Legal Owner of Institutional structure	Onetime payment of Rs.95,200/-	Onetime payment of Rs. 74,800/-
	Legal Tenants of Structure	8. Legal owner of Common property resources		
		9. Legal tenants of Residential structure	a.Rs.95,200/- per tenant family b.Rs.47,600/- for tenant single	If temporary displacement is necessary. a.Rs. 74,800/- per tenant family b.Rs.37,400/- for tenant single
		10. Legal tenants of Business cum residential structure		
	Informal Tenants of Structure	11. Legal tenants of Business structure	Onetime payment of Rs.95,200/-	Onetime payment of Rs. 74,800/-
		12. Informal Renters of Structures i.e. housemaid, care takers	a.Rs.95,200/- per tenant family b.Rs.47,600/- for tenant single	a.Rs. 74,800/- per tenant family b.Rs. 37,400/- for tenant single
Informal owner of structure	13. Informal owner of Residential / Residential cum Business / Business structure and improvements, whose building may be on public land partially. (excluding squatters/ slums)	a.Rs.95,200/- per tenant family b.Rs.47,600/- for tenant single	No option to stay. Same compensation allowance to displaced PAPs to be applied	
<p>C. Shifting Allowance:</p> <p>For all affected persons who have to shift, this allowance is provided based on the area acquired. This amount is the transportation of belongings of the affected persons who have to shift. This amount</p>	Legal landowner	1. Legal landowner without movable assets on their lands.	n/a	n/a
		2. Legal landowner who have movable assets on their lands.	Onetime payment of actual cost of shifting	If temporary displacement is necessary onetime payment of actual cost of shifting for two shifting.
	Legal Renter of land	3. Tenants /leaser of lands who have movable assets on their lands	Onetime payment of actual cost of shifting	If temporary displacement is necessary, onetime payment of actual cost of shifting for two shifting.

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Rehabilitation and Resettlement Assistance types	Eligible PAPs		Allowance for the Project	
			Full Impact (Displace)	Partial Impact (Stay)
differs for commercial and residential usage. *if there is multiple HH and businesses under the structure owner, allowance will be provided to each HH and business based on field verification of situation.	Legal owner of structure	4. Legal owner and their household in Residential structure	Onetime payment on the basis of area acquired. a. Up to 1,000 sq. ft. – Rs.34,000/- b.1,001 sq. ft. – 1,500 sq. ft. – Rs.40,800/- c. 1501 sq. ft –Rs 47,600/-	If temporary displacement is necessary, onetime payment on the basis of area acquired of two times for two shifting. a. Up to 1,000 sq. ft. – Rs. 34,000/- b.1,001 sq. ft. – 1,500 sq. ft. – Rs. 40,800/- c. 1501 sq. ft –Rs 47,600/-
		5. Legal owner of, and their households as well as their business in, Residential cum Business structure	Onetime payment on the basis of area acquired. <residential > a. Up to 1,000 sq. ft. – Rs. 34,000/- b.1,001 sq. ft. – 1,500 sq. ft. – Rs. 40,800/- c. 1501 sq. ft –Rs 47,600/- <business> a. Up to 150 sq. ft. – Rs.34,000/- b.151 sq. ft. – 300 sq. ft. – Rs. 47,600/- c. 301 sq. ft –Rs.61,200/-	If temporary displacement is necessary, onetime payment on the basis of area acquired of two times for two shifting. a. Up to 1,000 sq. ft. – Rs. 34,000/- b.1,001 sq. ft. – 1,500 sq. ft. – Rs. 40,800/- c. 1501 sq. ft –Rs 47,600/-
		6. Legal Owner of, and their business in, structures and improvements in business structure	Onetime payment on the basis of area acquired. a. Up to 150 sq. ft. – Rs. 34,000/- b.151 sq. ft. – 300 sq. ft. – Rs.47,600/- c. 301 sq. ft –Rs.61,200/-	If temporary displacement is necessary, onetime payment on the basis of area acquired of two times for two shifting. a. Up to 150 sq. ft. – Rs. 34,000/- b.151 sq. ft. – 300 sq. ft. – Rs. 47,600/- c. 301 sq. ft –Rs.61,200/-
		7. Legal Owner of Institutional structure	Onetime payment on the basis of area acquired. a. Up to 150 sq. ft. – Rs.34,000/- b.151 sq. ft. – 300 sq. ft. – Rs.47,600/- c. 301 sq. ft –Rs.61,200/-	If temporary displacement is necessary, onetime payment on the basis of area acquired of two times for two shifting. a. Up to 150 sq. ft. – Rs. 34,000/- b.151 sq. ft. – 300 sq. ft. – Rs.47,600/- c. 301 sq. ft –Rs.61,200/-
		8. Legal owner of Common property resources	Onetime payment on the basis of area acquired. a. Up to 150 sq. ft. – Rs.34,000/- b.151 sq. ft. – 300 sq. ft. – Rs.47,600/- c. 301 sq. ft –Rs.61,200/-	If temporary displacement is necessary, onetime payment on the basis of area acquired of two times for two shifting. a. Up to 150 sq. ft. – Rs. 34,000/- b.151 sq. ft. – 300 sq. ft. – Rs.47,600/- c. 301 sq. ft –Rs.61,200/-
	Legal Tenants of Structure	9. Legal tenants of Residential structure	Onetime payment of Rs. 40,800/-	If temporary displacement is necessary, onetime payment of Rs. 40,800. If PAPs are returning to the original structure, another onetime payment of Rs. 40,800/- is provided.
		10. Legal tenants of Residential cum Business structure	Onetime payment of Rs. 40,800/- for residential and Rs. 47.600/- for business.	If temporary displacement is necessary, onetime payment of Rs. 40,800/- for residential and Rs. 47.600/- for business. If PAPs are returning to the original structure, another onetime payment of Rs. 40,800/- for residential and Rs. 47.600/-

Rehabilitation and Resettlement Assistance types	Eligible PAPs		Allowance for the Project	
			Full Impact (Displace)	Partial Impact (Stay)
				for business will be provided.
		11. Legal tenants of Business structure	Onetime payment of Rs. 47.600/- for business.	If temporary displacement is necessary, onetime payment of Rs. 47.600/- for business. If PAPs are returning to the original structure, another onetime payment of Rs. 47.600/- for business will be provided.
	Informal Tenants of Structure	12. Informal Renters of Structures i.e. housemaid, care takers	Rs. 40,800/-	If temporary displacement is necessary, onetime payment of. Rs. 40,800/-. If PAPs are returning to the original structure, another onetime payment of. Rs. 40,800 is provided.
	Informal owner of structures	13. Informal owner of Residential / Residential cum Business / Business structure and improvements, whose building may be on public land partially. (excluding squatters/ slums)	Onetime payment of Rs. 40,800/- for residential and Rs. 47.600/- for business.	No option to stay Same compensation allowance to displaced PAPs to be applied.
D. Special Housing Support Grant The allowance will be provided to PAPs with no formal titles of land or assets, In order to shift them from project area and help them improve their living conditions, a housing support grant is provided. PAPs has option to avail the BDA housing.	Informal User	Slum Dwellers families residing in declared slum, squatters, Informal Renters (*), relocatees	Onetime payment of Rs.680,000/- as housing support grant per household	No option to stay Same compensation allowance to displaced PAPs to be applied.
E. Relocation Support for Squatters, Slum dweller (Informal structure owner):	Informal User	1.Squatters (Residential) 2. Squatters (Residential cum Business) 3.Squatters (business)	Shifting allowance for Residential: Rs. 40,800/-, Business: Rs.47,600 Subsistence allowance Rs.40,800/- Inconvenience allowance: a.Rs.95,200/- per family. b.Rs.47,600/- for single	No option to stay Same compensation allowance to displaced PAPs to be applied.

4.4.3. Relocation Assistance

(1) Assistance to find the relocation site

BMRCCL has supported PAPs in Phase 1 and 2, for finding alternative relocation sites based on demand. In Phase 3 also similar assistance will be provided under the guidance of Social Manager (to be appointed)

and his field staff. The assistance is mainly to help the PAPs find new location for reestablishing their residence or to find suitable rental residence or find temporary relocation site for duration of retrofitting the partially affected structure. Assistance to business is covered under LIRP assistance.

(2) Provision of Relocation Sites (BDA Group Housing)

BDA group housing: For PAPs eligible for housing grant allowance, they are given the choice to either receive one time cash compensation of Rs.680,000/- or opt for allotment of houses.

In previous phases, BMRCL has purchased houses constructed by BDA and registered the house in the ownership of eligible PAPs. BMRCL will offer a housing to non-title structure owner/ squatters/ slum dwellers, relocatees of the other projects, as requested.

Based on demand, BMRCL will purchase built-up houses at nearest locations for the eligible PAPs. These houses will be then registered in the ownership of PAPs with choice of in the joint names of wife and husband of the affected family, without any encumbrances. The tax and other statutory recurring expenses have to be borne by the owner. BDA has several projects around the city as show in Table 4.3 and below, and PAPs will have option to choose the location.

Table 4.3: BDA housing (Alur 1BHK Apartments)

construction of 1-bhk (b+g+3 floors) housing project at alur village phase-1	
Amenities:	power supply, bwssb cauvery, water supply, park two staircase & two lifts, for each block, common area & street light generator backup
Location:	alur village (near bangalore-tumkur)
Unit Layout	8 unit per floor, 4 story building
Floor area of unit	33.299 m ²
Facilities of each unit	Toilet, bath, kitchen, utility room, 1 bedroom, 1 living room
 <p style="text-align: center;">Typical Floor plan</p>	 <p style="text-align: center;">Photo</p>

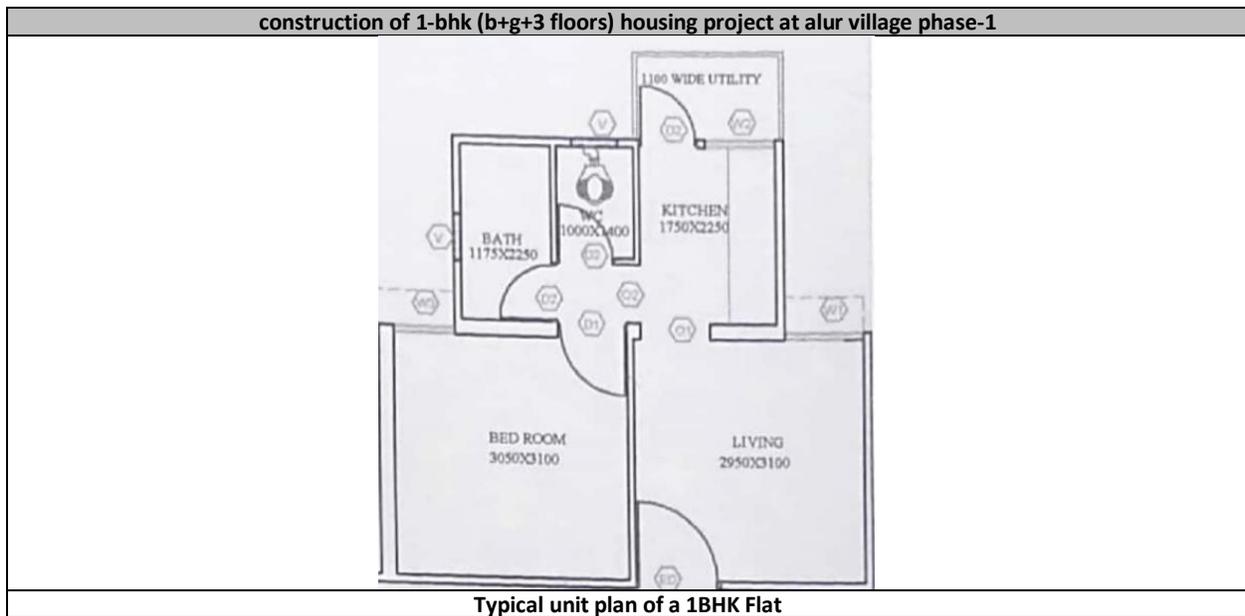
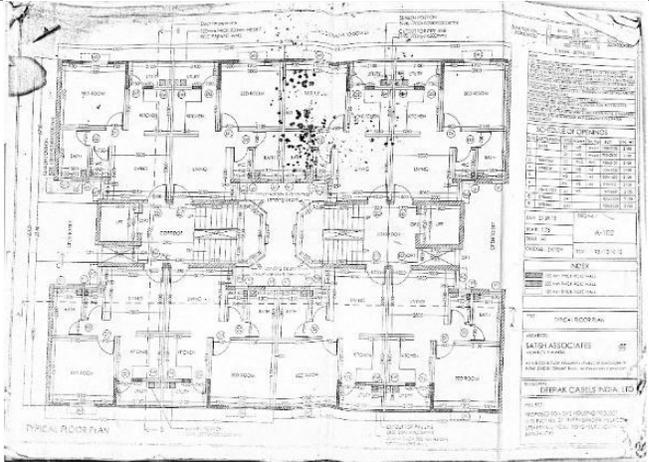
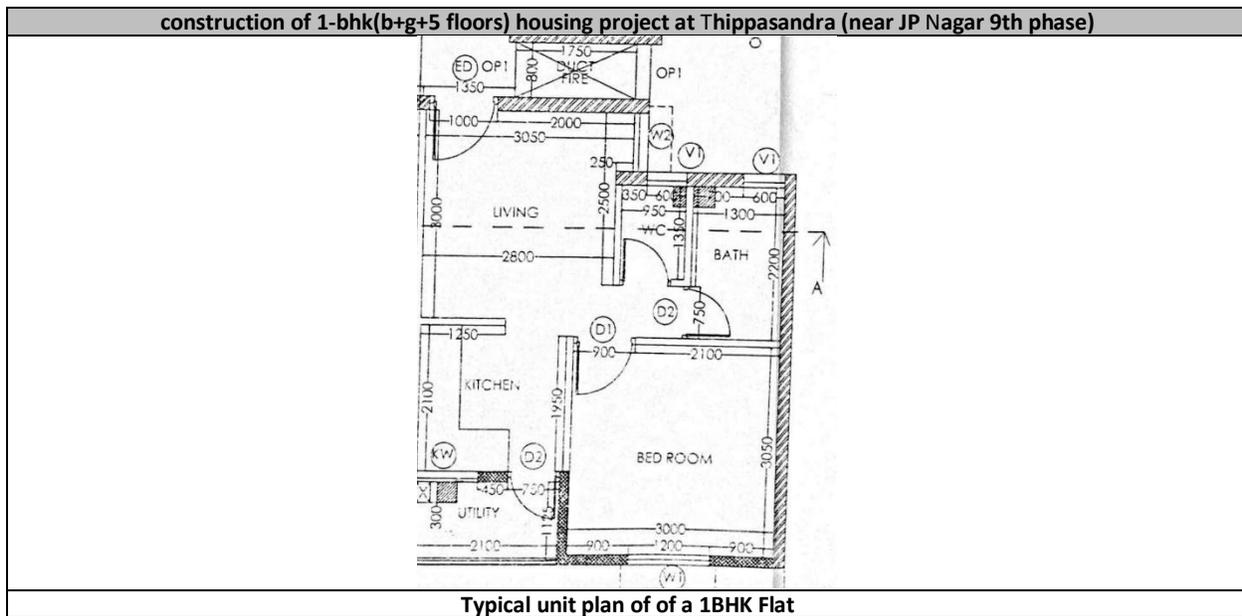


Table 4.4:BDA housing (Thippasandra 1BHKts)

construction of 1-bhk(b+g+5 floors) housing project at Thippasandra (near JP Nagar 9th phase)	
Amenities:	power supply, water supply, park two staircase & two lifts, for each block, common area & streetlight generator backup
Location:	Thippasandra (near JP Nagar 9th phase)
Unit Layout	8 unit per floor, 4 story building
Floor area of unit	33.299 m ²
Facilities of each unit	Toilet, bath, kitchen, utility room, 1 bedroom, 1 living room
 <p style="text-align: center;">Typical Floor plan</p>	 <p style="text-align: center;">Photos</p>



(12) Moving Assistance for Vulnerable People

For families with members of or business owners requiring additional assistance and/or medical care, assistance such as providing nurses or social workers will be arranged before and during the resettlement activity.

4.5. Livelihood and Income Restoration Program (LIRP)

PAPs and businesses experiencing loss of productive resources or loss of employment as a result of the project-related displacement may face challenges in restoring their livelihood, income-generating capacity and living standards.

The main objective of Livelihood and Income Restoration Program (LIRP) is to assist the PAPs whose livelihoods or income generation are adversely affected by the Project due to loss of assets or access to assets, restriction on land use; to restore or improve their livelihood and income-generating capacity to at least pre-project levels. This program will ensure gender and vulnerability reduction mainstreaming in all LIRP activities and also serves as an opportunity to improve the living standards through the provision of targeted support within the Project.

4.5.1. Methodology in Developing LIRP

The baseline profile of the PAPs was gathered through the Inventory of Losses, SES and FGDs.

4.5.2. Entitled PAPs for LIRP

Table 4.5 shows LIRP provided by entitled PAPs.

Table 4.5: Entitled PAPs for LRIP

Category	Entitled PAPs	Cash Compensation				In kind						
		Business Loss Allowance	Rental Income Allowance	Income Allowance	BPPRA	Disturbance compensation	finding new location	Vocational training	Priority hiring	Job Matching/Job Placement	Soft loan	Commuting assistance
Business owners	1. Owner of registered business (own business premises)	✓			✓		✓	✓	✓	✓	✓	
	2. Owner of registered business (Tenants)	✓			✓		✓	✓	✓	✓	✓	
	3. Owner of structure who rent out to tenants		✓		✓		✓	✓	✓	✓	✓	
	4. Owner of non-registered business, excluding mobile vendors	✓			✓		✓	✓	✓	✓	✓	
Wage-based occupation (Employee)	5. PAPs who are employed in displaced businesses and lose their job due to closure of business			✓			✓	✓	✓	✓	✓	✓
	6. PAPs who permanently relocate to a place that makes former wage-based livelihood opportunities inaccessible and as a result need to find new employment or source of livelihood.											
	7. PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work and they retain their employment.						✓	✓	✓	✓	✓	✓
Others	8. Vulnerable persons	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
	9. PAPs who are of working age but are currently unemployed or does not have any source of income						✓	✓	✓	✓		
	10. Owner of business adjacent to the project ROW					✓						

4.5.3. LIRP Approach

Where the PAPs have existing viable sources of livelihood, the Project’s priority approach is to restore these livelihoods where feasible as the priority. The restoration of the current livelihood is considered a lower-risk approach compared to further improvement, since the PAPs can continue with their current established livelihood.

The Project will promote opportunities for alternative livelihoods as a way to improve the income-generating capacity of the PAPs. The improvement of existing livelihoods and provision of additional or alternative livelihoods aim to provide the PAPs the opportunity to enhance their existing source of income and diversify livelihood sources by opening additional income opportunities to the other members of the household in order to improve their overall household income based on the household members’ interests, acquired skills and/or current capacities, and taking account of market needs or demands.

4.5.4. LIRP in Project Cycle

The livelihoods of the PAPs will be affected in various ways. Some PAPs may be able to restore their livelihoods after a temporary disruption, while others may reestablish their livelihoods by utilizing the compensation and assistance received, thus needing minimal assistance under the LIRP. Some PAPs will need assistance particularly when they move into a relocation site and will need additional assistance in restoring their livelihood.

The LIRP is structured to address the diverse needs of affected groups, including commercial tenants, small-scale entrepreneurs, and informal workers, with a focus on inclusivity, gender sensitivity, and community-driven solutions, ensuring that all eligible PAPs can rebuild their economic foundations post-displacement.

The BMRCL will ensure that all PAPs are provided the LIRP assistance meeting their needs throughout the project cycle from Pre-displacement to Post displacement. Generally, those whose livelihoods are displaced and are relocating, as well as those who are vulnerable are considered to likely need longer-term assistance to restore and improve their livelihood.

4.5.5. Types of LIRP Assistance

Various forms of LIRP assistance will be provided to participating PAPs according to their level of entitlements, assessed needs and preferences, as well as requirements for long- or short-term interventions.

Table 4.6: Type of LIRP Assistance Provided by Period of Intervention

Type of LIRP	Form of LIRP	
	Cash compensation	In-kind
Immediate Assistance	<ul style="list-style-type: none"> • Business Loss Allowance • Rental Income Allowance • Compensation for Loss of Income • Business Premises Reestablishment Allowance • Disturbance compensation, if applicable 	<ul style="list-style-type: none"> • Assistance in identifying an alternative site to continue economic activity • Participation in LIRP Training • Priority employment for project-related employment • Job Matching/Job Placement/Job Referral. • Commuting allowance, if applicable
Short/Mid-Term Assistance (construction phase)	<ul style="list-style-type: none"> • Business Loss Allowance (if income continues to be lost during construction) • Rental Income Allowance (if premises are unavailable) • Compensation for Loss of Income (for temporary disruption of livelihood) • Disturbance compensation, if applicable. 	<ul style="list-style-type: none"> • Assistance in identifying an alternative site to continue economic activity. • Priority employment for project-related employment • Participation in LIRP training • Assistance in securing soft loans • Job Matching/Job Placement/Job Referral • Commuting allowance, if applicable
Long-Term Assistance (Operation phase)	<ul style="list-style-type: none"> • Continuation of Short/Midterm assistance, if not yet completed 	<ul style="list-style-type: none"> • Continuation of Short/Midterm assistance, if not yet completed. Additional assistance, if upon progress monitoring of socio-economic status, it is determined that the household needs additional intervention

4.5.6. LIRP in the Form of Cash Compensation

(1) Compensation for Business Loss

PAPs receive compensation for their business losses, as determined by government-approved valuers, ensuring they are fairly supported for their partial impacts without the need for business relocation.

Table 4.7: Compensation for Business Loss

Rehabilitation and Resettlement Assistance types	Eligible PAPs	Assistance	
		Full Impact (Displace)	Partial Impact (Stay)
A. Business Loss Allowance:	1. Legal Owner of business (owner operating own business in the acquired premises/ Business cum	Onetime payment based on the average SGST payment amount per month, equivalent of 10 months	Onetime payment based on the average SGST payment amount per month equivalent of 6 months:

Rehabilitation and Resettlement Assistance types	Eligible PAPs	Assistance	
		Full Impact (Displace)	Partial Impact (Stay)
This allowance is provided to offset the loss of livelihood/business compensation.	Residential/Institution/tenant.)	Up to Rs.5,000/- : Rs. 115,600/- Rs.5,001/- to Rs.15,000/-: Rs. 231,200/- Rs.15,001/- and above: Rs.306,000/- Without SGST documentation: Rs.81,600/-	Up to Rs.5,000/-: Rs.54,400/- : Rs.5,001/- to Rs.15,000/-: Rs. 115,600/- Rs.15,001/- and above: Rs. 149,600/- Without SGST documentation: Rs.40,800/- Or The owner has the option of offering the remaining part of the property to the Project Authority (apply compensation for Full displacement)
	2.Informal owner of business on public land without title, excluding mobile vendors	Onetime payment of Rs.115,600/-	No option to stay, Same compensation allowance to displaced PAPs to be applied
	3. Squatters	Onetime payment of Rs.68,000/-	No option to stay Same compensation allowance to displaced PAPs to be applied
B. Rental Income Allowance: This allowance is paid to compensate for the rental income lost due to acquisition of structure being used for residential or commercial purposes. The allowance differs based on usage and area of the structure.	1.Legal owner residential structure which rented out (owner and tenant staying in the same building premises in separate parts).	Residential Rental Income Allowance in respect of rental area acquired a. Up to 1,000 sq. ft.: Rs.183,600/- b.1,001 sq. ft. – 1,500 sq. ft.: Rs.231,200/- c. more than 1,501 sq. ft.: Rs.278,800/-	Allowance in respect of a portion of rental area acquired. Or The owner has the option of offering the remaining part of the property to the Project Authority (apply compensation for Full displacement)
	2.Legal owner residential cum business structure which rented out	B1 and B3 apply	Allowance in respect of a portion of rental area acquired. Or The owner has the option of offering the remaining part of the property to the Project Authority (apply compensation for Full displacement)
	3.Legal Owner of business structure, but structure fully rented out. Legal owner commercial cum residential structure fully rented out. Legal Owner of commercial structure fully, commercial activity being run by owner as well as tenant.	Commercial Rental Income Allowance a. Up to 1,000 sq. ft.: Rs. 367,200 /- b.1,001 sq. ft. – 1,500 sq. ft.: Rs.462,400/- c. more than 1,501 sq. ft.: Rs.544,000/-	Allowance in respect of a portion of rental area acquired. Or The owner has the option of offering the remaining part of the property to the Project Authority (apply compensation for Full displacement)

(2) Compensation for Income Loss (Wage-based household members due to the residential displacement, business displacement)

BMRCL will compensate the PAPs who will lose employment due to being relocated far from their current workplace, and employees of affected businesses who will be displaced from work, will receive income loss compensation to assist them financially while looking for new employment within the given duration

during the transition period not exceeding ten(10) months based on the declared income subject to verification. Payment will be made in tranches of every three (3) months based on their self-declaration with Affidavit.

(3) Business Premises Re-establishment Allowance (BPRA)

This is given to the persons losing their business establishment to re-establish their business. Cash compensation of Rs.735/- per sq. ft. of area acquired, will be provided to affected businesses to cover the transactional cost if they continue their business upon displacement in a new location, which includes expenses related to business permitting and licensing, and reconnecting utilities.

(4) Disturbance compensation during Construction

Businesses adjacent to the project may have temporary impact to their income due to the restriction of access, and other negative impacts.

BMRCL will provide onetime payment of based on the basis of average SGST payment for those claim the negative impact by the project, for the duration of construction period of 10 months. In case of extension of construction period, BMRCL will pay additional of extended period. The cost will be covered as unforeseeable events under the RAP activities.

- Up to Rs.5,000/- : Rs.50,000 /-
- Rs.5,001/- to Rs.15,000/-: Rs.75,000 /-
- Rs.15,001/- and above: Rs.100,000 /-
- Without SGST documentation: Rs.50,000/-

In India, the economic activities are not fully documented/formalized. Auditing the books of business owners for compensation is time consuming process. Since each business owner has to pay SGST to the state government, that amount will present a good idea about the volume of business, BMRCL use the SGST as the basis for the compensation.

4.5.7. LIRP in the Form of “In-kind” Assistance

(1) Assistance in finding new location

For PAPs opting to relocate their businesses, BMRCL is to identify suitable business spaces within or near Bengaluru, ensuring proximity to their customer base and minimizing disruption to their operations.

BMRCL provide logistical support during this relocation, helping PAPs navigate the transition by organizing market visits, providing marketing advice to rebuild customer networks, and offering counselling to address the emotional and financial stress of relocation.

(2) Vocational training

While those who wish to change their business altogether or expand their business are provided with comprehensive training and those who are currently unemployed and look for the employment to transition into new livelihoods. The training programs are designed to be practical and hands-on, lasting several weeks to a few months, and include certification upon completion to enhance employability.

1) Training Institution

BMRCL will partner with National Urban Livelihood Mission (NULM), which is a Central Government run scheme. NULM will also engage with NGO/ agencies and provide general skill training. Whereas BMRCL Training Institute will provide specialized training related Metro for those who meet prerequisite and qualified.

2) Training program/course

The formation process involves FGDs and individual interviews to those express the preference to obtain vocational training identify the skills and preferences of affected groups, ensuring that the program is responsive to their aspirations. Also, through the periodic monitoring during operation, if BMRCL observe PAPs are yet to recover their livelihood, the training will be offered on demand base.

The training program will include the skill sets which enable the PAPs to obtain certain positions during the construction phase.

The important skill sets necessary for obtaining a skilled position during construction phase will be Industrial Training Institute (ITI) training which is of minimum 12 months duration. The various trades like mechanic, fitter, turner, heavy machinery operator etc will be chosen for training.

Table 4.8: Training course provided by National Urban Livelihood Mission

Sector	Example Courses	Duration
Apparel	Sewing Machine Operator, Self Employed Tailor, Hand Embroiderer, Fashion Designer	1 months to 3 months
Automotive	Automotive Service Technician (2-wheeler & 3-wheeler), Taxi Driver	1 months to 3 months
Beauty & Wellness	Assistant Beauty Therapist, Assistant Hair Stylist, Beautician, Pedicurist & Manicurist	1 months to 3 months
Construction	Assistant Electrician, Electricians, Plumbers, Carpenters, Steel Fixers, Masons, Painters, Plasterers,	1 months to 3 months
Electronics	Field Technician - Computing & Peripherals, Field Technician - Networking and Storage, CCTV Installation Technician, Mobile Phone Hardware Repair Technician	1 months to 3 months
IT-ITeS	Domestic Data Entry Operator, Domestic IT Helpdesk Attendant, Computer Networking	1 months to 3 months
Life Sciences	Medical Sales Representative	1 months to 3 months
Management & Entrepreneurship	Unarmed Security Guard, Secretary	1 months
Media & Entertainment	Make-up Artist	1 months
Organised Retail	Distributor Salesman, Retail Sales Associate, Retail Trainee Associate	1 months to 3 months
Tourism & Hospitality	Front Office Associate, Food & Beverage Steward, Heritage Tour and Guide	1 months to 3 months
Agri-Skilling	Greenhouse Operator, Vermicompost Producer, Ornamental Fish Farmer	1 months
Others	Housekeeping cum Cook, Insurance Sales and Advisor	1 months

3) Training Allowance

Training allowance will be provided by training institution to wage-based household members and employees of the affected business in order to cover food and commuting allowance / transportation

expenses during training, if applicable. PAPs are also entitled to compensation for their daily wage, equivalent to the number of days the PAPs will be absent while undergoing training, if applicable.

4) Additional support to Vulnerable PAPs

Training institution will provide additional support for vulnerable PAPs to cover their special needs (e.g., needs of taxi, special tools and equipment, assistance of social workers, childcare, etc.) upon participation in the LIRP program provided by the Project. Job referral programs primarily geared to vulnerable people will also be provided. Vulnerable PAPs with enterprises and with PAPs who are self-employed will be assisted in restoring and/or reestablishing their livelihood in the relocation site.

(3) Priority Hiring during Construction and Operation

The project will generate opportunities for work during civil works to construct the project as well during operation. Considering a high demand of the construction market in Bengaluru, BMRCL will target to meet 20% of skilled jobs and unskilled jobs are by local hire, targeting with 65:35 ratio of men and women, including PAPs during construction and operation. Also, vulnerable people will be prioritised during construction and operation. BMRCL will also facilitate local business to offer their service (food, cleaning service, accommodation etc.) at construction and operation.

1) Possible Job position for unskilled and skilled during construction and operation

The employees of the displaced businesses and household members who will relocate within commuting distance or who will opt to continue renting within their current location will be trained prior to displacement to qualify for project-related job opportunities. The potential job position during construction and operation are listed in Table 4.9 based on the record of Phase1 and Phase 2 as listed.

The jobs under the skilled category require extensive training and are fit for PAPs currently engaged in the said fields or those opting for training to obtain the said skills. Jobs under semi-skilled category require training that could be provided through LIRP vocational training programs to equip PAPs to be able to apply for such work generated by the Project. Jobs in the unskilled category would generally require suitable aptitude with training to be provided on the job.

Table 4.9: Skilled, Semi-Skilled and Unskilled Positions Available During Construction and Operation Phase

Phase	Skilled position	Semi-Skilled	Unskilled position
Construction	Civil Engineers, Electrical Engineers, Mechanical Engineers, Surveyors, Quantity Surveyors, Construction Managers, Site Engineers, Welders (specialized), Fabricators, Heavy Equipment Operators (e.g., Tunnel Boring Machine operators, crane operators), Foremen, Train Operators, Maintainers (Electrical, Mechanical, Signalling), CAD Technicians.	Electricians, Plumbers, Carpenters, Steel Fixers, Masons, Painters, Plasterers, Drivers (heavy vehicles), Security Personnel, ITI-certified technicians (general), Supervisors (entry-level), Storekeepers, Data Entry Operators.	Construction Laborers Helpers (various trades), Cleaners, Material Handlers, Loaders/Unloaders, Security Guards (entry-level), General Workers, Excavation Workers (manual), Traffic Marshals
Operation	Station Controller/Train Operator, Section Engineer (Various disciplines - e.g., Track, Signalling, Electrical, Mechanical), Assistant Executive Engineer/Assistant Engineer (Various disciplines), Maintainer: (Electrician, Fitter, Electronics Mechanic), Technician (various trades), Security Officer (Assistant Chief/Assistant Security Officer): Junior Engineer: Entry-level, Assistant Manager	Customer Service, representatives /Ticketing Staff, Cleaning Staff Supervisors, Depot Assistants, Storekeepers/Inventory Clerks	Cleaning Staff, Loader/Unloader, General Laborers, performing various manual tasks as required for maintenance, cleaning, or other operational support

Phase	Skilled position	Semi-Skilled	Unskilled position
	(Operations/Environment/Social Impact Assessment)		

2) Provisions for Employment (Skilled and Unskilled) and local service for construction works

a. Contractor Clauses:

- **Mandatory Inclusion in Tender Documents:** BMRCL will include clauses in contracts with construction companies and other service providers (who carry out the actual work) mandating the preferential hiring of eligible PAPs and residents of local communities for both skilled and unskilled positions.
- **Local Labor Preference:** Contractors will be required to employ willing local labour from among PAPs and residents of local communities.
- **Reporting Requirements:** Contractors will be required to report to BMRCL on the number of PAPs and residents of local communities employed, their roles (skilled/unskilled), and the duration of employment. BMRCL will also report to JICA through monitoring report.

b. Unskilled Positions:

- **Direct Labor:** For roles like site helpers, labours, security guards, cleaning staff, etc., PAPs and residents of local communities would be given preference, especially if they reside in the vicinity of the project sites or resettlement areas.
- For PAPs dependent on the informal sector (e.g., street vendors), rehabilitation efforts will include providing designated vending spaces or facilitating their integration into formal employment or self-employment through training.
- **Informal Sector Integration:** PAPs will be provided tailored assistance to integrate with the formal sector, by means of training in vocational trades, skills, financial assistance and job placement support.

c. Skilled Positions:

- **Skill Upgradation and Training:** If PAPs and residents of local communities possess existing skills that are relevant to metro construction or operations (e.g., masonry, welding, electrical work, driving, administrative tasks), BMRCL and its contractors will facilitate their employment.
- **Vocational Training:** For those lacking relevant skills provisions for vocational training programs to equip them with skills needed for jobs within the metro project or other local industries. This could involve training for roles such as:
 - Construction: Welders, electricians, carpenters, plumbers, equipment operators.
 - Maintenance: Technicians, mechanics (for rolling stock, tracks, signaling).
 - Operations: Station controllers (if they meet educational criteria and pass tests), customer service roles.
 - Administrative/Support: Office assistants, data entry operators.
- **Preference in Recruitment Drives:** BMRCL will actively reach out to PAP and residents of local communities during general recruitment drives for specific positions, encouraging them to apply

and providing support during the application process. BMRCL is considering earmarking a specific percentage (5%) to the PAPs, based on their skill set.

d. Priority local service contract

- During the construction stage of the project, the PAPs who are fully or partially affected by the project are given priority in case of their willingness to offer certain essential services like food supply, cleaning, maintenance, etc in their local areas of post relocation.

3) Provisions for Employment (Skilled and Unskilled) and local service for operation

BMRCL will disseminate opportunities through website and community reach program. BMRCL will report to JICA on the number of PAPs employed, their roles (skilled/unskilled), and the duration of employment.

(4) Job Matching/Job Placement/Job Referral

Aside from project-related job opportunities, household members will be assisted to get new employment near the resettlement area. Job matching and job referral will be organized in partnership with R&R and LIRP consultant. The R&R and LIRP consultant identified to execute LIRP as approved in RAP. It will be monitored by BMRCL. The activities will be continuous, and demand driven.

(5) Soft Loan

Microfinance institutions, partnered through the LIRP, offer small loans at favourable terms, enabling PAPs to launch ventures such as retail kiosks, food stalls, or home-based businesses like tailoring or catering. BMRCL will partner with a R&R and LIRP consultant to provide support to PAPs to obtain the soft Loan. The R&R and LIRP consultant identified to execute LIRP as approved in RAP. It will be monitored by BMRCL. The activities will be continuous, and demand driven. BMRCL will assist the desiring PAPs to obtain soft loans from various Government schemes as listed in the below table.

Table 4.10: Comparative Overview of Major Self-Employment Loan Schemes

Scheme Name	Primary Target Beneficiaries	Supported Activities/sectors	Loan Amount Range	Subsidy/Interest Subvention	Collateral Requirement	Moratorium Period	Repayment Tenure	Geographic Focus
Pradhan Mantri Mudra Yojana (PMMY)	Non-corporate, non-farm small/micro enterprises; Individuals 18-65	Manufacturing, Trading, Services, Allied Agriculture	Shishu: Up to ₹50K Kishor: ₹50K-₹5L Tarun: ₹5L-₹10L Tarun Plus: Up to ₹20L	Interest rates vary (1-20% p.a.); Concessional for women (up to 0.25% lower)	Collateral-free up to ₹10L	Not specified	1-7 years	All India
Prime Minister's Employment Generation Program (PMEGP)	Individuals 18+; SHGs, Production Co-ops; Unemployed youth, Traditional artisans	Manufacturing (up to ₹50L), Services (up to ₹20L)	Up to ₹50L (Manufacturing) Up to ₹20L (Services)	General: 15% (Urban), 25% (Rural) Special: 25% (Urban), 35% (Rural)	Term loan from banks; No specific collateral mention for subsidy portion	Not specified	Not specified	All India (Rural & Urban)
Stand-Up India Scheme (SUI)	Women and SC/ST Entrepreneurs (18+); Greenfield projects	Manufacturing, Services, Trading, Allied Agriculture	₹10L - ₹1 Crore	Interest rate: MCLR + 3% + tenor premium (lowest)	Collateral/CGF SIL guarantee (as decided by bank); Primary security required	Max 18 months	7 years	All India

Scheme Name	Primary Target Beneficiaries	Supported Activities/Sections	Loan Amount Range	Subsidy/Interest Subvention	Collateral Requirement	Moratorium Period	Repayment Tenure	Geographic Focus
				applicable rate)				
Deendayal Antyodaya Yojana – National Urban Livelihoods Mission (DAY-NULM)	Urban poor individuals/groups; SHGs; Urban Street vendors	Self-employment ventures, Skill training, Street vending	Individual: Up to ₹2L Group: Up to ₹2L per member or ₹10L (lower)	Interest subsidy (difference between 7% p.a. and bank rate); Addl. 3% for Women SHGs	Collateral-free up to ₹10L for MSEs; CGTMSE/CGF MU guarantee	6-18 months	5-7 years	Urban
National Rural Livelihoods Mission (NRLM)	Rural poor, primarily Women SHGs (10-20 members, min 5 in difficult areas)	Self-employment, Livelihood development, Agri/Non-Agri activities	Revolving Fund: ₹20K-₹30K Credit: ₹6L-₹20L per SHG	7% p.a. for loans up to ₹3L; 5% subvention for loans >₹3L to ₹5L	Collateral-free up to ₹20L for SHGs (CGFMU for >₹10L)	Not specified	1-7 years	Rural

Note: Loan amounts and subsidy percentages are indicative and subject to change based on scheme guidelines and specific project details.

(6) Commuting Allowance

For PAPs who are relocated to a place far from their current location and their commuting becomes difficult and more expensive, the household members who opt to continue their current livelihood while transitioning to the new location will receive a commuting allowance. Female PAPs will get free ride by the state, while male PAPs are given monthly transport card for a period of 6 months. The cards will be purchased by BMRCL and distributed to eligible PAPs by Social Monitoring team.

4.6. Special Assistance to Vulnerable PAPs

The term vulnerability is nowhere defined in Indian Constitution. BMRCL consider vulnerable PAPs who are Children, Women, scheduled caste (SC), Scheduled tribes (ST), Other backward classes (OBC), senior citizens (over 60 years), persons affected with disability, people with below poverty level (BPL).

Affected household with household members / business owners under the vulnerable groups are provided one-time payment of a sum of Rs. 68,000/- as additional transitional support and rehabilitation assistance for needing special assistance and/or medical care, respective, regardless of their impact severity, with BPL cards shall be paid.

4.7. Unanticipated impacts

Entitlements for eligible affected persons due to unanticipated involuntary resettlement impacts will be prepared in accordance with the JICA GL and applicable national laws and regulations, including those outlined in this RAP.

4.8. Eligibility Criteria

4.8.1. Cutoff Date of Eligibility

The cut-off date is a crucial term for determining the eligible PAPs entitled for compensation. These rights do not extend to individuals who commence any activities after cutoff date of the project.

In CRP-2019, the cut-off date is defined as follows.

(1) Titleholders (landowner, structure owner and tenants)

In the cases of land acquisition affecting legal titleholders and tenants, it is the date of notification made on local and national newspaper under Section 28 (1) under the KIADB Act.

Table 4.11: Cut-off date for Legal Title Holders

Corridor and Package	Section	Cut-off date or date of publication of notification under Section 28(1) of KIADA Act	Remarks
Corridor 1, Package 1	J P Nagar 4th Phase to Mysore Road	01 January 2025	Further process underway
Corridor 1, Package 2	Mysore Road to Kanteerava Studio	Yet to be notified	Property marking and Joint Measurement preparation
Corridor 1, Package 3	Kanteerava Studio to Kempapura Cross Station	16 June 2025	Further process underway
Corridor 2, Package 4	Hosahalli to Kadabagere Cross	Yet to be notified	Property marking and Joint Measurement preparation

(2) Non-titleholders (Informal structure owners, informal business owner, squatters, slum dwellers)

For the non-titleholders the cut-off date will be the date of Census Survey. Census survey had commenced on 12 February 2025 and has continued till 25 June 2025. PAPs were notified the cutoff date individually and the day on which PAPs information was recorded is their cut-off date. Caution is exercised during the survey to ensure no new settlers are added to the list.

The survey is conducted in comprehensive manner and socio-economic survey records all the attributes of PAPs. If on the day of survey informal settlers are not present in the project area, they are not considered as PAPs. BMRCL will clearly mark the boundary of Project ROW and conduct regular monitoring of Project ROW and check against the survey data and drone videography and photograph of locations collected for section available, to ensure no new influx of informal settlers is happening in the project ROW.

Table 4.12: Cut-off date for Non-title holders

Package	Start of survey = Cutoff date
Package 1	2 February 2025
Package 2	13 March 2025
Package 3	17 May 2025
Package 4	28 April 2025

4.8.2. Entitled PAPs

The unit of entitlement is the entity (individual, household, or institution/ government agency) eligible to receive compensation or entitlements. The units of entitlement include the following categories:

- Individuals or judicial persons having legal ownership on land, structures will be considered as the unit of entitlement of the subject property. This also includes those owning ordinary assets;
- Owners of residential or non-residential structures, with or without legal ownership on the land where the structure is located, will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership of said structure;

- Owners of crops, trees, ornamental plants, and other agricultural produce, with or without legal ownership of the land where the crops, trees, ornamental plants, and/or agricultural produce is located, will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership of crops, trees, ornamental plants, and/or agricultural produce being claimed;
- Tenants/Renter of structure and/or lands with or without legal/formal agreements will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership of said structure;
- Owner of business with or without legal license will be considered as the unit of entitlement, upon presentation of sufficient proof of ownership;
- A household will be the unit of entitlement, in instances where the household will be impacted by physical displacement and require relocation assistance;
- Adults whose income-generating activities and waged-based income will be impacted will be the unit of entitlement for livelihood rehabilitation and improvement assistance and compensation for income losses.
- The unit of entitlement for Vulnerable Groups is a household or business owners, and includes:
 - below poverty threshold;
 - Households headed by women
 - Senior citizen (over 60 years old)
 - Person with Disabilities
 - Child (0-6 years old)
 - Person under Scheduled Class, scheduled Tribe, Other backward Class.
- Institution or Government Agency who are owners of affected public structures, community facilities and areas on public land are considered the unit of entitlement for compensation relating to project impacts on these structures and the public land.

4.8.3. Eligible categories

The matrix Table 4.13 categorizes the losses by the Project. Each with specific entitlements tailored to the nature and extent of their losses.

Table 4.13: Project Eligible Category

Category	Land type	Legal/Informal	Type of PAPs in the Project
A. Loss of land	Private	Legal	Landowner
		informal	Renter of land
	Public	Legal	n/a
		Informal	Government agencies
B. Loss of trees & crops	Private	Legal	n/a
		Informal	Landowner
	Public	Legal	Renter/Tenants of land
		Informal	Government agencies
C. loss of Structures	Private	Legal	<ul style="list-style-type: none"> • Private Owners of Structure (Residential/ Business/Residential cum. Business/ Institution) • Common Property Resources (Canteen, creche, public library, market etc.)

Category	Land type	Legal/Informal	Type of PAPs in the Project
			• Tenants of Structure (Residential/ Business/Residential cum. Business)
		Informal	• Informal renter (house maid care takers, security. etc.)
	Public	Legal	• Government agencies (government office, residential quarters) • Common Property Resources (Canteen, cliché, public library, market etc.) • Private owner of Structure (Residential/ Business/Residential cum. Business/ Institution) • Tenants of Structure (Residential/ Business/Residential cum. Business)
		Informal	• Informal owner of Residential / Residential cum Business / Business structure, and improvements, whose building may be on public land partially. • Slum Dwellers: are the residents inhabiting slum area. Slum Area means any area declared to be slum area under sub-section (1) of section 3 of The Karnataka Slum Areas (Improvement and Clearance) Act 1973. • Squatter: Any person living informally on Government land, other than slum dwellers.
D. loss of Income	Private	Legal	• Owner of registered business • Owner of structure who rents out to tenants
		Informal	Employee Owner of non-registered business and their employee
	Public	Legal	Owner of Licensed business
		Informal users	Owner of non-registered /non licensed business and their employee
E. Others	Private	(government owned property for public use)	
		Vulnerable Group	Children, Women, Scheduled caste, Scheduled tribes, Other backward communities, minorities, aged and persons affected with disability
	Public	Temporary impact during construction	Business along the project who have negative impacts during construction causing loss of income disturbance etc.
		Temporary use of land	Landowners
		Unidentified Impacts	

4.9. Entitlement matrix

Table 4.14 shows the entitlement matrix of the Project which sets out the type of loss and the definition of the entitled person or the unit of entitlement in a tabular form. It include a column setting out compensation and rehabilitation measures for each type of loss resulting from involuntary resettlement.

This is based on analysis of the impact of a project and the laws (RFCTLARR 2013 and 2019 amendment, KIADA 1966 and CRP2019) and policies, including its resettlement policy, and on the requirements of the JICA GL/ WB ESS5 as well as result of stakeholder consultations. The matrix stipulates eligibility, entitlements, and payments for all kinds of losses—for example, the loss of land, housing, businesses, income sources, and temporary or long-term income—as well as for relocation costs. In sum, it sets standards for compensation. This structured approach ensures transparency, consistency, and fairness in the compensation process, enabling affected persons to rebuild their lives with dignity.

Table 4.14: Compensation and Entitlements

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
A1	Loss of land	Legal owner(s) of land without movable asset Land Type: Private Land	<p><Cash Compensation></p> <ul style="list-style-type: none"> • Compensation at par with market value with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. <p><In kind provision></p> <ul style="list-style-type: none"> • Assistance to find a relocation site. 	<p><Cash Compensation></p> <ul style="list-style-type: none"> • Compensation for the portion of land computed at par with market value with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Option by the PAPs to sell the remaining portion of affected land of compensation at par with market value with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment 	<ul style="list-style-type: none"> a. Marking of land parcel b. Survey of land parcel c. Notice to landowner and collection of documents d. Joint Measurement Certificate (JMC) preparation e. Notification u/s 28(1) and enquiry f. Notification u/s 28(4) g. Land Valuation Committee notice h. Notice u/s 28(6) i. Land valuation report and j. Preparation of compensation package k. Notice u/s 29(2) to accept compensation fixed and payment to landowner l. Preparation of normal award in case of dispute by landowner. m. Handing over land by KIADB to BMRC u/s 28(8) 	<ul style="list-style-type: none"> a. BMRC LU b. BMRC LU , KIADB and Survey Department c. BMRC LU d. BMRC LU, KIADB and Survey Department, e. BBMP/Urban Local Body f. SLAO, KIADB g. SLAO, KIADB h. BMRC LU i. SLAO, KIADB j. BMRC LU k. SLAO, KIADB l. SLAO, KIADB m. SLAO, KIADB and BMRC
A2	Loss of land	Legal owner(s) of land with movable asset Land Type: Private Land	<p><Cash Compensation></p> <ul style="list-style-type: none"> • Compensation at par with market value of land with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Transitional allowance: storage rental for a maximum of 6 months based on Sub registrar guidance value, if any movable assets on their land. 	<p><Cash Compensation></p> <ul style="list-style-type: none"> • Compensation for the portion of land computed at par with market value with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Option by the PAPs to sell the remaining portion of affected land with compensation at par with market value with 100% solatium and 12% per annum additional market value from date of 	<ul style="list-style-type: none"> a. Marking of land parcel b. Survey of land parcel c. Notice to landowner and collection of documents d. JMC preparation e. Notification u/s 28(1) and enquiry f. Notification u/s 28(4) g. Land Valuation Committee notice h. Notice u/s 28(6) i. Land valuation report and j. Preparation of compensation package 	<ul style="list-style-type: none"> a. BMRC LU b. Land Unit, BMRC, KIADB and Survey Department c. BMRC LU d. BMRC LU, KIADB and Survey Department, e. BBMP/Urban Local Body f. SLAO, KIADB g. SLAO, KIADB h. BMRC LU i. SLAO, KIADB

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
			<ul style="list-style-type: none"> Inconvenience allowance: Onetime payment of Rs.95,200/-, if any movable assets on their land. Shifting allowance: Onetime payment for the actual cost of shifting, if any movable assets on their land. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site. 	<p>preliminary notification to final award payment</p> <ul style="list-style-type: none"> Inconvenience allowance: Onetime payment of Rs.74,800/-, if any movable assets on their land. <p>In addition to the above, if temporary displacement is necessary for belonging of the landowner, following allowance are provided.</p> <ul style="list-style-type: none"> Transitional allowance: storage rental for a maximum of 6 months based on Sub registrar guidance value, if any movable assets on their land. Shifting allowance: Onetime payment actual cost of shifting if any movable assets on their land. If PAPs are returning to the original land, another onetime payment will be provided. 	<ul style="list-style-type: none"> k. Notice u/s 29(2) to accept compensation fixed and payment to landowner l. Preparation of normal award in case of dispute by landowner. m. Handing over land by KIADB to BMRCL u/s 28(8) 	<ul style="list-style-type: none"> j. BMRCL LU k. SLAO, KIADB l. SLAO, KIADB m. SLAO, KIADB and BMRCL
A3	Loss of land	Legal Renter of land Land Type: Private Land	<p><Cash Compensation></p> <ul style="list-style-type: none"> Transitional allowance: storage rental for a maximum of 6 months based on Sub registrar guidance value, if any movable assets on their land. Inconvenience allowance: Onetime payment of Rs.95,200/-, if any movable assets on their land. Shifting allowance: Onetime payment for the actual cost of shifting, if any movable assets on their land. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site 	<p><Cash Compensation></p> <ul style="list-style-type: none"> Inconvenience allowance: Onetime payment of Rs.74,800/-, if any movable assets on their land. <p>In addition to the above, if temporary displacement is necessary for belonging, the following allowances are provided:</p> <ul style="list-style-type: none"> Transitional allowance: for storage rental for a maximum of 6 months based on Sub registrar guidance value, if any movable assets on their land. Shifting allowance: Onetime payment actual cost of shifting if any movable assets on their land. If PAPs are returning to the original land, another onetime payment will be provided. Assistance to find a relocation site 	<ul style="list-style-type: none"> a. Socio Economic Survey b. Collection of documents and scrutiny c. Calculation of rehabilitation amount and payment 	<ul style="list-style-type: none"> a. BMRCL and Consultant b. BMRCL LU c. BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
B1	Loss of crops and trees	Legal owner(s) of lands Land type: Private/Public	<Cash Compensation> <ul style="list-style-type: none"> • Compensation as per value of crops and tree loss with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. 	<Cash Compensation> <ul style="list-style-type: none"> • Compensation for portion of trees/crops computed at per value of crop and tree loss with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. 	a. and marking of trees b. Valuation of trees c. Preparation of compensation package for trees and payment	a.Environment Officer, BMRCL b. Forest Department, GoK c BMRCL LU
B2	Loss of crops and trees	Legal Renter of land Land type: Private	Same as B1	Same as B1	Same as B1	Same as B1
C1	Loss of structure	Legal Owner(s) of, and their household in, Residential structure and improvements Land type: Private/Public Structure type: Residential Residency: Residing *Exclude Government own structure *if there is multiple HH and businesses under the structure owner, allowance will be provided to each HH and business based on field verification of situation.	<Cash Compensation> <ul style="list-style-type: none"> • Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Transitional allowance: onetime payment for rental on the basis of area acquired, equivalent of 10 months and 3 months deposit. • Inconvenience allowance: Onetime payment of Rs.95,200/-. • Shifting allowance: Onetime payment on the basis of area acquired. • Salvageable materials from demolished structures without deduction to compensation. <In kind provision> <ul style="list-style-type: none"> • Assistance to find a relocation site 	<Cash Compensation> <ul style="list-style-type: none"> • Compensation of structures and improvements for portion of structure as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Option by the PAPs to sell the remaining portion of affected structure with Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.74,800/- . • Salvageable materials from demolished structures without deduction to compensation. In addition to the above, if temporary displacement is necessary the following allowances are provided: <ul style="list-style-type: none"> • Transitional allowance: onetime payment for rental on the basis of whole area of structure before 	a. Marking of structure and collection of ownership records b. Valuation of structure c. Preparation of structure compensation package and payment if there is multiple HH nder the structure owner, allowance will be provided to each HH based on field verification of situation.	a. BMRCL LU, BBMP b. Empaneled structure valuators, BMRCL c. BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
				acquisition, equivalent of 6 months and 3 months deposit. • Shifting allowance: Onetime payment on the basis of area acquired at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. <In kind provision> • Assistance to find a relocation site		
C2	Loss of structure	Legal Owner(s) of, and their households as well as their business in, Structure and improvements Land type: Private/Public Structure type: Residential cum Business Residency: Residing	<Cash Compensation> • Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Transitional allowance: onetime payment for rental on the basis of area acquired, equivalent of 10 months and 3 months deposit. • Inconvenience allowance: Onetime payment of Rs.95,200/- . • Shifting allowance: Onetime payment on the basis of area acquired. • Salvageable materials from demolished structures without deduction to compensation. <In kind provision> • Assistance to find a relocation site	<Cash Compensation> • Compensation of structures and improvements for portion of structure as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Option by the PAPs to sell the remaining portion of affected structure and improvements with Compensation as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.74,800/- . • Salvageable materials from demolished structures without deduction to compensation. In addition to the above, if temporary displacement is necessary, the following allowances are provided: • Transitional allowance: onetime payment for rental on the basis of whole area of structure before	a. Marking of structure and collection of ownership records b. Valuation of structure c. Preparation of structure compensation package and payment *if there is multiple HH and businesses under the structure owner, allowance will be provided to each HH and business based on field verification of situation.	a. BMRCL LU, BBMP b. Empaneled structure valuers, BMRCL c. BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
				acquisition, equivalent of 6 months and 3 months deposit. • Shifting allowance: Onetime payment on the basis of area acquired at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. <In kind provision> • Assistance to find a relocation site		
C3	Loss of structure	Legal Owner(s) of, and their business in, Structures and improvements Land type: Private/Public Structure type: Business Residency: Not Residing	<Cash Compensation> • Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Transitional allowance: onetime payment for rental on the basis of area acquired, equivalent of 10 months and 3 months deposit. • Inconvenience allowance: Onetime payment of Rs.95,200/-. • Shifting allowance: Onetime payment on the basis of area acquired. • Salvageable materials from demolished structures without deduction to compensation. <In kind provision> • 1. Assistance to find a relocation site.	<Cash Compensation> • Compensation of structures and improvements for portion of structure as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Option by the PAPs to sell the remaining portion of affected structure and improvements with compensation as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.74,800/- . • Salvageable materials from demolished structures without deduction to compensation. In addition to the above, if temporary displacement is necessary, the following allowances and assistance are provided: • Transitional allowance: onetime payment for rental on the basis of area acquired for duration of	a. Marking of structure and collection of ownership records b. Valuation of structure c. Preparation of structure compensation package and payment if there is multiple businesses under the structure owner, allowance will be provided to each business based on field verification of situation.	a. BMRCL LU, BBMP b. Empaneled structure valuers, BMRCL c. BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
				<ul style="list-style-type: none"> maximum 6 months and 3 months deposit. Shifting allowance: Onetime payment on the basis of area acquired at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. Assistance to find a relocation site 		
C4	Loss of structure	<p>Legal Owner(s) of Structures and improvements</p> <p>Land type: Private/Public</p> <p>Structure type: Institution</p> <p>Residency: Not Residing</p>	<p><Cash Compensation></p> <ul style="list-style-type: none"> Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. Transitional allowance: onetime payment for rental on the basis of area acquired, equivalent of 10 months and 3 months deposit. Inconvenience allowance: Onetime payment of Rs.95,200/- . Shifting allowance: Onetime payment on the basis of area acquired. Salvageable materials from demolished structures without deduction to compensation. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site. 	<p><Cash Compensation></p> <ul style="list-style-type: none"> Compensation of structures and improvements for portion of structure as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. Option by the PAPs to sell the remaining portion of affected structure and improvements with compensation as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. Inconvenience allowance: Onetime payment of Rs.74,800/- . Salvageable materials from demolished structures without deduction to compensation. <p>In addition to the above, if temporary displacement is necessary, the following allowances and assistance are provided:</p> <ul style="list-style-type: none"> Transitional allowance: onetime payment for rental on the basis of area acquired for duration of 	<ul style="list-style-type: none"> a. Marking of structure and collection of ownership records b. Valuation of structure c. Preparation of structure compensation package and payment 	<ul style="list-style-type: none"> a. BMRCL LU, BBMP b. Empaneled structure valuers, BMRCL c. BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
				<ul style="list-style-type: none"> maximum 6 months and 3 months deposit. Shifting allowance: Onetime payment on the basis of area acquired at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. Assistance to find a relocation site 		
C5	Loss of structure	<p>Legal Owner(s) of Structures and improvements</p> <p>Land type: Private/Public</p> <p>Structure type: common property resource</p> <p>Residency: Not Residing</p>	<p><Cash Compensation></p> <ul style="list-style-type: none"> Compensation as per market value assessed by approved valuers. Transitional allowance: onetime payment for rental on the basis of area acquired and function of properties equivalent of 10 months and 3 months deposit. Inconvenience allowance: Onetime payment of Rs.95,200/-. Shifting allowance: Onetime payment on the basis of area acquired function of property <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site, if required. 	<p><Cash Compensation></p> <ul style="list-style-type: none"> Compensation for the portion as per market value assessed by approved valuers. Option by the PAPs to sell the remaining portion of affected business with compensation as per market value assessed by approved valuers. Inconvenience allowance: Onetime payment of Rs.74,800/-. <p>If temporary displacement is necessary, the following allowance and assistance are provided:</p> <ul style="list-style-type: none"> Transitional allowance: onetime payment for rental on the basis of area acquired and function of properties equivalent of 10 months and 3 months deposit. Inconvenience allowance: Onetime payment of Rs. 74,800/-. Shifting allowance: Onetime payment on the basis of area acquired at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. Assistance to find a relocation site, if required. 	<p>a. Identification and documentation of public structures</p> <p>b. Valuation of structures affected</p> <p>c. Calculation of rehabilitation benefits and payment</p>	<p>a. BMRCL survey team</p> <p>b. Empaneled valuers of BMRCL</p> <p>c BMRCL LU</p>
C6	Loss of structure	Legal Tenants of Structure	<Cash Compensation>	<Cash Compensation>	a. Socio Economic Survey of tenants	a. BMRCL Consultant b. BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
		Land type: Private/Public Structure type: Residence Residency: Residing	<ul style="list-style-type: none"> • Compensation of improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.95,200/-for family/ Rs 47,600/- for single. • Shifting allowance: Onetime payment of Rs.40,800/-. <p><In kind provision></p> <ul style="list-style-type: none"> • Assistance to find a relocation site 	<ul style="list-style-type: none"> • Compensation of improvements as fully affected as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.74,800/-for family/ Rs.37,400/- for single. <p>In addition to the above, if temporary displacement is necessary following allowance and assistance are provided:</p> <ul style="list-style-type: none"> • Transitional allowance: onetime payment for rent on the basis of the whole area of structure before acquisition equivalent of 6 months and 3 months deposit. • Shifting allowance: Onetime payment of Rs.40,800 at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. • Assistance to find a relocation site. 	<ul style="list-style-type: none"> b. Collection of tenant documents c. Preparation of rehabilitation package and payment 	c. BMRCL LU
C7	Loss of structure	Legal Tenants of Structure Land type: Private/Public Structure type: Residential cum Business Residency: Residing	Residential part to apply C6 Business part to apply C8	Residential part to apply C6 Business part to apply C8	Same as C3.	Same as C3.
C8	Loss of structure(Legal Tenants of Structure Land type: Private/Public	<Cash Compensation> • Compensation of improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the	<Cash Compensation> • Compensation of improvements as fully affected as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the	Same as C3.	Same as C3.

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
		Structure type: Business Residency: Non-Residing	<p>date of preliminary notification to final award payment.</p> <ul style="list-style-type: none"> Inconvenience allowance: Onetime payment of Rs.95,200/- Shifting allowance: Onetime payment of Rs.47,600/- <p><In kind provision> 1. Assistance to find a relocation site</p>	<p>date of preliminary notification to final award payment.</p> <ul style="list-style-type: none"> Inconvenience allowance: Onetime payment of Rs.74,800/- . <p>In addition to the above, if temporary displacement is necessary, the following allowance and assistance are provided:</p> <ul style="list-style-type: none"> onetime payment for rent on the basis of the whole area of structure before acquisition equivalent of 6 month and 3 months deposit. Shifting allowance: Onetime payment of Rs. 47,600/- at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. Assistance to find a relocation site 		
C9	Loss of structure	Informal renter (i.e. housemaid, caretaker) Land type: Private/Pubic Structure type: Residence, Residential cum Business, Business	<p><Cash Compensation></p> <ul style="list-style-type: none"> Compensation of improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. Transitional allowance: onetime payment for rent and deposit of Rs. 100,000/- equivalent to 6 months and 3 months deposit. Inconvenience allowance: Onetime payment of Rs.95,200/- for family/ Rs.47,600/- for single. Shifting allowance: Onetime payment of Rs.40,800/-. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site. 	<p>Case 1. PAPs who is to stay on the current location.</p> <p><Cash Compensation></p> <ul style="list-style-type: none"> Compensation of improvements as fully affected as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. Inconvenience allowance: Onetime payment of Rs.74,800/- for family/Rs.37,400/- for single <p>Case 2: PAPs who need to temporary relocate during retrofitting.</p> <p>In addition to above, If temporary displacement is necessary, following allowance and assistance are provided:</p>	<p>a. Identification and documentation of slum dweller</p> <p>b.PAPs through SES</p> <p>c.Valuation of structures affected</p> <p>d. Calculation of rehabilitation benefits and payment</p>	<p>a. BMRCL LU</p> <p>b.BMRCL Consultant.</p> <p>c.Empaneled valuers of BMRCL</p> <p>d BMRCL LU</p>

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
			<ul style="list-style-type: none"> Subject to qualification requirements, option to avail BDA Housing. Or Onetime payment of Special Housing support grant 	<ul style="list-style-type: none"> onetime payment for rent and deposit of Rs. 100,000/- equivalents to 6 months and 3 months deposit. Shifting allowance: Onetime payment of Rs.40,800/- at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. Assistance to find a relocation site . <p>Case 3: PAPs who prefer to permanently displaced, following allowance and assistance are provided:</p> <ul style="list-style-type: none"> Compensation of improvements as fully affected as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. Subject to qualification requirements, option to avail BDA Housing. Or Onetime payment of Special Housing Support Grant Transitional allowance: onetime payment for rent and deposit of Rs. 100,000/- equivalents to 6 months and 3 months deposit. Shifting allowance: Onetime payment of Rs.40,800/- at the time of first shifting. If PAPs are returning to the original structure, another onetime payment will be provided. Inconvenience allowance: Onetime payment of Rs.95,200 /- for family/ Rs.47,600/- for single Assistance to find a relocation site 		

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
C10	Loss of structure	<p>Informal owner of structures and improvements, whose building may be on public/private land partially (excluding squatters/ slums)</p> <p>Land type: Public/Private</p> <p>Structure type: Residence, Residential cum Business, Business</p>	<p><Cash Compensation></p> <ul style="list-style-type: none"> • Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from the date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.95,200/- for family/ Rs.47,600/- for single. • Shifting allowance: Onetime payment of Residential: Rs.40,800/- Business: Rs.47,600/- • salvageable materials from demolished structures without deduction to compensation. <p><In kind provision></p> <ul style="list-style-type: none"> • Assistance to find a relocation site 	<p>No option to stay.</p> <p>Cash compensation and in kind provision provided as same to fully affected.</p>	<p>a. Identification and documentation of squatter PAPs through SES</p> <p>b.Valuation of structures affected</p> <p>c. Calculation of rehabilitation benefits and payment</p>	<p>a. BMRCL Consultant</p> <p>b.Empaneled valuers of BMRCL</p> <p>c. BMRCL LU</p>
C11	Loss of structure	<p>Slum dwellers residing in declared slum</p> <p>Squatter</p> <p>Land type: <u>Public land</u></p> <p>Structure type:</p>	<p><Cash Compensation></p> <ul style="list-style-type: none"> • Compensation of structures and improvements as per market value assessed by approved valuers with 100% solatium and 12% per annum additional market value from date of preliminary notification to final award payment. • Inconvenience allowance: Onetime payment of Rs.95,200/- for family/ Rs.47,600/- for single. • Subsistence allowance Rs.40,800/- • Shifting allowance: Onetime payment of Residential: Rs.40,800/-, Business: Rs.47,600/- • Subject to qualification requirements, option to avail BDA Housing, Or , Onetime payment of Special Housing support grant. 	<p>No option to stay.</p> <p>Cash compensation and in-kind provision provided as same to fully affected.</p>	<p>a. Identification and documentation of slum dweller PAPs through SES</p> <p>b. Valuation of structures affected</p> <p>c. Calculation of rehabilitation benefits and payment</p>	<p>a. BMRCL Consultant</p> <p>b. Empanelled valuers of BMRCL</p> <p>c BMRCL LU</p>

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
			<ul style="list-style-type: none"> Salvageable materials from demolished structures without deduction to compensation. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site 			
D1	Loss of Income	<p>Legal owner of registered Business</p> <p>Structure ownership: Structure Owner / tenants</p>	<p><Cash Compensation></p> <ul style="list-style-type: none"> Business Loss Allowance: onetime payment by the basis of the average SGST payment amount per month for an equivalent of 10 months and 3 months deposit. Business premises re-establishment allowance: onetime payment by the basis of Rs.735/- per sq. ft. of area acquired. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site Participation in Vocational Training Priority in employment during construction and operation stage of the project Participation in Job Matching/Job Placement Assistance in securing soft loans 	<p><Cash Compensation></p> <ul style="list-style-type: none"> Business Loss Allowance: onetime payment for the portion by the basis of the average SGST payment amount per month for the equivalent of 6 months and 3 months deposit. Option by the PAPs to sell the remaining portion of affected business by the basis of the average SGST payment amount per month for an equivalent of 10 months and 3 months deposit. Business premises re-establishment allowance: onetime payment for the portion by the basis of Rs.735/- per sq. ft. of area acquired. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site Participation in Vocational Training Priority in employment during construction and operation stage of the project Participation in Job Matching/Job Placement Assistance in securing soft loans 	<p>a. Identification and documentation of slum dweller PAPs through SES</p> <p>b. valuation of structures affected</p> <p>c. Calculation of rehabilitation benefits and payment</p>	<p>a. BMRCL Consultants</p> <p>b. Empaneled valuers of BMRCL</p> <p>c BMRCL LU</p>
D2	Loss of Income	<p>Legal owner of structure who rent out to tenants</p> <p>Structure ownership: Structure Owner</p>	<p><Cash Compensation></p> <ul style="list-style-type: none"> Rental Income Allowance: onetime payment by the basis of rental area acquired. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site Participation in Vocational Training 	<p><Cash Compensation></p> <ul style="list-style-type: none"> Rental Income Allowance: onetime payment by the basis of rental area acquired. Option by the PAPs to sell the remaining portion of affected business by the basis of rental area acquired. 	<p>a. Identification and documentation of slum dweller PAPs through SES</p> <p>b. Valuation of structures affected</p> <p>c. Calculation of rehabilitation benefits and payment</p>	<p>a. BMRCL Consultant</p> <p>b. Empaneled valuers of BMRCL</p> <p>c BMRCL LU</p>

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
		Residing: no residing	<ul style="list-style-type: none"> Priority in employment during construction and operation stage of the project Participation in Job Matching/Job Placement Assistance in securing soft loans. 	<p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site Participation in Vocational Training Priority in employment during construction and operation stage of the project Participation in Job Matching/Job Placement Assistance in securing soft loans 		
D3	Loss of Income	Informal / nonregistered business owner i.e squatters/ slum dwellers Structure ownership: Structure Owner / Tenants Land type; public /Private land	<p><Cash Compensation></p> <ul style="list-style-type: none"> Business Loss Allowance: onetime payment of Rs.115,600/-. Business premises re-establishment allowance: onetime payment by the basis of Rs.735/- per sq. ft. of area acquired for enabling them to register. <p><In kind provision></p> <ul style="list-style-type: none"> Assistance to find a relocation site Participation in Vocational Training Priority in employment during construction and operation stage of the project Participation in Job Matching/Job Placement Assistance in securing soft loans 	No option to stay. Cash compensation and in-kind provision provided as same to fully affected.	a. Identification and documentation of slum dweller PAPs through SES b. Valuation of structures affected c. Calculation of rehabilitation benefits and payment	a. BMRCL Consultant b. Empaneled valuers of BMRCL c BMRCL LU
D4	Loss of Income	Employee of a displaced business, PAPs who are permanently displaced and need to find a new job	<p><Cash Compensation></p> <ul style="list-style-type: none"> Income Loss Allowance: equivalent of declared income for 10 months. <p><In kind provision></p> <ul style="list-style-type: none"> Participation in Vocational Training Priority in employment during construction and operation stage of the project Participation in Job Matching/Job Placement Assistance in securing soft loans 	PAPs who will be re-employed by the same business owner. <p><Cash Compensation></p> <ul style="list-style-type: none"> Income Loss Allowance: equivalent of declared income for duration of business closure. In case of the business employer not employing their employee, they are considered as fully displaced	a. Identification and documentation of slum dweller PAPs through SES b. Valuation of structures affected c. Calculation of rehabilitation benefits and payment Payment will be made in trenches of every three (3) months based on their self-declaration with Affidavit.	a. BMRCL Consultant b. Empaneled valuers of BMRCL c BMRCL LU

	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)		Implementation issues/Guidelines	Responsible Organization
			Severe/ full affected	Marginal/ Partially affected		
			• Communing assistance			
D5	Loss of Income	PAPs who permanently relocate to a place that makes it more expensive to commute to their place of work and they retain their employment	<In kind provision> <ul style="list-style-type: none"> • Participation in Vocational Training • Priority in employment during construction and operation stage of the project • Participation in Job Matching/Job Placement • Assistance in securing soft loans • Communing assistance for male PAPs in the form of national common mobility card for 1 year from the date of displaced. 	n/a	a. Identification and documentation of slum dweller PAPs through SES b. Valuation of structures affected c. Calculation of rehabilitation benefits and payment	a. BMRCL Consultant b. Empaneled valuers of BMRCL c BMRCL LU
D6	Loss of Income	Business adjacent to the project ROW who experience temporary loss of income due to the Project	<Cash Compensation> Disturbance allowance: onetime payment based on the basis of average SGST payment for those who claim the negative impact by the project, for the duration of construction period of 10 months. In case of extension of construction period, BMRCL will pay an additional of extended period.		a. Identification of affected businesses b. calculation of eligible allowance based on extent, documents and area.	a. BMRCL Consultant b. Empaneled valuers of BMRCL c BMRCL LU
E1	Vulnerable group	<ul style="list-style-type: none"> • Households with household members with vulnerable group • Business owner under vulnerable group 	<Cash Compensation> In addition to all the benefits as per their eligibility and onetime payment as Special Assistance: of Rs.68,000/-.	<Cash Compensation> In addition to all the benefits as per their eligibility and onetime payment as Special Assistance: of Rs.68,000/-. If temporary displacement is necessary, the following assistance are provided: Moving assistance for Vulnerable people	a. Identification and documentation of Vulnerability claim b. Valuation of structures affected c. Calculation of rehabilitation benefits and payment	a. BMRCL survey team b. Empaneled valuers of BMRCL c BMRCL LU
E2	Temporary use of land	Landowner	Fair rental price for the period during which the land is used and the land will be returned in the same condition or better as before it was rented			
E3	Unforeseen impacts	Concerned parties impacted (eg. Loss of access)	Entitlements will be prepared in accordance with the JICA GL and WB ESS5, applicable national laws and regulations (including requirements for preparation of corrective action plan and other related documents for JICA to review and approve), and the EMP of the approved EIS.			

4.10. Required Documents for Payment of Compensation

For effective processing and disbursement of compensation and R&R assistance, PAPs are required to submit the following documents. The list is categorized based on the type of compensation or assistance applicable. If any required document is missing (e.g., in informal cases), eligibility is verified through field validation by BMRCL. The final eligibility is approved by BMRCL's Land Unit in consultation with the Compensation and Rehabilitation Unit (CRU).

Table 4.15: Project Eligible Category

Category		Document	Purpose
Land Compensation (Titleholders) (consent or normal award).	1	Aadhaar card / Voter ID / Permanent Account Number (PAN) card	Identity verification
	2	Sale deed / Title deed / Khata / RTC	Proof of land ownership
	3	Bank passbook / Cancelled cheque	Bank account for electronic transfer
	4	Photograph of land and owner	Documentation and verification
	5	Consent award agreement (if applicable)	For consent-based compensation
	6	Copy of 28(4) Notification (for normal award)	Reference to official acquisition
	7	No due certificate from utility providers (Bescom, BWSSB etc.)	Ensure proper payment of bills
Structure Compensation (Residential/Commercial/Institutional Owners)	1	Aadhaar / PAN / Voter ID	Identity
	2	Ownership proof of structure (Tax receipt / Building plan / Electricity bill)	Ownership and occupancy
	3	Photographs of structure	Verification
	4	Joint Measurement Certificate (JMC)	Area and condition of structure
	5	Bank passbook / Cancelled cheque	Bank account for electronic transfer
Tenants (Residential/Commercial/Institutional)	1	Aadhaar / PAN card / Voter ID	Identity
	2	Proof of tenancy (rent agreement, rent payment receipt)	Ownership and occupancy
	3	Photographs of structure	Verification
	4	Bank passbook / Cancelled cheque	Bank account for electronic transfer
Relocation allowance	1	Aadhaar / Voter ID	Identity
	2	Proof of displacement (JMC, Valuation Sheet)	Confirmation of relocation need
	3	Proof of tenancy / lease (if tenant)	Eligibility for tenant allowances
	4	Bank passbook / Cancelled cheque	Bank account for electronic transfer
	5	Self-declaration form (in case of informal occupation)	Verified through NGO or community
LIRP Allowance	1	Aadhaar / PAN card / Business owner ID	Identity
	2	Shop license	Business verification
	3	SGST certificate	SGST payment verification
	4	Trade certificate	To verify the registration of business
	5	Rental receipt (if rented)	Occupancy status
	6	Income proof / Self-declaration (attested by NGO or verified during census)	Estimation of loss
	7	Bank passbook / Cancelled cheque	Bank account for electronic transfer
Skill Training Support (under LIRP)	1	Aadhaar / ID proof	Identity
	2	Proof of business / livelihood impact (valuation / census record)	Eligibility check
	3	Willingness form / application for training	Enrolment confirmation
	4	Bank passbook / Cancelled cheque	Bank account for electronic transfer

Chapter 5 : Implementation System

5.1. Implementation Arrangements

This section provides a comprehensive overview of the institutional arrangements of Resettlement Action Plan (RAP) for the Project. The successful execution of the RAP for the Project hinges on a robust and well-coordinated organizational framework that integrates both internal and external bodies to ensure efficient implementation, resource allocation, and adherence to legal and social mandates in line with national laws and JICA Guidelines for Environmental and Social Considerations (2022) (JICA GL).

To ensure the effective and timely implementation of the RAP, formal and informal mechanisms as shown in Figure 5.1. is established to provide coordination among all the participating agencies.

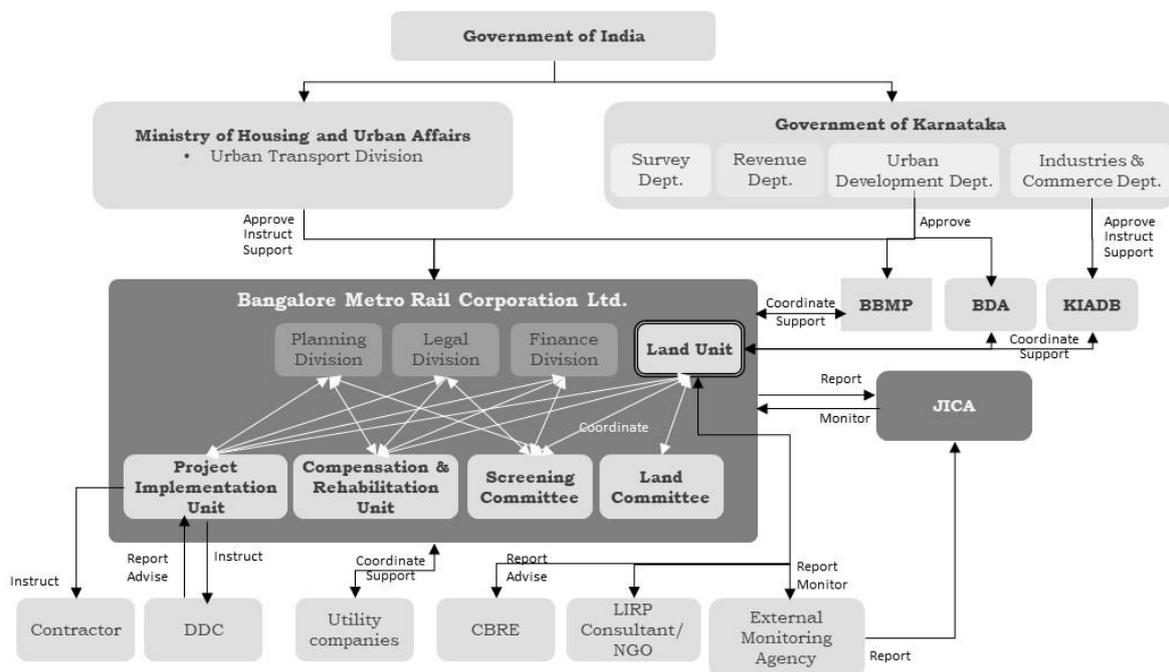


Figure 5.1: RAP Implementation Flow Chart

Table 5.1: Roles and Responsibilities for RAP Implementation

Activity	BMRC							GoK				MOHUA	R&R LIRP Consultant	Utility companies	CSC	Contractor				
	PIU	LU/SEMU	FD	LD	PD	CRU	SC	LC	Training inst.	UDD	SD/RD	KIADB	BBMP	BDA	UTD	NULM	CBRE	GRC		
Preparation	Preparation of RAP	●																		
	Joint Measurement Survey	●				○				●	●	○								
	Valuation of assets	●				○	○	○									●			
	Verify eligibility of PAPs	●										●								
	Prepare Compensation Package	●					●	○												
	Secure Budget	●								○						○				
	Disbursement	●	●									●								
Clearance of Land	●												○						○	
Land Acquisition		●		○				○			●									○

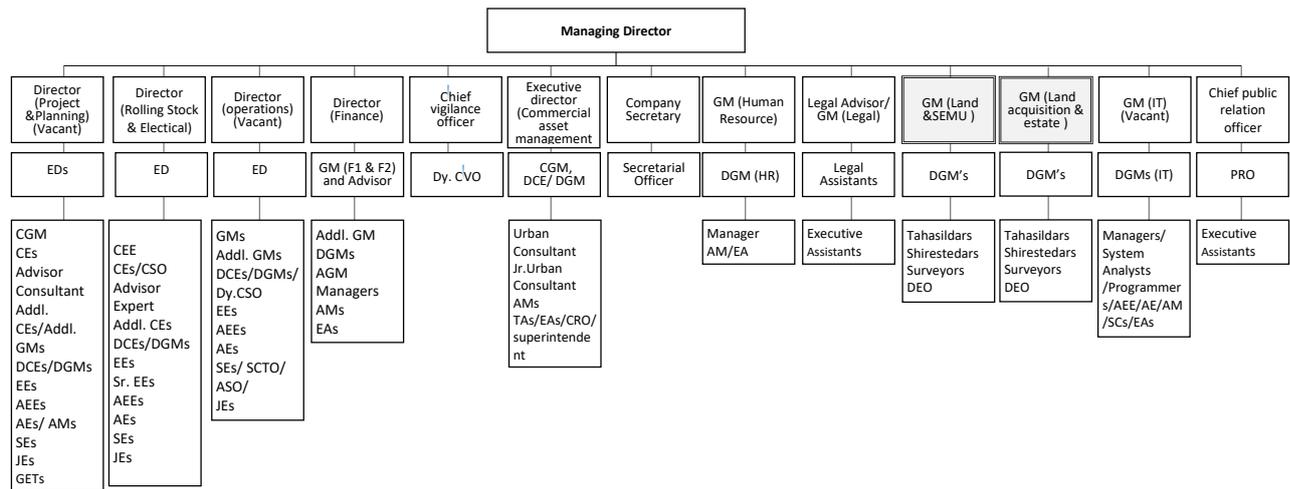
Activity	BMRCL										GoK				MoHUA	R&R LIRP Consultant	Utility companies	CSC	Contractor		
	PIU	LU/SEM U	FD	LD	PD	CRU	SC	LC	Training inst.	UDD	SD/RD	KIADB	BBMP	BDA	UTD	NULM	CBRE	GRC			
and Resettlement	Land acquisition of Government land	●								●	●		●	●							
	Resettlement of Non titled PAPs	●				●															
	Provide resettlement assistance	●																○			
LIRP	Design & deliver vocational training		●					○					○		○			●			
	Provide priority employment	●	●																		●
	Link to government schemes		○										●		●			●			
Monitoring	Internal Monitoring		●																		
	External Monitoring		●																		
Stakeholder	Stakeholder engagement	○	●																		
	Information Disclosure	○	●																		
GRM	Address Grievance	●	●								●	○						●	○	○	○
Coordination	Coordinate with Funding Agency	●	○						●						●						○

Legend: ● Lead responsibility, ○ Supporting role

BBMP: Bruhat Bengaluru Mahanagara Palike, BDA: Bangalore Development Authority, CBRE: Coldwell Banker Richard Ellis, CRU: Compensation Rehabilitation Unit, CSC: Construction Supervision Consultant, FD: Finance Division, GRC: Grievance Redress Committee, KIADB: Karnataka Industrial Areas Development Board, LC: Land Committee, LD: Legal Division, LU: Land Unit, MoHUA: Ministry of Housing and Urban Affairs, NULM: National Urban Livelihood Mission, PD: Planning Division, PIU: Project Implementation Unit, RD: Revenue Department, R&R LIRP Consultant: Resettlement and Rehabilitation Livelihood and income Restoration Program Consultant, SC: Screening Committee, SD: Survey Department, SEMU: Social and Environment Management Unit, UDD: Urban Development Department, UTD: Urban Transport Division

5.1.1. Bengaluru Metro Rail Corporation Ltd.

As the Implementing Agency (IA) for the project, the Bengaluru Metro Rail Corporation Ltd. (BMRCL) will supervise and coordinate the implementation of all activities.



Source: BMRCL

Figure 5.2: BMRCL Organization

(1) Project Implementation Unit (PIU)

Established for the implementation of the project, headed by the Director, Projects and Planning. The Managing Director (MD) holds overall charge of the Project, including all matters related to land acquisition, resettlement, and RAP implementation. The PIU is responsible for planning, construction, monitoring, and ensuring compliance with the RFCTLARR Act, 2013 and its amendments, CRP entitlements, and socio-economic rehabilitation activities.

(2) Land Unit

BMRCL Land Unit (LU) is responsible for the implementation of land acquisition and resettlement of the metro corridors as describe in Table 5.3. The LU is headed by two General Managers in charge of Land and Estate, and Land and Social and Environmental Management. Both reports directly to the MD and are jointly responsible for the implementation of rehabilitation activities and disbursement of payments to non-titled PAPs. The section has been divided between the General Managers to facilitate implementation.

Social and Environment Management Unit (SEMU) is the specialized unit within LU responsible for planning, implementing, and monitoring the RAP and ensuring compliance with JICA GL, National laws, and other applicable policies.

Table 5.2: Member of Land Unit

Position	No. of Staff	Tasks and Responsibilities
General Manager	2	Overall supervision and management of land acquisition and resettlement activities; coordination with KIADB, field teams, and other departments.
Tahsildar	4	Verification of land records, field-level supervision, grievance redressal, and support in compensation disbursement.
Deputy Tahsildar	4	Assists Tahsildar and GMs in day-to-day LA operations; supports data verification and documentation.
Surveyor	2	Conduct joint measurements, assist in demarcation and asset mapping, and provide technical inputs for land and structure valuation.
Supervisor	2	Manages field coordination, supports data collection, and monitors progress at the ground level.
Executive Assistant	8	Prepares documentation, manages communication with stakeholders, maintains records, and assists in logistics for consultation and disbursement activities.
Environment Officer	1	Ensures compliance with environmental safeguards in coordination with social teams and contractors/consultants.
Section Engineer	1	Provides engineering input in identifying built structures, utilities affected, and technical field support during implementation.
Assistant Environment Officer	1	Assists the Environment Officer in monitoring site-level implementation and documentation related to environmental compliance.
Data Entry Operator (DEO)	6	Supports entry and digital management of LA and R&R data, census and survey results, disbursement tracking, and document preparation.

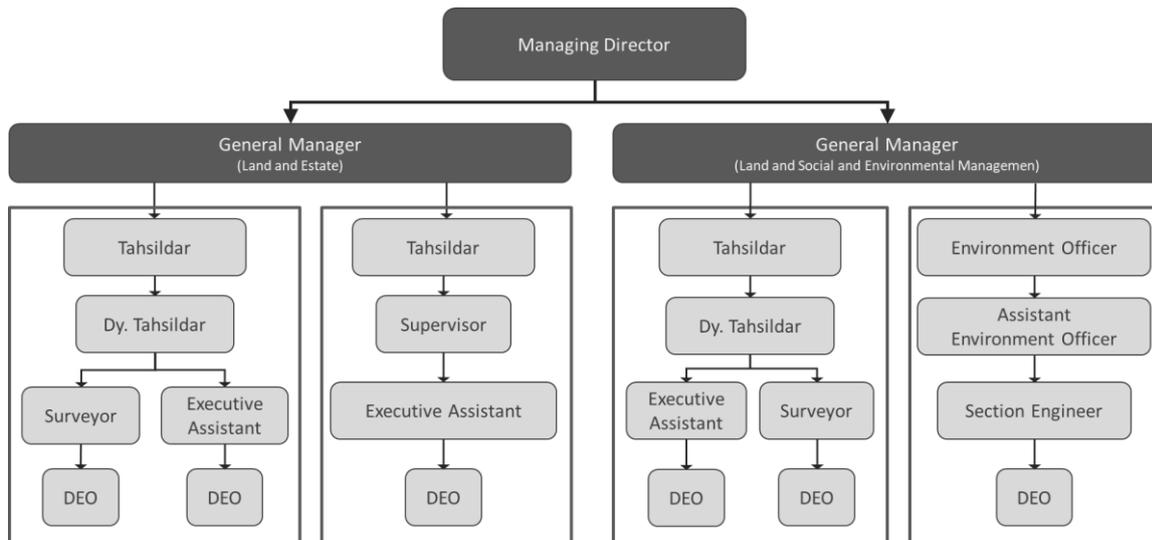


Figure 5.3: BMRCL LU Structure

Table 5.3: Role and Responsibility of Land Unit

	Items	Role and Responsibility
1	General Responsibilities	<ul style="list-style-type: none"> • Prepare, update and implement the overall implementation of the RAP. • Coordinate with other partner institutions in the implementation of this RAP. • Synchronize resettlement activities and land acquisition with the project construction schedule and closely coordinate with contractors to ensure that civil works are aligned with the RAP implementation. • Ensure timely implementation of RAP, including the acquisition of the ROW, the resettlement of PAPs, and the implementation of the LIRP. • Manage stakeholder engagement, Information disclosure, and grievance redress. • Liaise with GoK, Gol, and JICA. • Ensure RAP implementation in compliance with national laws and JICA GL. • Appoint third-party consultants and monitoring agencies. • Allocate adequate resources and human resources to deliver RAP activities in a timely manner. • Lead responses to unanticipated impacts due to the project, preparing safeguards documents/reports as required by JICA.
2	Land Acquisition and Resettlement	<ul style="list-style-type: none"> • Identify required lands for the Project and prevent and minimize land acquisition as much as possible in coordination with Planning division. • Valuate lands and assets. • Coordinate land records, issue notifications, and validate documents. • Ensure that the land acquisition process follows applicable norms and legal procedures. • Oversee implementation of land acquisition, compensation, relocation, and rehabilitation measures.
3	Livelihood & Income Restoration Program (LIRP)	<ul style="list-style-type: none"> • Contract an external agency and coordinate with training institutions (i.e. NULM) for implementation of LIRP activities. • Monitoring LIRP progress and aligning it with the overall resettlement strategy. • Facilitating PAPs' access to training, financial inclusion schemes, and other livelihood-related government programs. • Ensures training modules are gender-responsive and market-linked.
4	Budget / Financing	<ul style="list-style-type: none"> • Ensure the availability and timely release of the budget for R&R activities. • Liaise with the Revenue Department (RD) of GoK for the timely disbursement of compensation and assistance. • Supervise field-level progress and tracking compensation disbursement.
5	Grievance Redress	<ul style="list-style-type: none"> • Managing and resolving grievances raised by affected persons. • Coordinate with concerned departments and ensure redress mechanisms are accessible and effective.
6	Monitoring	<ul style="list-style-type: none"> • Appoint third-party consultants and monitoring agencies. Ensure the engagement of an external monitor.

	Items	Role and Responsibility
		<ul style="list-style-type: none"> • Set target outputs with corresponding timelines • Monitor compliance to this RAP • Find appropriate solutions for any gap and issue raised. • Prepare monitoring reports for submission to JICA.

(3) Finance Division (FD)

Ensures accurate, timely, and auditable RAP fund disbursement. Key responsibilities in relation to RAP include:

- Coordinate with external auditors and compiles financial progress reports.
- Coordinate budget allocation and release for land and R&R activities.
- Disburse compensation and assistance (via KIADB, in coordination).
- Track utilization of funds, maintaining audit records, and supporting financial reporting to JICA and GoK.
- Verify fund flow for external contracts related to RAP/LIRP.
- Request to GoK for additional RAP amount.
- Work closely with the LU to ensure timely payments and financial compliance.

The Accounts Section under FD ensures all transaction of funds related to land acquisition and compensation disbursement are managed in accordance to prescribed rules and timelines. Key responsibilities in relation to RAP include:

- Manage budgetary allocation for Land acquisition, R&R, and implementation expenses.
- Verify bills, vouchers, and account details before RTGS (Real Time Gross Settlement)/NEFT (National Electronic Funds Transfer) payment.
- Update fund utilization records for internal audit and JICA review.
- Maintains separate ledgers for land, structure, business loss, shifting, and LIRP payments.

(4) Legal Division (LD)

Provides critical legal scrutiny to all land and resettlement activities. Key responsibilities in relation to RAP include:

- Verify ownership titles, succession documents, and land use category.
- Draft legal notices, acquisition documents, and No objection certificates.
- Respond to court notices, handles PILs, and legal interventions.
- Advise on disputes, encroachments, and alternate compensation proposals.
- Support project compliance with KIAD Act, Metro Rail Act, and JICA GL.

(5) Planning Division (PD)

Key player in optimizing land use and from the stage of preparation of detailed project report, the planning division is actively involved throughout the project cycle. Key responsibilities in relation to RAP include:

- Prepares and optimizes all the land acquisition plans for the execution of project.

- Based on local site conditions, re-optimizes the construction plan to minimize relocation, minimize disruption of traffic and business during construction.
- Coordinates with civil wing, utility wing, traction and electrical wing to optimize the design to suit all requirements.

Coordinates with Property Development unit and external departments to integrate design to suit Transit Oriented Development requirements. Support compliance with construction-stage RAP commitments.

(6) Chief Public Relation Officer (CPRO)

The Chief Public Relations Officer (CPRO) for BMRCL is responsible for all aspects of public relations, media interaction, and communication for the organization. This includes managing the corporation's image, handling media inquiries, and disseminating information about Namma Metro to the public.

(7) Project Specific Arrangement

BMRCL has established project specific interdepartmental coordination bodies within BMRCL to facilitate RAP implementation.

1) Compensation and Rehabilitation Unit (CRU)

The Compensation and Rehabilitation Unit (CRU) is responsible for overseeing the implementation of compensation and resettlement activities under the RAP.

Table 5.4: Member of CRU

Position	No. of Staff	Tasks and Responsibilities
LU General Manager (Lands)	2	Leads the CRU
the Deputy Chief Engineer	1	Validating structural impacts and technical inputs
Representatives from the Legal Division	1	Ensure compliance with applicable laws and handle title-related clarification.
officers from the Finance Division	1	Review and approve disbursement-related documentation and track fund utilization

Key responsibilities in relation to RAP include:

- Finalizes eligible PAP lists in consultation with the LU and Consultants.
- Approve documentation for disbursement in sync with Legal and Finance divisions.
- Review technical validation for partially affected structures or encroachments.
- Tracks compliance with entitlement matrix and RAP commitments.
- Maintains a real-time database of compensation status and grievance redress.
- Reviews socio-economic details and vulnerable PAP status for assistance prioritization.

2) Land Committee (LC)

This is a quasi-judicial mechanism constituted by BMRCL and one-man committee to:

- Review and confirm land acquisition awards where title or compensation disputes arise.
- Examine representations made by affected landowners who are not satisfied with compensation or the process.
- Provide legally binding decisions to expedite resolution in lieu of lengthy court processes.
- Uphold transparency and fairness in the LA process, especially in complex or high-value claims.

Submit independent recommendations for final approval by competent authorities.

3) Screening Committee (SC)

The committee is consisting of the representative of LU, Accounts section, LD, PD and of BRMCL. The main responsibility of this committee is to scrutinize the land valuation report prepared by Land Committee with assistance of CBRE.

4) Grievance Redress Committee

The arrangement is described in 5.2.2.

(8) BMRCL Training Institute

The BMRCL Training Institute plays a major role in training the operation and maintenance workforce of BMRCL ensuring the safe, efficient, and professional operation of the Namma Metro system. Its primary responsibilities and functions include:

- **Training BMRCL Employees:** The core function of the institute is to provide comprehensive training for all BMRCL personnel. This includes newly recruited staff as well as ongoing training for existing employees to keep them updated on new technologies, procedures, and safety protocols. The training covers a wide range of roles, such as:
 - Train Operators/Station Controllers
 - Maintainers (for electrical, mechanical, and civil systems)
 - Section Engineers
 - Customer Service personnel
- **Developing a Skilled Workforce:** By providing specialized training, the institute ensures that BMRCL has a highly skilled and competent workforce capable of handling the complex demands of operating and maintaining a modern metro system. This is crucial for maintaining the safety, punctuality, and reliability of the service.
- **Capacity Building for Other Metro Corporations:** The BMRCL Training Institute has also been noted for its role in providing training to personnel from other metro corporations in India, such as those in Hyderabad, Chennai, and Kochi. This helps in building a skilled workforce for the expanding metro rail sector across the country.
- **Conducting Specialized Courses:** The institute offers a mix of theoretical and practical training. For example, it provides hands-on experience in a live environment (during off-hours) to give trainees a deep understanding of the system.
- **Promoting Kannada Language Proficiency:** BMRCL often mandates that employees have a working knowledge of Kannada. The training institute facilitates this by conducting Kannada classes and examinations for employees who may not be proficient in the language at the time of joining.
- **Maintaining and Improving Skills:** Through regular training sessions, the institute ensures that the skills of its employees are continuously enhanced. This adds value to their careers and keeps them prepared for any new challenges.

5.1.2. Government of Karnataka (GoK)

The Government of Karnataka (GoK) is the State Government of the region where the Project is being implemented. GoK acts as the apex authority, overseeing policy decisions, allocating budgetary resources, providing administrative approvals, and coordinating among various state departments. It plays a key role in land acquisition, resettlement, and financial facilitation required for smooth

implementation of the Project. GoK also nominates representatives to BMRCL's Board of Directors and facilitates convergence with state-level social welfare schemes where relevant.

(1) Urban Development Department (UDD)

The Urban Development Department (UDD) is the nodal state-level department overseeing the Project. It plays a central role in policy approvals, inter-agency coordination, and monitoring of urban infrastructure projects, including land acquisition and resettlement.

Key responsibilities in relation to RAP include:

- Serve as the principal administrative authority responsible for guiding and overseeing BMRCL's implementation of metro projects.
- Provide policy approvals and directives required for resettlement, land acquisition, and urban planning components of the project.
- Provide policy direction and compliance oversight in line with State rules and applicable national laws.
- Facilitate inter-departmental coordination between executing agencies such as BMRCL, KIADB, BBMP, BDA, and other departments concerned.
- Review and endorses proposals submitted by BMRCL related to project implementation, including land requirements and resettlement frameworks.
- Support issuance of Government Orders (GOs), notifications, and circulars related to project clearances and implementation timelines.
- Act as the principal governing body overseeing BMRCL and its implementing activities.
- Approves budgetary allocations for land acquisition and R&R activities through Finance Department.
- Ensure coordination between State agencies such as KIADB, BBMP, BDA, and others involved in land acquisition, utility shifting, and resettlement planning.
- Support the legal and regulatory processes, including issuance of government notifications and approvals under applicable Acts.
- Facilitate the timely resolution of bottlenecks related to inter-agency clearances and administrative sanctions.

(2) Survey Department (SD)

The Survey Department (SD) is a wing of GoK which plays a vital technical role in the land acquisition and resettlement process. It is responsible for accurate boundary demarcation, preparation and approval of Joint Measurement Sketches (JMSs)⁸, and verification of affected property extents. Survey activities are overseen by the Assistant Director of Land Records (ADLR), who participates in inter-agency meetings and approves the finalized joint sketches used for land awards and compensation decisions.

On-ground survey and measurement are carried out by Survey Supervisors and Surveyors, who

⁸ Joint Measurement Sketches: drawing and technical description prepared through the joint survey of land to establish the boundary of individual land parcels among the Government Surveyor, BMRCL Surveyor, KIADB officials, and BMRCL Engineers.

conduct field verifications, resolve disputes in property boundaries, and support Geographic Information System (GIS) mapping.

The SD ensures accuracy in land measurement and provides legally validated documents needed for award declarations by KIADB.

Table 5.5: Member of Survey Department

Position	Tasks and Responsibilities
Deputy Director of Lands record	Head of the Department in the Bangalore district. Supervises and controls all the activities of survey and measurement.
Assistant Director of Land Records (ADLR)	Supervises all survey activities related to land acquisition. Approves JMS; participates in inter-agency meetings.
Survey Supervisor	Oversees field survey teams; ensures timely and accurate demarcation; resolves measurement disputes on ground.
Surveyor	Conducts field verifications, prepares JMS, supports valuation of affected properties, and assists in GIS mapping.

(3) Revenue Department (RD)

Revenue Department (RD) is considered the mother department among all departments of the government. All land related documents are originating from RD.

The Deputy Commissioner of the revenue district where the project is being implemented, is a key functionary in facilitating various aspects of land acquisition.

- Deputy Commissioner is the authority to transfer state government land to BMRCL project.
- He allots government land for temporary usage to BMRCL.
- He decides the land compensation in case of general award is being prepared by KIADB as per RFCTLARR Act.
- He is head of central and state committees on pollution control within the district and provides directions/orders to BMRCL during entire project cycle regarding any lapses.

(4) Karnataka Industrial Areas Development Board (KIADB)

The Karnataka Industrial Area Development Board (KIADB) is a government agency under the State Department of Industries and Commerce, GoK. It is the designated authority for land acquisition under the KIADA, 1966, and operates in close coordination with BMRCL for the execution of the project.

1) Key Responsibilities in relation to RAP

Its key responsibilities include issuing acquisition notifications, conducting joint measurement surveys, determining compensation, and disbursing consent or normal awards. The land acquisition activities within KIADB are supervised by the Special Deputy Commissioner (SDC), who is the authority responsible for decision-making on legal and administrative matters related to land acquisition.

KIADB's institutional presence ensures that land acquisition is executed legally, transparently, and within timelines set under the implementation plan.

- Notifying land acquisition under the KIADA, 1966.
- Undertaking land surveys and coordination with RD.
- Finalizing compensation award in collaboration with Deputy Commissioners.
- Maintaining documentation for legal and financial transactions.

2) Member

The acquisition process is functionally supported by the one Special Land Acquisition Officer (SLO), who coordinates field-level implementation, issues acquisition orders, and oversees the final disbursement of compensation in coordination with BMRCL. The Manager and Case Worker assist the SLO by collecting required legal and financial records and facilitating data transfer for payment release.

KIADB offices at the division level typically comprise five (05) to seven (07) officers per project, including land acquisition officers, Manager and case workers.

Table 5.6: Member of KIADB

Position	Tasks and Responsibilities
Chief Executive Officer	Overseeing the overall operations and strategic direction of the organization. This includes land acquisition, industrial area development, infrastructure provision, investment promotion, and ensuring compliance with government policies.
Special Deputy Commissioner (SDC)	Overall legal and administrative oversight of land acquisition under KIAD Act; decision-making and inter-departmental coordination.
Special Land Acquisition Officer (SLO)	Field-level implementation of acquisition; issues acquisition orders, oversees compensation disbursement, coordinates with BMRCL.
Manager	Assists in maintaining legal and financial documents; ensures timely transfer of verified records for award and disbursement.
Case Worker	Supports SLO and Manager in data collection, recordkeeping, and liaison with RD and BMRCL for payment processes.
Other support staff (<i>as required</i>)	Assist with logistics, documentation, file movement, and grievance communication at the division/project level.

(5) Public Works Department (PWD)

The Public Works Department (PWD) is a key technical agency of the Government of Karnataka, responsible for the construction and maintenance of public infrastructure such as roads, bridges, and government buildings. Its role is crucial in the context of Metro projects where road networks, utilities, and supporting infrastructure are directly affected.

- PWD provides technical approval and clearance for road cutting, diversions, and shifting of existing infrastructure to facilitate Metro construction.
- It coordinates with BMRCL for the restoration and strengthening of roads after Metro works are completed.
- PWD offers technical guidance and supervises quality standards for construction works impacting public infrastructure.
- It ensures that safety measures are implemented during road diversions, flyovers, or underpasses linked to Metro alignment.
- PWD also liaises with local bodies to integrate Metro-related civil works with ongoing/upcoming road projects for better connectivity and reduced public inconvenience.

5.1.3. Bruhat Bengaluru Mahanagara Palike (BBMP)

The Bruhat Bengaluru Mahanagara Palike (BBMP), under the GoK, is the municipal authority for the city of Bengaluru. While BBMP is responsible for the flyover portion of the Double decker, they are not directly responsible for RAP preparation. However, BBMP plays a crucial supporting role in the implementation of R&R measures under the Project. Its responsibilities are mainly linked to municipal service coordination, approvals, and verification of urban land and tenancy records.

(1) Key responsibilities in relation to RAP include

- Provide administrative approvals for demolition, relocation, and construction of resettlement structures that fall within BBMP jurisdiction.
- Transfers land belonging to BBMP within the project area, to BMRCL free of cost.

- Restore basic civic services (such as water, sanitation, drainage, lighting, and roads) at designated relocation sites following resettlement.
- Support BMRCL in verifying land records, including Khata certificates, property tax history, and tenancy status for affected properties.
- Assist in mutation and name transfer processes for properties acquired for the metro project.
- Support identification and verification of slum dwellers or informal tenants who may be eligible for entitlements under RAP provisions.
- Facilitate local-level grievance redress in coordination with BMRCL, especially where municipal services or structures are impacted.

Table 5.7: Key Member of BBMP related to RAP

Position	Tasks and Responsibilities
Chief Commissioner	Grants high-level administrative approvals and facilitates inter-departmental coordination for project implementation.
Zonal/Regional Commissioners	Oversee operations across zones or regions; coordinate across wards; monitor civic service restoration at resettlement sites; facilitate approvals and field compliance.
Regional Officer	Supports Zonal Commissioners by ensuring the timely execution of ward-level tasks, including documentation, field verification, and stakeholder coordination.
Assistant Revenue Officer (ARO)	Provides Khata, tax records, and ownership verification; supports property mutation; assists in verifying tenancy documentation for acquired/resettled properties.
Revenue Officer	Supports the ARO by verifying land revenue and tax records, assisting in field-level surveys, and liaising with the Survey Department and KIADB during documentation.

(2) Securing BBMP’s Commitment in the Project

BMRCL will formalize BBMP’s supporting responsibilities through an official Memorandum of Understanding (MoU). This MoU will define:

- BBMP’s obligations during RAP preparation and implementation, especially concerning service restoration, document verification, and administrative support.
- Grievance redress responsibilities, particularly for issues related to municipal infrastructure at relocation sites.
- Timelines and escalation mechanisms for inter-agency coordination and resolution of issues.
- Mechanisms for transparency and reporting during RAP implementation.

(3) Institutional Continuity – Transition to Greater Bengaluru Authority (GBA)

With the enactment of the Greater Bengaluru Governance Bill, 2025 (passed in the Karnataka Legislative Assembly on March 10, 2025), BBMP is undergoing transition into the Greater Bengaluru Authority (GBA). To ensure continuity in municipal functions during and after this transition:

- All commitments made by BBMP for the RAP will be carried over to GBA through appropriate clauses in the MoU.
- BMRCL will coordinate with the designated Zonal Commissioners and Ward Committees of the GBA for implementation of services, approvals, and grievance redress during the RAP period.

5.1.4. Bangalore Development Authority (BDA)

The Bangalore Development Authority (BDA), a statutory urban planning agency under the Government of Karnataka, supports the project through its roles in land-use regulation, layout planning, housing provision, and development approvals, particularly in the context of urban resettlement.

Key responsibilities in relation to RAP include:

- Offers developed housing plots or constructed units for eligible displaced households, subject to availability and coordination with BMRCL.
- Supports integration of resettlement sites within city master plans and infrastructure provisioning.

5.1.5. Ministry of Housing and Urban Affairs (MoHUA)

The Ministry of Housing and Urban Affairs (MoHUA) is the nodal ministry of the GoI for urban transport planning and implementation. Within MoHUA, the Urban Transport Division is responsible for overseeing metro rail policy, approvals, and coordination with state-level entities like BMRCL.

(1) Urban Transport Division (UTD)

'The Urban Transport Division (UTD) is responsible for creating national policies and strategies for urban transportation, including the Metro Rail Policy, 2017. The division oversees and approves mass transit projects like metro rail, Metrolite, and MetroNeo. It also promotes integrated transport planning to create a seamless system that includes metro, buses, and non-motorized transport. Additionally, the division advocates for sustainable and innovative solutions like clean fuels and intelligent transport systems, while also setting standards and regulations for urban transport services and fares.'

Key responsibilities in relation to RAP include:

- Provides overall policy guidance, administrative approvals, and funding support for the metro project as per the Metro Rail Policy.
- Coordinates with the Government of Karnataka for project approvals, funding share, and institutional arrangements.
- Reviews and approves proposals submitted by the State Government/BMRCL under schemes or funding mechanisms supported by the Government of India.
- Facilitates coordination with other central ministries (e.g., Ministry of Finance, Ministry of Railways) where required.
- Ensures that urban transport projects, including resettlement and rehabilitation activities, align with national urban development goals and sustainable mobility principles.

While MoHUA does not directly participate in field-level implementation, its Urban Transport Division plays a key role in approvals and inter-ministerial coordination that enables BMRCL's project execution.

(2) National Urban Livelihood Mission (NULM)

The National Urban Livelihoods Mission (NULM), a flagship program of the MoHUA, GoI, aims to reduce poverty and vulnerability of the urban poor by enabling them to access gainful self-employment and skilled wage employment opportunities. The mission emphasizes organizing the urban poor into self-help groups, building their capacities, and facilitating access to credit, support services, and entitlements.

The NULM mission statement is: to reduce poverty and vulnerability of the urban poor households by enabling them to access gainful self-employment and skilled wage employment opportunities, resulting in an appreciable improvement in their livelihoods on a sustainable basis, through building strong grassroots level institutions of the poor. The mission would aim at providing shelter equipped with essential services to the urban homeless in a phased manner. In addition, the Mission would also address livelihood concerns of the urban street vendors by facilitating access to suitable spaces,

institutional credit, social security and skills to the urban street vendors for accessing emerging market opportunities.

In the context of the Project, NULM will be serving as a key institutional partner in supporting LIRP for PAPs, especially for those who are vulnerable and the urban informal sector. NULM is a policy and scheme framework managed by the government. It does not directly implement livelihood activities but enables access through Urban Local bodies (ULBs) such as BBMP and registered training partners.

Key responsibilities in relation to RAP include:

- Facilitating access to employment through Skills Training & Placement component.
- Supporting the formation and strengthening of SHGs, federations, and community-based institutions among displaced families.
- Enabling PAPs to access micro-credit, interest subvention, and self-employment schemes under the Self-Employment Program.
- Coordinating with ULBs such as BBMP to mobilize eligible PAPs into the NULM framework and monitor program effectiveness.
- BMRCL will formally coordinate with NULM's city-level implementation units to ensure that PAPs are linked to these schemes during the post-resettlement phase.

Multi-Tiered Implementation Structure

The NULM operates through a hierarchical framework to ensure effective outreach and delivery:

1. **National Level:**
 - The **Ministry of Housing and Urban Affairs (MoHUA)** is the nodal ministry responsible for the overall design, policy, and funding of the mission.
 - A **National Mission Management Unit (NMMU)** is established under the ministry to oversee the mission's implementation, set targets, and provide technical and financial guidance to the states.
2. **State Level:**
 - At the state level, a dedicated agency, often a **State Urban Livelihoods Mission (SULM)** or a designated directorate within the urban development department, is responsible for implementing the mission.
 - A **State Mission Management Unit (SMMU)**, similar to the NMMU, is created to manage the mission's activities within the state, allocate funds to Urban Local Bodies (ULBs), and provide support and training.
3. **City/Urban Local Body (ULB) Level:**
 - The **Urban Local Bodies (ULBs)** are the primary implementing agencies at the city level. They play a crucial role in planning, coordinating, and executing the mission's components.
 - A **City Mission Management Unit (CMMU)**, headed by a City Project Officer, is responsible for the day-to-day implementation, including the mobilization of beneficiaries, linking them with various programs, and monitoring progress.

5.1.6. Coldwell Banker Richard Ellis (CBRE)Valuer (Independent Valuation Consultant)

Coldwell Banker Richard Ellis (CBRE) Valuer is a commercial real estate services and investment firm providing third-party market-based valuation of affected assets:

- Conducts site inspections, interacts with PAPs, and reviews ownership documents.

- Uses prevailing circle rates, market comparable, and depreciation models to value structures and land.
- Submits valuation reports used by BMRCL and KIADB for compensation awards.
- Supports dispute resolution by offering technical valuation clarifications, if required.

5.1.7. R& R and LIRP Consultant/ NGO

BMRCL engages with R& R and LIRP consultants / Non-Governmental Organizations (NGOs) to support the implementation of specific components of the LIRP under the RAP. These functions will be limited to facilitation and support to eligible PAPs, particularly those requiring assistance with access to government schemes and livelihood opportunities.

Key responsibilities in relation to RAP include:

- Conduct needs assessments to identify livelihood loss and capacity gaps among PAPs and identify those who are entitled to LIRP.
- Design LIRP for individual PAPs and deliver vocational training, entrepreneurship support, and business counselling.
- Assist vulnerable PAPs in accessing government schemes, social security benefits, and financial inclusion.
- Support community-level grievance redress, information dissemination, and post-resettlement follow-up.
- Work with BBMP, BDA, and local Self-Help Groups to strengthen urban livelihoods linkages in relocation areas.
- Provide field-level insights on PAP satisfaction, employment outcomes, and progress of LRIP interventions.

The selection of Consultant/NGOs will follow a transparent process based on experience in resettlement, livelihood restoration, and working with vulnerable groups.

5.1.8. State owned utility companies

(1) Karnataka Power Transmission Corporation Limited (KPTCL)

Karnataka Power Transmission Corporation Limited (KPTCL) is a state-owned government agency responsible for high-voltage power transmission infrastructure in Karnataka. While not directly involved in resettlement planning, KPTCL plays a technical support role in the RAP by assisting BMRCL in shifting or protecting existing transmission lines, substations, or towers that fall within the metro alignment or resettlement sites.

Key responsibilities in relation to RAP include:

- Identification of high-voltage overhead lines, substations, or towers obstructing metro construction or located on resettlement sites.
- Technical coordination with BMRCL PIU to plan and approve necessary relocation or safety buffers.
- Supporting land clearance through advance relocation or protection of affected infrastructure.
- Ensuring that resettlement planning avoids hazardous proximity to high-voltage infrastructure.

(2) Bangalore Electricity Supply Company Limited (BESCOM)

Bangalore Electricity Supply Company Limited (BESCOM), a government-owned electricity distribution company, is responsible for managing the electricity supply in the Bangalore region. It supports the RAP by facilitating the relocation of low-voltage electrical lines and poles, and ensures restoration of power connections at newly developed resettlement sites or impacted areas.

e. Key responsibilities in relation to RAP include:

- Shifting of low-voltage distribution lines and poles from project-affected areas.
- Restoration of electricity connections at resettlement sites.
- Coordination with BBMP and BMRCL for minimizing service disruption during shifting operations.

(3) Bangalore Water Supply and Sewerage Board (BWSSB)

The Bangalore Water Supply and Sewerage Board (BWSSB), a statutory government agency under the UDD of the GoK, is the nodal body for water supply and sewerage services in Bengaluru. Although not directly involved in land acquisition or RAP implementation, BWSSB's support is crucial during utility relocation and restoration, particularly in densely built-up zones where underground pipelines or stormwater drains may be affected by metro construction.

Key responsibilities include:

- Coordination with BMRCL PIU for identification and relocation of affected water and sewerage pipelines.
- The approval and application procedures for well drilling and water usage at the relocation sites.
- Ensuring timely restoration of utility connections, especially at resettlement sites, if applicable.
- Providing technical input to avoid disruption of essential services during construction and resettlement phases.

5.1.9. Construction Supervision Consultant (CSC)

The Construction Supervision Consultant (CSC) will support BMRCL in ensuring that social safeguards are implemented as per the RAP.

Key responsibilities in relation to RAP include:

- Monitoring contractor's compliance with social safeguard measures during construction.
- Coordinating with BMRCL and LU for field verification and documentation.
- Assisting in preparing contractor work schedules in coordination with BMRCL, who holds primary responsibility for ensuring land clearance prior to construction activities.

5.1.10. Construction Contractor

The Contractor will be responsible for carrying out construction activities in accordance with RAP provisions and JICA GL. Specific responsibilities include:

- Ensuring that construction commences only after the required land is fully acquired and all affected persons have been resettled or compensated per the approved RAP.
- Avoiding disruption or adverse impacts on relocated or remaining PAPs, including maintaining access to relocated residences, businesses, and community services.

- Maintaining a grievance redress log for construction-related issues affecting PAPs (e.g., blocked access, accidental damage, temporary disruptions).
- Give priority in hiring skilled and unskilled labour from among eligible PAPs and communities, especially vulnerable groups, as part of livelihood support measures outlined in the RAP.
- Support BMRCL's RAP monitoring efforts during construction by cooperating with field-level inspections and facilitating timely corrective actions where required.
- Inform BMRCL immediately if any previously unidentified PAPs, structures, or encumbrances are encountered during construction, and coordinating for necessary action in accordance with the RAP and JICA's safeguard guidelines.

5.2. Grievance Redress Mechanism (GRM)

The Grievance Redress Mechanism (GRM) provides a structured and accessible system for PAPs to raise concerns, seek clarifications, and resolve disputes related to the project, ensuring transparency and fairness in the resettlement process. The GRM is designed to address a wide range of issues, including disputes related to compensation, eligibility for relocation, concerns about relocation site amenities and gender-based violence and harassment (GBVH).

BMRCL has operated GRM for land acquisition and resettlement since Phase 1, and common GRM is used for the Project. For the GBVH related compliant, separate stream of process is already established and operating.

5.2.1. Land Acquisition and Resettlement related Grievance Procedure

(1) Procedure

PAPs submit a written complaint (including their name, date, details of the complaint, contact details, etc.) in English or Kannada to the LU of BMRCL, or they may contact the LU by telephone, email, web system to submit their complaint. Careful documentation of the name of the complainant, date of receipt of the complaint, address/contact details of the person, location of the problem area, and how the problem was resolved is undertaken.

Grievance redress is carried out at two levels; namely first level and the appellate level. Grievances of affected persons are first brought to the attention of BMRCL, land acquisition office. At this level, the time taken to address a matter may vary from seven (07) days to one month, depending on the matter.

If the affected person is not satisfied with the land acquisition office's decision, they can approach the Grievance Redress Committee (GRC). The GRC convene within seven (07) days of receiving the matter.

In case of non-resolution of the issues raised, the affected person also has the option of opting for judicial review/intervention by the courts.

The BMRCL GRM will ensure that the grievances are received, registered and addressed in a smooth, time-bound and responsive manner. The project specific grievances received are mostly related to construction work, payment of compensation, assessment of land and structures etc. All project related grievances will flow through BMRCL established GRM. After redress, the action taken, a report will be made, and kept in the BMRCL land office, and a letter communicating the same is sent to the affected person.

(2) Responsible Parties

1) BMRCL Land Unit (LU)

The LU has the overall responsibility for timely grievance redress on social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party.

Role and responsibilities:

- PAP submits a written complaint (including name, date, details of the complaint, contact details, etc.) in English or Kannada to the LU, or via telephone/email.
- Documents the complainant’s name, date of receipt, contact details, problem location, and resolution process.
- Has overall responsibility for timely grievance redress on social safeguards issues.
- Registers grievances, manages related disclosure, and communicates with the aggrieved party.
- Handles first-level grievance redress, typically within seven (07) days to one month, depending on the matter.
- After redress, prepare a report, keep it in.

2) Grievance Redress Committee (GRC)

GRC acts as the appellate body if PAP is not satisfied with the LU decision.

a. Composition of the committee

GRC comprises BMRCL high-level officers and Community Representative (PAP – Male and PAP – Female) Members. GRC members and their roles, and the flow of GRM are shown below.

Table 5.8: Member of GRC

Position	No. of Staff	Role in Committee
Director (Projects and Planning)	1	Chairman
General Manager (Land Acquisition & Estate)	1	Convener
General Manager (Finance & Accounts)	1	Member
Chief Public Relations Officer	1	Member
Chief Engineer of Concerned Reach	1	Member
Manager (Transportation)	1	Member
Tahsildar	1	Member
Community Representative (PAP – Male)	1	Member
Community Representative (PAP – Female)	1	Member

b. Role and responsibilities:

- Convenes within seven (07) days of receiving the grievance.
- Provides support to affected persons on problems arising from eligibility, entitlements, compensation, and assistance.
- Records the grievance of PAPs and ensures resolution within the stipulated time frame.
- Reports to aggrieved parties regarding developments and the BMRCL decision.
- Addresses problems and complaints arising from land acquisition and relocation of utilities.
- Disseminates the GRM process through notices, consultations, and FGDs.
- Periodically discloses progress and results of GRM on the BMRCL website.
- PAP also has the option of judicial review if the grievance remains unresolved.

5.2.2. GBVH related Grievance Procedure

(1) Procedure

1) Receiving the Complaint

- **Filing:** A person who has experienced or witnessed GBVH can file a complaint with the designated grievance committee, human resources, or a trusted senior manager. The complaint should be filed as soon as possible, but there should be no strict deadline that prevents someone from reporting a past incident.
- **Initial Action:** The person receiving the complaint must immediately inform the grievance committee. They should also offer immediate support to the complainant, such as counselling services, and discuss any safety concerns or desired interim measures (e.g., separating the parties involved).

2) Confidentiality and Investigation

- **Confidentiality:** All information related to the complaint will be treated with the highest level of confidentiality. This is to protect the privacy of all individuals involved and to prevent retaliation. Information will only be shared on a "need-to-know" basis with those directly involved in the investigation.
- **Investigation Process:** The grievance committee will launch a formal, impartial investigation. This must be completed within a defined timeframe, typically 90 days from the date the complaint was filed.

3) Gathering Evidence: The investigation will involve:

- Interviewing the complainant to understand their experience and gather details.
- Interviewing the accused to hear their side of the story.
- Interviewing any witnesses identified by the parties.
- Reviewing all relevant documents, electronic communications (emails, messages), or other evidence provided.

4) Adjudication and Reporting

- **Adjudication:** The grievance committee has the powers of a civil court. They will evaluate all the evidence to determine if an act of GBVH occurred.
- **Report to Employer:** Upon conclusion of the investigation, the committee will prepare a detailed report that includes its findings and recommended actions. This report is submitted to the employer.

5) Taking Action

- **Employer's Responsibility:** The employer is responsible for implementing the committee's recommendations. This could include disciplinary action against the perpetrator, such as a formal warning, suspension, or termination of employment. The employer must take these necessary actions within 60 days of receiving the report.
- **Preventing Retaliation:** The employer must also take strong steps to ensure there is no retaliation against the complainant, witnesses, or anyone who participated in the investigation. Any act of retaliation is a serious offense.

6) Transfer to Law Enforcement (When Necessary)

- **Criminal Evidence:** If the investigation uncovers strong evidence that the harassment constitutes a criminal offense (e.g., physical assault, criminal intimidation, or specific acts under sections of the Indian Penal Code like 509 or 354(a)), the case must be referred to the local police station.

- **Timely Referral:** This referral should happen within seven (07) days of the finding of strong evidence to allow for a separate criminal investigation. The internal process may continue, but the criminal matter must be addressed by law enforcement.

7) Internal Grievance Committee for Prevention of Sexual Harassment (POSH) Committee

As per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal Act, 2013 (SHWW Act 2013), If ten (10) and more than ten (10) women are working in an organisation, the owner/head of the establishment shall mandatorily constitute an "Internal Grievance Committee" in that office to look into complaints of GBVH.

POSH Committee was established in 31.05.2025 in line with the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal Act, 2013 (SHWW Act 2013).

c. Composition of the committee

- It must be chaired by a senior woman employee of the organisation who is competent in the fields of social welfare and have contributed to the prosperity of women.
- One of the members must be working in the municipal council in taluk and district.
- Two of the members must be from a non-governmental organization and must possess demonstrable knowledge on the subject of sexual harassment. The Internal Grievance Committee (IGC) should be reconstituted every three (03) years and the departments that were not represented in the previous Grievance Committee must be ensured.

d. Powers and functioning of the committee

- The grievance committee must investigate complaints related to Sexual harassment of women, and will hold all the powers of a civil court to adjudicate. They are liable to Investigate, resolve the complaint within 90 days of filing the complaint, and then provide the report to the employer.
- The employer is liable to take necessary actions within 60 days.
- In case of strong evidence of sexual harassment, such case should be transferred to the local police station within seven (07)days of filing the complaint to the local police station for taking necessary decisions under Indian Penal Code section 509, 354(a) or any other sections

8) Duties of employers

- An announcement that "sexual harassment is prohibited" in the workplace should be issued in a circular and employees must be informed about this.
- Employees should be informed about the members of the Internal Complaints Committee, the address of the members, the place and time when the committee operates.
- Necessary measures should be taken to ensure that the complainant is not harassed or disturbed during the hearing of the complaint.
- Providing protection and necessary assistance (medical, legal and other assistance) as ordered by the Complaints Committee.

9) Key responsibilities

The Internal Grievance Committee should be reconstituted every three (03) years and the departments that were not represented in the previous Grievance Committee must be ensured.

The grievance committee must look into complaints related to sexual harassment of women, and will hold all the powers of a civil court to adjudicate.

5.3. Capacity Building of BMRCL LU

To ensure effective implementation of the RAP in accordance with the JICA GL, BMRCL will undertake a structured capacity building programme through challenges encounters from previous phases. The initiative aims to enhance institutional preparedness, technical competency, and cross-agency coordination for executing resettlement and livelihood restoration activities as per the principles of transparency, participation, and social equity.

5.3.1. Objectives of Capacity Building

The capacity building program is designed to:

- Strengthening institutional capabilities of BMRCL LU.
- Improve understanding of national legal frameworks, especially JICA GL and ESS5 on involuntary resettlement.
- Ensure effective coordination among BMRCL, KIADB, BBMP, BDA, and other partner entities.
- Promote inclusive engagement with vulnerable and affected communities.
- Support data-based internal monitoring, documentation, and grievance redress mechanisms.

5.3.2. Capacity Building Plan

The capacity building is proposed through providing periodic training and strengthen human resource.

(1) Training and workshop

The recommended training workshops are shown in the table below.

Table 5.9: Proposed Training and Workshop

Topic	Target Participants	Method	Facilitating Agency	Frequency
JICA Safeguards and ESS 5	BMRCL LU and other unit related to RAP	Workshop	International Experts and trained officers of Metro agencies	Twice a year
RAP Monitoring and evaluation	Field Engineers, Social Officers	Workshop, on the job training	International Experts and trained officers of Metro agencies	Twice a year
Grievance Redress and Stakeholder Engagement	GRC Members, Helpdesk staff	Workshop	International Experts and trained officers of Metro agencies	As needed
Livelihood Restoration & Vulnerability Support	LIRP Cell, NULM Coordination Team	Workshop, on the job training	International Experts and trained officers of Metro agencies	Annual

Capacity assessments are conducted periodically to identify skill gaps and inform future training cycles. All training sessions will be documented, and training materials will be archived by the BMRCL LU for reference and replication in future projects. Training effectiveness will be tracked through post-session evaluations and semi-annual reviews conducted by the LU.

(2) Institutional Strengthening Measures

1) Establishing SEMU within the Land Unit

To further the effective implementation of RAP, SEMU unit needs to be strengthened with capacity building measures. This unit will be responsible for overseeing RAP implementation, inter-agency coordination, grievance redress, monitoring, and compliance with national and JICA safeguard requirements. Clear terms of reference will be developed to define their roles, reporting hierarchy, and coordination responsibilities with field-level units and contractors.

2) Appointment of Full-Time Resettlement and Rehabilitation Officers at the Division Level

For each metro corridor or project reach, BMRCL will appoint dedicated R&R Officers who will be stationed at the divisional level. These officers will serve as the nodal point for coordinating resettlement-related activities on the ground, including verification of PAPs, grievance follow-up, consultation meetings, coordination with KIADB and BBMP, and documentation of compliance prior to site handover. They will report to the General Manager (Lands & SEMU) and ensure consistency in implementation across divisions.

3) Digitization of Resettlement Data and Integration into Project Management Information System

All resettlement-related data, including socio-economic survey results, entitlement disbursement records, grievance logs, and relocation tracking, will be digitized and maintained in a centralized Management Information System (MIS). This integration will enable real-time monitoring of RAP progress, generate timely compliance reports, and facilitate data sharing between departments (e.g., Legal, Finance, Environment). Role-based access will be provided to implementing agencies and donor review teams for transparency.

Chapter 6 : Implementation Schedule

This chapter outlines the implementation schedule for RAP activities pertaining to the Project. A well-defined and synchronized schedule is essential to ensure the timely and humane execution of resettlement processes, minimizing disruption to affected persons and facilitating the overall project progress. The schedule highlights the sequential nature of key activities, particularly emphasizing that physical resettlement will commence only after compensation payments have been completed and relocation sites are fully prepared.

6.1. Compensation Payment and Physical Resettlement Commencement

A fundamental principle guiding the implementation schedule is that physical resettlement will commence only *after* all compensation payments for lost assets and necessary support allowances have been fully disbursed to the PAPs. This includes:

- **Compensation for Lost Assets:** Full and fair compensation for land, structures, crops, trees, and any other assets acquired or impacted by the project will be paid in advance.
- **Support for Physical Resettlement:** This encompasses various allowances designed to facilitate the relocation process, such as moving allowances, transition support, and any other agreed-upon assistance.

Furthermore, physical resettlement, especially for those requiring relocation to new sites, will begin only after the designated relocation sites are fully developed and ready for occupancy. This includes the provision of essential infrastructure (e.g., water, sanitation, electricity, access roads) and community facilities, as applicable. This phased approach ensures that PAPs have the financial means and a prepared destination before they are required to vacate their current dwellings, thereby minimizing hardship and ensuring a dignified transition.

The implementation schedule for land acquisition and resettlement is a vital planning tool that supports the BMRCL project's commitment to equitable and transparent resettlement practices. By strictly adhering to the sequence of compensation prior to physical relocation, ensuring the readiness of resettlement sites. BMRCL aims to execute the project with minimal social disruption and foster positive outcomes for all affected stakeholders. Continuous monitoring and adaptive management will be employed to ensure the schedule remains responsive to actual conditions and stakeholder feedback.

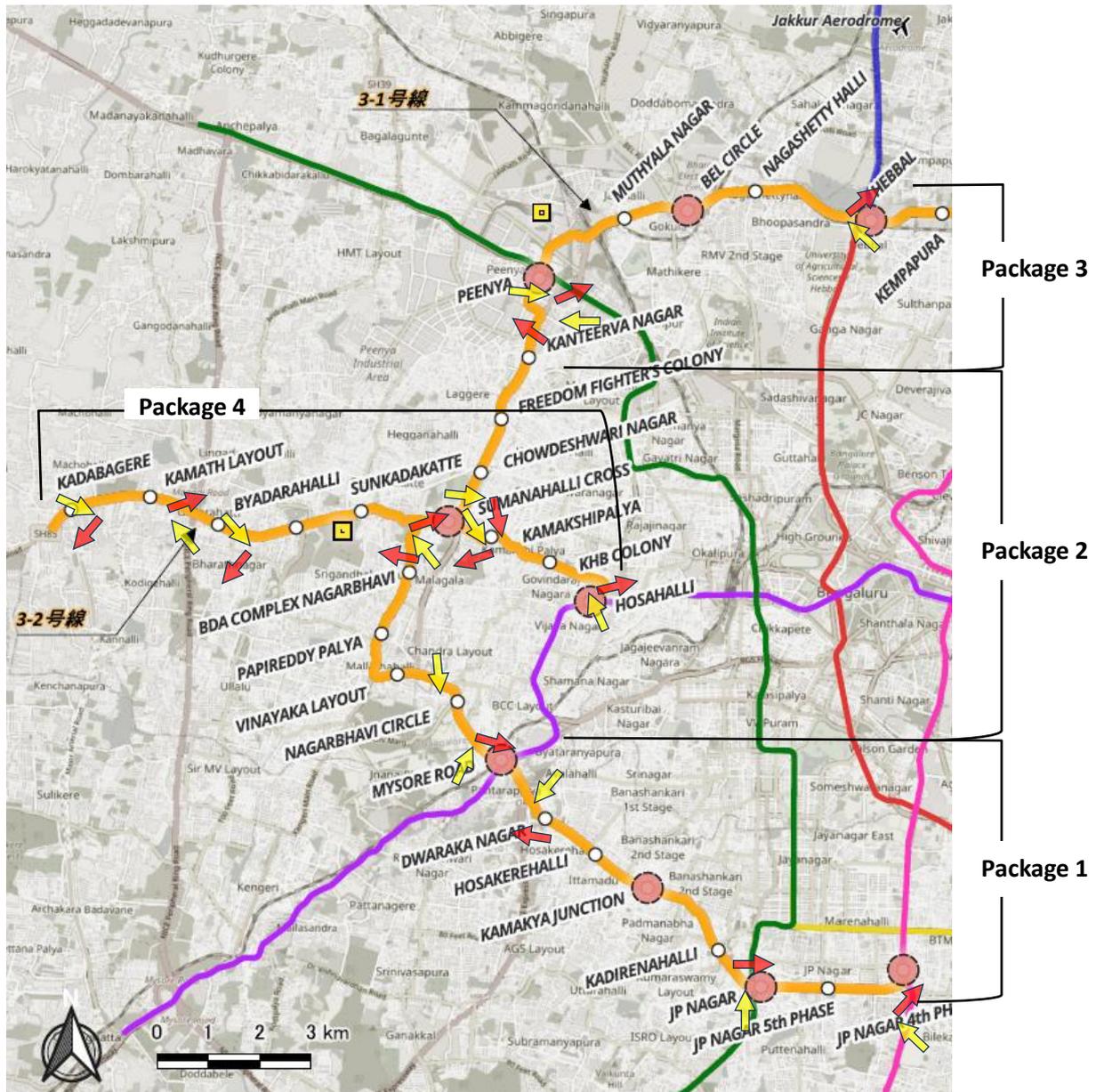
6.2. Land Acquisition Package of the Project

BMRCL conducts the land acquisition and resettlement activities dividing into four packages as shown in the below table and map. Among the four packages, packages 2(excluding section between Sumanhalli Cross and Nagarbhavi Circule), 3 and 4 (excluding section between Sunkadakate and Sumanhalli Cross) are under JICA financed section of the Project.

Table 6.1: Land Acquisition Packages

Package	Section	
1		JP Nagar 4th Phase to Mysore Road
2	Corridor 1	Mysore Road to Kanteerava Studio1
3		Kanteerava Studio to Kempapura Cross Station
4	Corridor 2	Hosahalli to Kadabagere Cross

Source: data shared from BMRCL on April 9, 2025



Source: prepared by JST based on data shared from BMRC on April 9, 2025

Figure 6.1: Land Acquisition Package

6.3. Construction Schedule of JICA Financed Package

The construction contractor of the Project will be on board after Loan agreement and start construction (civil package) from September 2026 and will last for 45 months. For non JICA financed package, construction will start from March 2026 and will last for 45 months.

6.4. Land Acquisition and Resettlement Schedule for Title holders

The land acquisition and resettlement schedule are an integral component of the overall BMRC project master schedule. It is meticulously aligned with the project's construction phases to ensure seamless coordination and avoid delays. All RAP-related milestones, including initial surveys, notification processes, valuation, compensation disbursement, and physical resettlement, are embedded within the broader project timeline. This ensures consistency with schedules presented in other chapters of the project report, particularly those detailing civil works and infrastructure

development. The synchronization aims to prevent any instance where project construction commences in areas where resettlement activities are still pending.

Table 6.2 : Process for Land Acquisition and Resettlement (Title holder)

	Steps	Explanation	Responsible entity
1	DPR Approval	The process begins after the Detailed Project Report (DPR) receives approval from both the Gol and GoK.	Gol and GoK
2	DPR Master & Upload	Upon DPR approval, a land plan is received from the Planning Section. This is then uploaded for further processing.	BMRCL PD
3	First stakeholder consultation meetings	Consultations are held to inform the project profile, related RAP survey conducted and obtain concerns and suggestion from PAPs.	BMRCL LU
4	Site marking	site marking based on the land plan	BMRCL PD
5	Document Collection	LU begins the collection of property-related documents.	BMRCL LU
6	Joint Measurement Certificate (JMC)	Before issuing Section 28(1), a joint measurement is conducted. This ensures accurate measurement of the land proposed for acquisition and identifies any irregularities (Karab land).	BMRCL LU and KIADB, GoK SD and RD
7	Approval by ADLR	The final JMC sketch is approved by the Assistant Director of Land Records (ADLR) from the Survey Department (SD) of GoK.	ADLR of SD under GoK
8	Second Stakeholder consultation meetings	Consultations are held to inform the compensation package, compensation and resettlement process, required documents, timeline and obtain concerns and suggestion from PAPs.	BMRCL LU
9	Section 28(1) Notification Drafting	BMRCL prepares the draft of the Section 28(1) Notification, which is approved by the Managing Director (MD) and sent to KIADB for verification, and further submission to the Government for approval and publication. <Content of Notification> 1. name of owner 2. Usage of property 3. Area to acquire 4. Boundary of property 5. Property number/ KHATA number 6. Structure present 7. Utility present 8. Improvements present	BMRCL LU
10	Section 3(1) – Government and Private Land	Acquisition proposals for both Government and Private lands, proposing conversion to industrial use.	KIADB
11	Section 1(3) – Private Land Details	Specific details regarding the acquisition of private land.	KIADB
12	Section 28(1) – KIADB Verification	KIADB verifies the draft received from BMRCL. The CEO of KIADB forwards the proposal to the Government for final approval.	KIADB
13	Section 28(1) – Government Approval	Upon receiving the draft from KIADB, the Minister of the Large-Scale Industries Department grants approval for the draft notification.	Minister of Department of Industries & Commerce, GoK
14	Section 28(1) – Press Publication	Once approved by the Ministry, the notification is sent to the Government Press for publication in the leading newspapers.	KIADB
15	Section 28(1) – Gazette Notification	The Government formally publishes the “Intention to Acquire” notification in the Gazette	KIADB
16	Section 28(2) – Notice / Enquiry by SLAO, KIADB	Notices are served to landowners, initiating a 30-day objection period handled by the Special Land Acquisition Officer (SLAO) of KIADB.	KIADB
17	Section 28(3) – Order by SLAO, KIADB	Objections, if any, are reviewed and appropriate speaking orders for final acquisition are issued by SLAO, KIADB.	KIADB
18	Draft Section 28(4) Notification	Based on the 28(3) orders, BMRCL prepares and forwards the draft Section 28(4) notification to KIADB.	BMRCL LU
19	Section 28(4) – KIADB Verification:	KIADB verifies the draft, and the CEO submits it to the Government for final approval.	KIADB
20	Section 28(4) – Government Approval	Minister of Department of Industries & Commerce approves the final acquisition notification.	Minister of Department of Industries & Commerce of GoK
21	Section 28(4) – Press Publication:	After ministerial approval, the final notification is sent to the Government Press and media publication.	KIADB
22	Section 28(4) – Gazette Notification:	The final acquisition notification is published in the Karnataka Rajya Patra Gazette.	KIADB

	Steps	Explanation	Responsible entity
23	Land Committee & Valuation	A one-man Land Committee, in coordination with CBRE valuers, is formed to determine the land valuation. Notices are issued to landowners mentioned in the 28(4) notifications, seeking their input or valuation data.	BMRCL LU, PD, SC, LC, CBRE,
24	Valuation of Structures	Approved third-party agencies carry out the valuation of existing structures. These are later verified by BMRCL Engineers at the Chief Engineer level	BMRCL LU, PD, SC, LC, CBRE,
25	Land Committee Report	After public notices, property visits, and consultations, the Land Committee, with CBRE, finalizes the land valuation. The report is then approved by the Screening Committee (Accounts and LD)	BMRCL LU, PD, SC, LC, CBRE,
26	Preparation of Compensation Package	Based on structure and land valuations, BMRCL's LU prepares compensation packages, which are verified by the BMRCL Accounts department.	BMRCL LU
27	CRU Meeting	The verified packages are presented in the Compensation and rehabilitation Unit (CRU) meeting, attended by the General Manager (Land), Deputy Chief Engineer (Engineering) of PIU, and officials from Legal and Finance Departments. The MD provides final approval with counter signature.	BMRCL LU, LD, FD, PIU
28	Package Sent to SLAO, KIADB	Post-CRU approval, individual compensation packages are sent to KIADB for disbursement.	BMRCL LU
29	Section 28(6) – Transfer of Possession	After Section 28(5), the land vests with the Government, free of encumbrances. SLAO, KIADB issues a 28(6) notice to the public for transfer of possession within 30 days.	KIADB
30	Section 29(2) Notice to Landowners in writing	Upon receiving compensation package copies, KIADB issues Section 29(2) notices to landowners on Compensation amount offered And submission of required documents to facilitate compensation.	KIADB
31	Submission of required documents	After issuing a public notice under Section 29(2), the Special Land Acquisition Officer (SLAO) verifies the submitted documents. PAPs will also submit signed copy of consent award if they accept the offer.	BMRCL LU
32	Payment of Compensation by KIADB:	Compensation is then disbursed to landowners through a consent award. In cases where there are disputes or lack of consensus, the compensation amount is deposited with the Civil Court under a general award.	KIADB. BMRCL LU, FD
33	Handover of Properties under Section 28(8)	Once acquisition is complete, properties notified under Section 28(8) are officially handed over to BMRCL by the Engineering Section of KIADB	PAPs, KIADB, BMRCL LU
34	Clearance of Land	Demolish of structures and improvements and clearing of lands	PIU, BBMP, Utility companies and contractor
35	Expropriation	In case of expropriation, depositing the amount in jurisdictional Civil Court	KIADB

BBMP: Bruhat Bengaluru Mahanagara Palike, CBRE: Coldwell Banker Richard Ellis, CRU: Compensation Rehabilitation Unit, FD: Finance Division, KIADB: Karnataka Industrial Areas Development Board, LC: Land Committee, LD: Legal Division, LU: Land Unit, PD: Planning Division, PIU: Project Implementation Unit, RD: Revenue Department, SC: Screening Committee, SD: Survey Department, SEMU: Social and Environment Management Unit,

6.5. Resettlement Schedule for Non-title Holders

The BMRCL LU prepares the R&R package after issuing notices to tenants and collecting necessary documents.

Table 6.3: Process for Resettlement (Non title holder)

	Steps	Explanation	Responsible entity
1	Identify the PAPs to displace	The land acquisition plan finalized by BMRCL PD is submitted to Land Unit (LU) along with drawings. The structures are marked for acquisition, and a survey of affected people are conducted.	BMRCL Social and Environment Management Unit (SEMU), LU
	Stakeholder Consultation	Two stakeholder consultation are held before and after the RAP survey to to inform project profile, survey schedule, the compensation package, compensation and resettlement process and timeline, required documents, and obtain concerns and suggestion from PAPs.	BMRCL LU
2	Notify non-title holders on the	The non-title holders like tenants and lease holders are notified in writing, after the notification u/s 28(4). They are required to submit the documents related to tenancy and agreements with the structure owner.	BMRCL LU

	Steps	Explanation	Responsible entity
	compensation amount in writing		
3	Submission of required documents by PAPs	The non-title holders will submit required documents of proof of tenancy and agreements to the LU	BMRCL LU
4	Valuation and collecting necessary documents	The team of Tahsildar, surveyor and field officers collect the ownership records and relevant title documents for preparing preliminary notification of land acquisition.	BMRCL LU
5	Rehabilitation Package Preparation	Depending on the PAP, their rehabilitation entitlement package is prepared by LU as per CRP-2019 (under updating) and sent for scrutiny of Finance and Accounts section.	BMRCL LU
6	Verification by Accounts Section	The prepared R&R package file is reviewed and verified by the Accounts Section for accuracy and compliance with financial procedures	BMRCL FD
7	CRU Meeting for R&R Approval	Once verified, the R&R package is placed before the Compensation and Rehabilitation Unit (CRU) meeting. This meeting is chaired by the General Manager (Land) and includes officials from the Engineering (Dy. Chief Engineer), Legal, and Finance departments. Final approval is given with the countersignature of the Managing Director (MD)	BMRCL LU, LD, FD
8	Issuance of R&R Cheques	Upon CRU approval, the Accounts Section issues the R&R compensation cheques. These cheques are handed over to beneficiaries by the Tahsildar of the BMRCL LU.	BMRCL LU, FD
9	Evacuation of PAPs from compensated structures.	BMRCL project area majorly encourages self-relocation of PAPs by providing ample amount of compensation for both land and structures.	PAPs/ BMRCL LU
10	Handover of Acquired Properties to PIU	After compensation has been disbursed, the BMRCL LU transfers possession of the acquired properties to the PIU for project execution.	BMRCL PIU, LU

6.6. Government Land Acquisition

BMRCL will acquire Government land in the following steps.

Table 6.4: Process for Land Acquisition of Government Land

	Steps	Explanation	Responsible entity
1	Identify Gov. land	In order to reduce the impact of land acquisition on private owners, BMRCL plans the construction of new Metro lines mainly on government land. During the DPR and planning stage itself, government lands belonging to various government agencies are identified and marked.	BMRCL Planning Division
2	Official communication to owner of property	Identified Government land is included in the land acquisition plan. The details are sent to LU. The General Manager of LU in charge of the package initiates official communication to the concerned departments. In case of State Government land, the jurisdictional tahsildar is intimated to initiate procedure to transfer the land to BMRCL free of cost.	BMRCL LU
3	Valuation of property	In case of properties belonging to Defence establishments, Boards and Corporations of Gol and GoK, Railways, etc where BMRCL is required to transfer land value, the valuation of land and property are done in same procedure of private land and properties.	BMRCL LU
4	Notification of property value	In case of Government lands where the value is to be paid, it is calculated and notified in written communication to the controlling officers. The High-Power Committee headed by Chief Secretary will decide on the quantum of amount to be paid. The compensation is majorly the value of land and property. No solatium is paid to the Government organisations, since this is government to government transfer.	BMRCL LU
5	Acknowledgement and approval of property owner	The Controlling Officers of concerned government agencies, after obtaining approval from their competent authority, will communicate the modalities of transfer of amount and transfer of properties.	BMRCL LU, Controlling Officers
6	Transfer of amount	The payment, if decided, will be transferred to the Competent Authority, as per instructions received.	BMRCL LU
7	MOU	An Memorandum of Understanding will be signed by both parties. This will be used later for transfer of land titles in the name of BMRCL.	BMRCL LU, Controlling Officers
8	Handing of possession and transfer of title	The Controlling Officers will communicate the modalities of handing over of possession and transfer of title as mentioned in MoU.	BMRCL LU
9	Clearance of Land	After taking over, land will be cleared for construction.	BMRCL LU

6.7. Implementation of Livelihood and Income Restoration Program

BMRCL will appoint a R&R and LIRP consultant to implement LIRP and to be implemented in the following steps.

Table 6.5: Process for LIRP implementation

	Steps	Explanation	Responsible entity
1	Appointment of external agency/NGO for LIRP Implementation	An LIRP consultant will be engaged by BMRCL for implementation of approved LIRP.	BMRCL SEMU
2	Identification of PAPs for training to enhance skill sets	The external agency will be provided data of Socio-Economic Survey (SES) and assistance on field to identify PAPs for training to enhance skill sets.	LIRP consultant
3	Coordination & exchange of MOU with training institution	Depending on the demand (no. of PAPs, type of training sought), suitable training institutes will be identified. Support of BMRCL Training Institute will be taken to finalize the modalities and other aspects related to training and certification. Memorandum of Understanding will be signed between BMRCL and training institute on agreed terms of training, certification and payments.	BMRCL SEMU, BMRCL Training Institute, Identified Training Institute.
4	Transfer of funds	The required funds for covering the expenses of training will be transferred to the training institute.	BMRCL FD
5	Prepare LIRP for each PAPs	PAPs identified by BMRCL SEMU and LIRP consultant will be onboarded for skill development training by preparing LIRP for each PAPs.	BMRCL SEMU, Training institute, BBMP, NULM, LIRP consultant
6	Notification to PAPs on LIRP	The PAPs will be notified about the schedule and mode of training and placement/job assistance.	BMRCL SEMU, LIRP consultant
7	Assistance in finding suitable position in BMRCL construction phase	Upon completion of training, suitable positions in the construction phase will be provided to the PAPs who desire to work with BMRCL. They may choose other opportunities of their choice also.	BMRCL PIU, SEMU and contractor.
8	Linkage to Government Schemes	LIRP consultant will facilitate linkage to Government Schemes related to soft loans, financial education and business development to enable the PAPs to improve their Livelihood.	LIRP consultant, BMRCL SEMU, BBMP, NULM

6.8. Monitoring of RAP

The internal and external monitoring of the project is planned to be implemented in the following steps.

Table 6.6: Process for Internal and External monitoring

	Steps	Explanation	Responsible entity
1	Establishment of Internal Monitoring Committee	SEMU act as an internal monitoring unit. A dedicated committee will be constituted for Internal Monitoring of RAP for phase 3. The committee will meet periodically and review the implementation of RAP.	BMRCL SEMU and LU
2	Defining the Scope of Work and Terms of Reference (ToR) for external monitoring agency	In order to facilitate onboarding of the external monitoring agency (EMA) to monitor implementation of RAP, detailed Terms of Reference and scope of work are formulated.	BMRCL SEMU and LU
3	Selection of the External Monitoring Agency (EMA)	The EMA is selected by way of open tender. All interested and eligible organisations are allowed to participate. The organisation qualifying technically and financially is issued the Letter of Acceptance and work order.	BMRCL SEMU and LU
4	Baseline Data Collection and Review	Upon appointment, the EMA will typically start by reviewing existing baseline data from the RAP to understand the pre-project socio-economic conditions of PAPs.	BMRCL SEMU and LU /EMA
5	Developing a Detailed Monitoring Plan	The EMA prepares a detailed monitoring plan outlining its specific activities, timelines, and reporting schedule in consultation with BMRCL and relevant funding agencies.	EMA, BMRCL SEMU and LU
6	Field Monitoring and Data Collection	The agency conducts regular field visits to project affected areas. They interact with PAPs, community leaders, local government officials, and BMRCL staff involved in RAP implementation.	EMA, BMRCL SEMU and LU

	Steps	Explanation	Responsible entity
7	Data Analysis and Reporting	The collected data is analysed to assess the progress and effectiveness of RAP implementation. The EMA prepares periodic reports (e.g., quarterly, semi-annual) detailing their findings, observations, and recommendations.	EMA, BMRCL SEMU and LU
8	Dissemination of Reports and Feedback	The monitoring reports are submitted to BMRCL and the relevant funding agencies. The findings and recommendations are discussed with BMRCL and other stakeholders to facilitate corrective measures. Summary reports or key findings might be disclosed to affected communities as part of transparency and accountability.	EMA, BMRCL SEMU and LU

Chapter 7 : Cost and Financial Resources

7.1. Summary of Resettlement Cost

The estimate of total budget needed for implementation of this Rehabilitation Action Plan (RAP) would be Rs. 54,162,888,023 /-. Due to the measurement survey and valuation of assets yet to be conducted, the quantity and price will be updated once valuation activities are completed.

Table 7.1: Summary of Estimated RAP Budget

Budget item	Unit of Measure	Quantity	Unit rate (INR)	Duration /Number	Total amount (INR)	Remarks	
A. Estimated Compensation Cost for Affected Assets							
1	Private Land	m ²	200,364.29	n/a	One time	28,728,711,810	Replacement cost of land
2	Public Land	m ²	449,730.856	n/a	One time	10,928,902,767	To be acquired through Government-to-Government transaction
3	Structures, Improvements & other assets	Structure	1,039	n/a	One time	10,414,173,246	Replacement cost of structures Improvements & Other assets
Subtotal (A)						50,071,787,823	
B. Relocation Allowance							
1	Shifting Allowance	Owners/ tenants/HH	2,881	Varies	One time	133,796,800	For the transportation of belongings and movable assets
2	Transitional Allowance	Owners/ tenants/HH	2,881	Varies	One time	688,314,200	For interim rent / deposit cost
3	Inconvenience Allowance	Owners/ tenants/HH	3,824	Varies	One time	364,044,800	For the inconvenience caused due to acquisition
4	Special Housing Support Grant	HH	63	682,000	One time	42,840,000	To support non-title holders to improve their living.
5	Support for Squatters	Owners/ tenants/ HH	70	Varies	One time	12,376,000	Allowance for shifting transition and substance.
Subtotal (B)						1,241,371,800	
C. Relocation Assistance							
1	Finding relocation sites	staff	5	25,000	24 months	3,000,000	5 no. of staff
2	Provision of BDA housing	PAH	63	1,000,000	One time	63,000,000	Allotting the BDA housing to non-title holders
3	Moving assistance for Vulnerable people	staff	3	25,000	24 months	1,800,000	3 no. of staff for nursing care and manpower assistance for vulnerable households and PAPs during the transfer.
Subtotal (C)						67,800,000	
D. Livelihood and Income Restoration Program (LRIP) Allowance							
1	Business Loss Allowance	Business	2,173	varies	One time	397,201,600	to offset the loss of livelihood/business compensation
2	Rental Income Allowance	Owners	n/a	varies	One time	586,092,000	to compensate for the rental income lost due to acquisition of structure
3	Compensation for Income Loss	PAPs	n/a	varies	Every three months	1,008,400,000	duration during the transition period not exceeding six months based on the declared income subject to verification

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Budget item		Unit of Measure	Quantity	Unit rate (INR)	Duration /Number	Total amount (INR)	Remarks
4	Business Premises Re-establishment Allowance	Business	n/a	varies	One time	479,146,500	to cover the transactional cost to continue their business in a new location.
Subtotal (D)						2,470,840,100	
E. LIRP Assistance							
1	Finding relocation sites	staff	5	25,000	24 months	3,000,000	5 no. of staff
2	Vocational training	PAPs	n/a	Variable	-	116,615,500	Including training fee, lunch, commuting fee, and compensation for their daily wage, additional support to vulnerable group.
3	Soft Loan	staff	5	25,000	24 months	3,000,000	5 no. of staff
4	Commuting Allowance	PAPs	10,084	7,200	6 months	72,604,800	Bus pass fee of male PAPs to commute
Subtotal (E)						195,220,300	
F. Special Assistance to Vulnerable People							
1	Vulnerable People	PAH	831	68,000	One time	56,508,000	additional transitional support and rehabilitation assistance
Subtotal (F)						56,508,000	
G. Cost of RAP Implementation							
1	RAP Implementation Institution	n/a	n/a	Variable	-	1,200,000	For hiring LIRP consultant
2	Continued Stakeholder Engagement	n/a	n/a	Variable	-	5,160,000	Covering to hold Individual and group meeting FGDs and SCMs
3	External Monitoring	Lump sum	n/a	10,000,000	3 years	30,000,000	For hiring external monitoring agency
4	Capacity Building	n/a	n/a	Variable	-	23,000,000	Training of BMRCL LU officials
Subtotal (G)						59,360,000	
H. Total							
TOTAL (A+B+C+D+E+F+G)						54,162,888,023	

7.2. Funds for RAP Implementation

The BMRCL is responsible for securing the amount prior to the implementation of the RAP. The entire budget required for land acquisition, resettlement and rehabilitation and allied activities will be provided by GoK through budgetary allocations.

Chapter 8 Monitoring System

8.1. RAP Monitoring System

While developing a robust RAP is essential, it is equally important to establish a very methodical and continuous monitoring system to track the progress of the actionable points outlined in the RAP. Implementation will be monitored both internally and externally. BMRCL will be responsible for internal monitoring throughout the process to enable more effective and objective monitoring and evaluation, identifying the gaps and methodologies to fill them on the social mitigation activities. Further external monitoring will be carried out by a third party that will be unbiased and will facilitate in undertaking appropriate corrective action for effective implementation.

Indicators related to the gender mainstreaming and socially inclusive related will be covered under Gender Equality and Social Inclusive Action Plan (GESIAP) prepared for the Project.

8.2. RAP Internal Monitoring

8.2.1. Objectives

The main objective of internal monitoring is as follows:

- a) measure and report progress against the RAP schedule.
- b) verify that agreed entitlements are delivered in full to affected people.
- c) identify any problems, issues or cases of hardship resulting from the resettlement process, and to develop appropriate corrective actions, or where problems are systemic refer them to the Management team.
- d) monitor the effectiveness of the grievance system.
- e) periodically measure the satisfaction of project affected people.

8.2.2. Role and responsibility of Implementing Agency

Learning from the experience of previous phases of land acquisition, BMRCL Land Unit (LU) intends to develop and follow a very systematic internal monitoring mechanism for keeping track of major items of RAP. LU is responsible for monitoring the day-to-day resettlement activities of the project.

Activities to be undertaken by BMRCL will include:

- Liaison with the Land Acquisition team, construction contractor and project affected communities to review and report progress against the RAP;
- Establish and operate Internal monitoring committee among BMRCL;
- Verification of land acquisition and compensation entitlements are being delivered in accordance with the RAP;
- Verification of agreed measures to restore or enhance living standards are being implemented;
- Verification of agreed measures to restore or enhance livelihood are being implemented;
- Identification of any problems, issues, or cases of hardship resulting from resettlement process;
- Through household interviews, assess project affected peoples' satisfaction with resettlement outcomes; and,

- Collection of records of grievances, follow up that appropriate corrective actions have been undertaken and that outcomes are satisfactory

Internal monitoring committee will be established with representative of BMRCL LU, PIU and FD to internally review the review the implementation of RAP.

8.2.3. Monitoring Indicator

The internal monitoring system will cover all key aspects of RAP implementation, including:

- Land and Structure acquisition progress
- Disbursement of entitlements and allowances
- Relocation of affected households and commercial entities
- Livelihood restoration activities (e.g., participation in LIRP)
- Functioning of the grievance redress mechanism (GRM)
- Stakeholder consultations and information disclosure
- Special assistance to vulnerable groups

Inputs and outputs will be monitored using specific, measurable indicators listed in Table 8.1, covering physical, financial, economic, social, and grievance-related parameters. Baseline socio-economic data and land acquisition records will serve as benchmark points for measuring progress and compliance. A dedicated Social Manager will lead the internal monitoring efforts ensuring consistent data collection and validation.

The monitoring will begin from the start of RAP implementation and continue until relocation is completed and livelihood is confirmed to be restored. The data will be compiled in a structured Monitoring Form (Appendix 3), in accordance with JICA GL.

Table 8.1: Monitoring indicator

Category	Indicator	Unit
Institution set up	Coordination within BMRCL	Status
	Coordination with GoK	Status
	Coordination and MOU with GBA	Status
	Coordination with CBRE	Status
	Coordination with State Utility companies	Status
	Coordination with CSC and Construction Contractor	Status
	MOU with NULM	Status
	Selection and contract with NGO/ External agency	Date of contract
	Establishing SEMU	Status
	Assignment of RR officers	Status
	Provision of BMRCL LU staff training	Status
	Selection and Mobilization of EMA	Status
Preliminary Works	Joint Measurement Survey	No of property/ %
	Notification	PAPs/ %
	Validation of documents related to property and ownership	PAPs/ %
	Valuation of assets	PAPs/ %
	Finalization of compensation package	PAPs/ %
Physical Progress	Extent of Private Land identified for acquisition	m ²
	Extent of Private Land Acquired	m ² /%
	Extent of Government Land identified for acquisition	m ²
	Extent of Government Land Acquired	m ² /%
	PAPs identified for Relocation	No. of PAH
	PAPs Relocated	No. of PAH / %
	Business identified for Relocation	No. of PAH
	Business Relocated	No. of PAH / %

Category	Indicator	Unit
	Tenants identified for Relocation	No. of Tenants
	Tenants Relocated	No. of Tenants / %
	Squatters Identified for Relocation	No. of PAH
	Squatters Relocated	No. of PAH / %
	Legal Private Owned Structures Identified for Acquisition	No. of Structure
	Legal Private Owned Structures Acquired	No. of Structure / %
	Structures Acquired dismantled	No. of Structure / %
	Informal Private Owned Structures Identified for Acquisition	No. of Structure
	Informal Private Owned Structures Acquired	No. of Structure / %
	Informal Private Owned Structures dismantled	No. of Structure / %
	Government Owned Structures Identified for Acquisition	No. of Structure
	Government owned structures acquired	No. of Structure / %
	Government owned structures dismantled	No. of Structure / %
	Common Property resources Identified for Acquisition	No. of Structure
	Common Property resources acquired	No. of Structure / %
	HH who are entitled to avail BDA housing and HH provided BDA housing and number of HH provided	No. of HH / %
Extent of Land Area Cleared	Area/%	
Financial Progress	Approval of CRP and RAP Budget	Status
	Land and structure owners paid compensation and other monetary benefits	No. of PAHs/ %
	Amount of compensation paid for land / structure	INR
	Amount of resettlement and LIRP funds for shifting PAPs by BMRCL	INR
	PAPs who received resettlement and LIRP allowance	PAPs/ %
	PAPs with Consent award	PAPs/ %
	PAPs with Normal award	PAPs/ %
Number of expropriation case	PAPs/ %	
Economic Progress (LIRP)	PAPs who lost business they owned.	No. of PAP / %
	PAPs who lost employment due to displacement of business they worked and/or the displacement of their resident	No. of PAP / %
	PAPs re-established business at relocated sites	
	PAPs entitled for LIRP	No. of PAP
	Preparation of LIRP for individual PAPs	No. of PAP / %
	PAPs participating in LIRP vocational training	No. of PAP / %
	PAPs employed in construction/operation of the Project including gender ratio	No. of PAP / %
	PAPs received Soft Loan	No of PAP / %
	PAPs recovered income level prior to displacement	No. of PAP / %
	Business along the Project ROW who have income loss due to the Project	No. of business
Business along the Project ROW who have been compensated	No. of business/%	
Social Progress	Vulnerable PAPs identified	No. of PAP
	Vulnerable HH with PAPs identified as vulnerable group	No. of HH
	Vulnerable business owner who are identified as vulnerable group	No. of Business
	Vulnerable HH and business received moving assistance	No. of PAP / %
	Vulnerable PAPs received LIRP vocational training	No. of PAP / %
	Vulnerable PAPs received Soft Loan	No. of PAP / %
	Vulnerable PAPs received commuting assistance	No. of PAP / %
	Vulnerable People employed in construction/operation of the Project	No. of PAP / %
	Women employed in construction/operation of the Project	No. of PAP / %
	Special Assistance provided in addition to the other compensation and assistance to vulnerable PAPs	No. of PAP / %
Nature of extent of Post relocation grievances addressed	No. of PAP / %	
Grievance	Grievance raised and its context	No. and context
	Consultation for grievance redress	No.
	GRC meetings	No.
	Cases disposed by GRC to the satisfaction of PAPs	No.
	Cases referred to court, pending and settled	No.
	Grievance disclosed	Date and media
Stakeholder Engagement	Affected persons knowledge about their entitlements	Description
	Consultation meetings conducted during construction/operation	No., Venue, date, the number of participants, and main point discussed
	Disclosures of communication materials	Date, content, media

8.2.4. Consultation with Relocated PAPs during Monitoring Period

In alignment with JICA GL, BMRCL will ensure that PAPs, particularly those who have been physically and economically relocated or experienced livelihood disruptions, are actively engaged in the monitoring process. Their participation will be facilitated through periodic Stakeholder Consultation Meetings (SCMs), Focus Group Discussions (FGDs), and individual interviews, held periodically during the implementation and post-relocation phases.

These consultations serve to gather qualitative feedback on the adequacy, accessibility, and effectiveness of the resettlement assistance and support services provided. This feedback will be used to identify emerging issues and inform RAP implementation adjustments.

Prior to relocation, two rounds of SCMs were conducted across the project area, allowing PAPs to have opportunities to express their concerns and contribute meaningfully to resettlement planning. Post relocation, consultations will continue, and the insights gained will be formally documented and incorporated into internal monitoring report. This mechanism supports continuous improvement and strengthens the project's responsiveness to PAP needs, and promotes transparency and participatory monitoring.

8.2.5. Monitoring Period and Monitoring Form

Internal monitoring will commence with the start of RAP implementation at project sites and will continue throughout the entire lifecycle of resettlement activities, including the LIRP. The monitoring will align with the frequency and content of environmental and social monitoring as required under JICA GL.

The frequency of submission is as follows:

Table 8.2: Internal Monitoring Reports Requirements

Type of Report		Frequency/ Duration	Submit to Whom
1	Monthly Monitoring	Monthly submission from the commencement of RAP validation on the progress	BMRCL SEMU ⇒ BMRCL Managing Director
2	Quarterly Monitoring	Quarterly submission from the commencement of RAP validation until relocation activities are completed and livelihood of PAPs is confirmed to be restored.	BMRCL ⇒ JICA *Reporting to JICA is until relocation activities and LIRP are completed
3	Semi-annual Monitoring and Evaluation Report	Every six (6) months until relocation activities are completed and livelihood of PAPs is confirmed to be restored.	BMRCL ⇒ JICA *Reporting to JICA is until relocation activities and LIRP are completed
4	Final Report	Upon the end of RAP monitoring.	BMRCL ⇒ JICA

A standardized Monitoring Form will be used to track inputs and outcome across physical, financial, social, and grievance-related indicators. This form includes key indicators such as the number of PAPs compensated at replacement cost, resettlement completion rates, and participation in livelihood support programs. The data collected will support adaptive management and ensure real-time compliance with the RAP and safeguard commitments.

8.3. External Monitoring of RAP

Given that the Project is classified as a Category A project under JICA GL, and due to the significant number of PAPs are to be relocated, an independent External Monitoring Agency (EMA) will be appointed. The EMA will verify the progress and effectiveness of RAP implementation, including compliance with JICA GL, the adequacy of resettlement measures and the restoration of livelihood.

To appoint the EMA, BMRCL will issue a tender inviting bids from eligible NGOs and consultants. The following are the tentative Terms of Reference (ToR) for the EMA to be engaged for the Project.

8.3.1. Term of Reference for EMA (Tentative)

A. Background

Given that the Project is classified as a Category A project under JICA Guidelines for Environmental and Social Considerations (2022) (JICA GL), and due to the significant number of Project Affected People are to be relocated, an independent External Monitoring Agency (EMA) will be appointed. The EMA will verify the progress and effectiveness of Resettlement Action Plan (RAP) implementation, including compliance with JICA GL, the adequacy of resettlement measures and the restoration of livelihood.

- Project Name: Phase 3 Bangalore Metro Rail Project
- Executing Agency: BMRCL
- Funding Agency: Japan International Cooperation Agency (JICA)
- Project Description: The Phase 3 Bangalore Metro Rail project involves the construction of new metro rail corridors, including the Outer Ring Road (West) and Magadi Road corridors. This project requires land acquisition and will lead to involuntary resettlement and impacts on livelihoods.

B. Objective of the Assignment

The primary objective of appointing an independent NGO/Consultant is to conduct external, third-party monitoring and evaluation of the implementation of the RAP for the Phase 3 Bangalore Metro Rail project. This is to ensure that the RAP is implemented effectively, transparently, and in compliance with the JICA GL, as well as relevant national and state laws and regulations.

The specific objectives are to:

- Verify internal monitoring information
- Assess whether the overall project and resettlement objectives are being met in accordance with the RAP in line with JICA GL
- Assess if compensation and rehabilitation measures are sufficient and comply with the policies and entitlements set out in the RAP
- Assess the extent to which the standard of living of PAPs are restored or improved, especially with respect to housing, livelihood and living conditions.
- Verify that vulnerable groups are identified and provided with specific assistance as per the RAP.
- Ensure that grievances are addressed in a timely and effective manner.
- Identify problems or potential problems; and
- Provide methods to mitigate and resolve problems, and recommendations to BMRCL and JICA for improving RAP implementation.

C. Scope of Work

The NGO/Consultant shall undertake the following tasks, which will be periodically reported on:

i. Monitoring RAP Implementation

- RAP Implementation Institution: Monitor the effectiveness and performance of the institutions responsible for implementing the RAP, and verify adequacy and timely submission of internal monitoring reports and adherence to the plan.

- Verification of RAP Activities: Verify the implementation of all RAP activities, including land acquisition, compensation payments, resettlement assistance, and livelihood restoration measures. Ensure these activities comply with the requirements outlined in the RAP and are aligned with JICA GL.

- Verification of RAP Objective: Assess the efficiency, effectiveness, impact, and sustainability of the implemented resettlement plan. Evaluate whether the resettlement objectives have been or are likely to be achieved. If necessary, recommend modifications to the implementation procedures of the social safeguards document or plan.

- Eligibility and Entitlement: Ensure that the entitlements specified in the RAP or plan are appropriate and aligned with the objectives. Assess whether the entitlements meet the needs of PAPs.

- Compensation and Assistance: Review the adequacy of the methodology and standards used to determine compensation amounts. Assess the appropriateness of the processes for compensation disbursement, including methodology, timing and communication with PAPs. Verify whether the compensation is sufficient to enable PAPs to replace affected assets in accordance with the RAP.

ii. Monitoring Resettlement

- Physical Relocation: Monitor the physical relocation process of displaced households and businesses, ensuring it is conducted in a humane and dignified manner with proper communication.

- Relocation Assistance: Assess adequacy of relocation assistance provided, preparation and adequacy of resettlement sites and smooth transition.

- Vulnerable Groups: Verify the provision of special attention and support to vulnerable groups, ensuring that their specific needs are addressed in a timely and effective manner.

iii. Monitoring Livelihood Restoration

- Livelihood Restoration Programs: Monitor the efficiency, effectiveness, impact, and sustainability of livelihood restoration programs, including institutional arrangement, skill development training, support for small businesses, and other income-generating activities aimed at restoring or enhancing livelihoods.

- Income and Livelihood Restoration: assess whether the income and living standards of PAPs have been restored to pre-project levels or improved. This includes tracking income, employment status, and access to resources.

- Vulnerable Groups: Verify the provision of special attention and support to vulnerable groups, ensuring that their specific needs are addressed in a timely and effective manner.

iv. Monitoring of Stakeholder Engagement

- Stakeholder Consultation: Assess the extent of Stakeholder Consultation Meetings (SCMs), Focus Group Discussions (FGDs), interviews etc. have been conducted in accordance with the Stakeholder Engagement Plan (SEP) in Chapter 9 of the RAP

- Record of SCMs, FGDs, and Interviews: Review the records of meetings conducted, assess the issues discussed, and evaluate the status of BMRCL's responses to these issues. Evaluate the effectiveness of these engagements in addressing RAP-related concerns.

- Information disclosure: Monitor the conduct of Information disclosure in accordance with the SEP, verify its effectiveness and timeliness, and inclusivity of information sharing.

- Gender and Social Inclusiveness: Assess the efficiency, effectiveness, impact, and sustainability of gender equality and social inclusiveness have been considered. Ensure that key information from the RAP has been communicated effectively and that PAPs have had the opportunity to contribute to

decision-making processes that impact them, including matters related to resettlement and livelihood restoration.

v. Monitoring of Grievance Redress Mechanism (GRM)

- Functionality of GRM: Monitor the accessibility, functionality efficiency, effectiveness and sustainability of the GRM throughout the project lifecycle. Ensure it is responsive and effective in addressing grievances raised by PAPs.
- Grievance Log: Review the grievance log maintained by BMRCL to assess the responsiveness, functionality, efficiency, and effectiveness of the mechanism in resolving complaints. This includes evaluating the time taken to address grievances and the level of satisfaction of PAPs with the outcomes.

D. Methodology

The methods for external monitoring and evaluation include:

- Review and validate the baseline socio-economic data of PAPs collected during the social impact assessment. Sampling will include 20% of severely affected PAPs for both projects as well as 20% of all other PAPs. As much as possible, the same PAPs interviewed during RAP updating will be interviewed for each subsequent monitoring exercise.
- Review of Joint measurement survey and asset valuation survey documents and compensation packages, etc.
- Field Visits: Conduct regular, unannounced field visits to the project-affected areas and resettlement sites.
- Focus Group Discussions (FGDs): Conduct FGDs with different groups of PAPs, including men, women, vulnerable groups, and host communities by segregated by gender
- Individual Interviews: Conduct in-depth interviews with a sample of PAPs, various stakeholders such as resettlement committees, community leaders; key informant interviews to gather qualitative information on their experiences. i.e. who have raised grievances to verify the resolution process and outcomes and w who have raise issues at SCMs/FGDs to verify the BMRCL response.

E. Reporting and Deliverables

- The NGO/Consultant shall submit the following reports to BMRCL LU and JICA. The report is to be prepared until relocation activities are completed and livelihood of PAPs is confirmed to be restored. Please note that reporting to JICA would be until relocation activities and LIRP are completed which will be discussed and agreed with BMRCL and JICA.
- Inception Report: Within two weeks of appointment, submit an inception report detailing the work plan, monitoring methodology, key indicators, a schedule for field visits and reporting, and proposed template for quarterly reports.
- Quarterly Monitoring Reports (QMRs): Submit detailed Quarterly Monitoring Reports (QMRs) that present the results of monitoring activities, identify issues, and provide recommendations. The information presented should align with the agreed-upon monitoring indicators and, where relevant, be disaggregated to provide detailed insights. The QMRs should include an assessment of the extent to which RAP implementation complies with the requirements outlined in the RAP, as well as the progress made in achieving RAP objectives. If necessary, corrective actions should be recommended. The Consultant must also identify any outstanding actions required to bring resettlement activities into full compliance with the RAP, and describe any additional mitigation measures needed to address the needs of affected persons or families who are perceived to be worse off as a result of the Project. In cases where the living standards of the Project-Affected Households (PAHs) or businesses have not improved, or have deteriorated, or where their current livelihoods have become non-viable, BMRCL,

in coordination with other relevant institutions, will provide necessary assistance. The Monitoring Reports must include detailed timetables and define the budget requirements for any supplementary mitigation measures related to the RAP and social development programs. Additionally, the reports should outline the compliance monitoring process and describe the final approval ("sign-off") process for these PAHs. Finally, the Consultant should provide any lessons learned that could inform future activities.

- Semi Annual Reports: Compile and submit comprehensive semi-annual reports summarizing the progress and findings from the quarterly reports until relocation activities are completed and livelihood of PAPs is confirmed to be restored. The semi-annual monitoring reports will feature case studies, and the results will be presented in a meeting/workshop.

- Post Completion Report: Three (3) months after the completion of payment of compensation, six (6) months following completion of relocation to permanent relocation sites, two (2) years after the completion of relocation focusing on the LIRP.

- Final Report: Upon completion of the monitoring period, submit a final report providing a comprehensive evaluation of the RAP implementation and its outcomes, including a final assessment of livelihood restoration and sustainability.

- Ad-hoc Reports: As and when required, submit special reports on specific issues or concerns identified during monitoring.

F. Monitoring Indicators

The monitoring will be based on a set of quantifiable and verifiable KPIs, as listed in Table. The appointed EMA will finalize the indicators after discussing with BMRCL.

Table 8.3: Monitoring Indicator for External Monitoring (Tentative)

Category		Basis for Indicators
1	Institutional arrangement for the RAP implementation	Establishment of the RAP implementing institution with required staffing
		Adequacy of knowledge and experience of RAP implementing institution for the RAP implementation
		Effectiveness of capacity-building of BMRCL measures undertaken
		Establishment of the GRM as per RAP provision
		Availability of required fund with BMRCL
		Allocation of funds to resettlement agencies as per schedule
2	Adequacy of resettlement planning	Compliance of RAP with JICA GL
		Adequacy of entitlement provision
		Timely disbursement of compensation
		Relocation Process
		Verification of Replacement Cost Survey (RCS)
		Establishment of an internal monitoring system
		Availability, accessibility, and adequacy of internal monitoring reports
3	Delivery of entitlements	Disbursed compensation as per Entitlement Matrix
		Disbursed entitlement on time and before displacement
		Adequate time given through a notification for self-relocation
		Timely disbursement of agreed assistance to PAPs
		Number of special assistances provided for vulnerable PAPs in the resettlement process
4	Consultation and	Consultations organized as scheduled including meetings, groups, and community activities
		Knowledge of PAPs on the entitlement, resettlement process, etc.
		Dissemination of communication materials to PAPs in local languages, as well as other means to ensure that PAPs with disability receive the same information at same time as other PAPs.
5	Grievances	Knowledge of PAPs/IPs about the GRM
		Accessibility of the GRM to PAPs
		Grievance log maintained
		Satisfaction of the PAPs with the outcome
		Information on resolution of grievances
6	LIRP	Timing of grievances redressed as per schedule
		Proper communication on GRM decisions to PAPs
6	LIRP	Inclusion of PAPs under rehabilitation programs (data disaggregated by gender and vulnerable group)
		Availability/ Adequacy of vocational training

Category		Basis for Indicators
		Availability of employment opportunities.
		Degree of satisfaction with support received for livelihood programs
		Number of displaced persons who improved their incomes (data disaggregated by gender and vulnerable group)
		Number of displaced persons who improved their standard of living (data disaggregated by gender, vulnerable group)
7	Benefit monitoring	Changes occurred in patterns of occupations, production, and resource use compared to the pre-project situation
		Changes occurred in income and expenditure patterns compared to the pre-project situation
		Changes occurred in key social and cultural parameters
		Changes occurred for vulnerable groups

G. Qualification and Experience

The NGO/Consultant must have the following qualifications and experience:

i. Legal Status

Be a legally registered and recognized entity (NGO, consulting firm, or academic institution) in India with a proven track record in social development, resettlement, livelihood and income restoration programs, and monitoring.

ii. Experience

- Demonstrated experience in independent monitoring and evaluation of resettlement, rehabilitation, and livelihood and income restoration programs activities, preferably for large-scale infrastructure projects.
- Specific experience in monitoring projects funded by international financial institutions such as JICA, the World Bank, or the Asian Development Bank, and familiarity with their safeguard policies, particularly on involuntary resettlement.
- Experience in conducting socio-economic surveys, stakeholder consultations, and data analysis.

iii. Team Composition

The proposed team should include a multidisciplinary team of experts with relevant experience, including:

- Team Leader/Social Safeguards Specialist: A senior expert with at least 10 years of experience in social safeguards, resettlement planning, livelihood restoration and monitoring. Also have experience in the preparation and assessment of RAPs and/or resettlement policy frameworks.
- Monitoring & Evaluation Specialist: experience in qualitative and quantitative research, monitoring and evaluation.
- Socio-Economist /Field Coordinators: An expert with experience in conducting socio-economic surveys with experience in community engagement, data collection, and working with affected communities.
- The team should also be supported by trained social enumerators, as required.

iv. Independence:

The NGO/Consultant must demonstrate complete independence and impartiality from BMRCL and any other project stakeholders. A conflict-of-interest declaration will be required.

H. Institutional Arrangements and Reporting

- Reporting: The NGO/Consultant will report directly to BMRCL and will provide copies of all monitoring reports to JICA.

- Access to Information: BMRCL shall provide the NGO/Consultant with full and timely access to all relevant project documents, including the RAP, socio-economic survey data, land acquisition records, compensation payment records, and GRM logs.
- Coordination: BMRCL will facilitate access to the project-affected areas and arrange meetings with relevant project personnel and local authorities.
- Duration: The contract will be for a specific duration, likely to cover the entire RAP implementation period and a post-completion monitoring phase (e.g., for one to two years after physical relocation and compensation are completed).

I. Budget and Payment Schedule

- The proposal should include a detailed budget with a breakdown of costs, including professional fees, field expenses, travel, and logistics.
- Payments will be linked to the submission and acceptance of the agreed-upon deliverables (e.g., Inception Report, Quarterly Reports, and Final Report).

J. Confidentiality and Data Protection

- The NGO/Consultant shall maintain strict confidentiality of all data and information collected from the PAPs and BMRCL.
- The data collected must be handled in accordance with all applicable data protection and privacy laws.

K. Procurement Arrangements

Accordingly, the tender will be floated with above terms of references, which will be elaborated further in the tender document. The appointment of external monitoring NGO/Consultant will be completed by March 2026, and the period of service will be three years i.e., March 2029.

Chapter 9 : Stakeholder Engagement and Information Disclosure

9.1. Objective

The primary objective of the stakeholders engagement is to foster a transparent and participatory environment for the Project. Specifically, these engagements aim to ensure that PAPs and other concerned parties are fully informed, meaningfully consulted, and encouraged to express their views on the impact of the Project, and to include their opinion in the decision-making process, in consistent with JICA GL on stakeholder engagement.

9.2. Principles for Consultations and Participation

BMRCL will carry out meaningful consultations with the PAPs and relevant interest groups throughout the project cycle ensuring their active participation. Meaningful consultation is a process comprising the following elements:

- initiated early during the project preparation stage and carried out continuously throughout the project cycle.
- Advance notice is given regarding the planned consultations with local stakeholders, particular attention to directly affected individuals by the project.
- Identify individuals or groups among the local stakeholders that may require tailored consultation methods due to their specific concerns social circumstances, or vulnerabilities related to the project's impacts, mitigation measures and benefits.
- Provide timely disclosure of relevant, adequate and understandable information that is readily accessible to affected people.
- Undertaken in a safe and respectful environment, free from external manipulation, interference, coercion, discrimination, or intimidation so that participants can freely express their opinions regarding the potential impacts and mitigation measures of the project.
- Gender inclusive and socially responsive, addressing the needs of disadvantaged and vulnerable groups.
- Enable incorporation of feedback of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues. helping to prevent potential conflicts or grievances.
- Documentation of meetings including participants' details such as gender, organization. All questions and responses were systematically recorded, contributing to an official record of public engagement and facilitating transparent dialogue on critical project aspects such as compensation, land usability, and project implementation timelines.

9.3. Approach to the Consultation

The consultations were designed to engage an inclusive spectrum of individuals and groups, as well as a broader audience likely to be affected by the Project based on the following principle.

Table 9.1:Stakeholder Engagement Method adopted

Items	Individual interview/ Group meetings	Focus Group Discussion (FGD)	Stakeholder Consultation Meeting (SCM)
Objectives	To address the specific concern of the individual	To address specific concerns of the group and incorporate them	official platforms for disseminating Project

Items	Individual interview/ Group meetings	Focus Group Discussion (FGD)	Stakeholder Consultation Meeting (SCM)
		into the RAP planning, especially LIRP, compensation etc.	information, addressing stakeholder queries by the BMRCL official
Style	Personal informal meeting	Semi-formal structured session	formal structured session
Target Group	PAPs	Private landowner, private business, tenants, vulnerable group, elderly, women, transport operator.	PAPs
Target participants number	1-5	8-10 per group	50-200
Notification Method	field survey	Phoning individuals	Newspaper, field survey, door-to-door invitation, Phoning individuals
Venue	PAP's houses or business	10-12 locations	10 locations
Information disclosed/agenda	Project profile	Project profile, concerns on displacement and livelihood, expectation, and concern on the project	Project profile, proposed entitlement, grievance redress mechanism, Q&A.
Respondent	Subconsultant of BMRCL	BMRCL	BMRCL

9.3.1. Individual and Group Meetings

The consultation process for the Project also encompassed a series of individual and smaller group meetings. These sessions were specifically designed for in depth discussions, data collection, and localized problem-solving, typically involving directly affected individuals or small, homogenous groups. These intimate settings were essential for producing detailed and highly personalized insights from PAPs and other key individuals who might feel uncomfortable speaking in large public forums. The primary purpose of these engagements was to address specific concerns, understand unique impacts on households or small clusters of businesses, and address particular grievances that required a more tailored discussion. This approach allowed a deeper exploration of nuanced issues, such as the specific implications of partial land acquisition on a family's remaining property, the intricate details of a small business's operational disruption, or the personal challenges faced by vulnerable individuals. The flexible scheduling of these meetings ensured greater accessibility, enabling project teams to meet stakeholders at times and locations most convenient for them, thereby maximizing participation and ensuring that every voice was heard in the comprehensive assessment.

9.3.2. Focus Group Discussion (FGD)

The FGDs were designed to facilitate in-depth, qualitative exploration of specific themes, impacts, or concerns among homogenous groups of stakeholders. Unlike broader stakeholder meetings, FGDs involve smaller, carefully selected groups of stakeholders who share similar experiences, demographics, or interests. This format allows for more interactive and detailed exchanges of views, leveraging group dynamics to reveal shared perceptions, priorities, and potential solutions that may not surface in individual interviews or large public forums. The rich qualitative data generated from these FGDs is instrumental in gaining a nuanced understanding of community perspectives, identifying underlying issues, and informing the design of highly targeted and socially sensitive mitigation including those in the RAP measures.

The FGDs conducted by BMRCL were structured, adhering to a defined protocol which included specific agendas, official invitations, clear objectives and guided discussion questions. These sessions served as formal platforms for gathering concerns, needs and feedback from stakeholder in a consistent and structured manner.

9.3.3. Stakeholder Consultation Meetings (SCMs)

The Stakeholder Consultation Meetings (SCMs) were structured gatherings, held at various accessible venues along the project alignment across Bengaluru. These meetings served as official platforms for disseminating comprehensive project information, addressing stakeholder queries in a organised manner, and formally recording all grievances, suggestions, and feedback. These meetings were designed to accommodate a large number of affected individuals and groups to voice common concerns, seek clarifications directly from BMRCL officials, and register their views and concerns in a formal and transparent setting.

9.4. Approach to Information Disclosure

BMRCL adopts a structured and transparent Public Relations (PR) Policy, overseen by the Chief Public Relations Officer (CPRO) of BMRCL, which plays a key role in disseminating information related to the RAP and land acquisition processes. The CPRO is involved in issuing official notices, coordinating media communications, and supervising the publication of relevant content on the BMRCL website to ensure broader public access. This communication structure is integrated within BMRCL's grievance-redress framework, with the CPRO also serving as a formal member of the GRC.

Relevant information disclosed includes:

- Details of the RAP and Entitlement Matrix
- Locations of public consultation meetings
- Grievance contacts points and procedures
- Progress updates and implementation schedules

9.5. Special Consideration Provided

Across all types of consultations, several key considerations are essential for meaningful and effective engagement. These include ensuring accessibility (e.g. physically accessible venues, convenient timings, clear and understandable language, translation service), adopting culturally appropriate methods to foster open participation and build trust particularly among those marginalised people, documenting all feedback (especially from vulnerable groups), and committing to follow-up by communicating how public inputs has influenced decision and actions. This comprehensive approach fosters greater ownership and helps ensure that the BMRCL Metro Project minimizes negative impacts while delivering fair and equitable benefits to all segments of society.

The banners were also displayed at venues to help participants easily locate the venue. Presentation material of SCMs were uploaded to the BMRCL websites prior to the SCM so that PAPs can prepare their enquiry ahead of the meeting. At the venue, the presentation materials were distributed via QR code, containing all project information, along with printed handouts of the presentation to facilitate wider disseminated after the meetings. The feedback forms were also distributed and collected at the meeting so that PAPs can evaluate the organization and content of SCMs. This feedback is used by BMRCL to make corrective actions for future consultations.

9.5.1. Consideration for Vulnerable Group

Concerted efforts were made to ensure the explicit inclusion of vulnerable groups throughout the consultation process, with a clear recognition of their unique needs and potential barriers to participation. BMRCL engaged these group through various methods including individual meetings, SCMs, as well as FGDs to effectively identify their needs and concerns related to the Project.

The strategic choice of easily accessible local venues, along with conducting informal sessions at individually preferred places, helped to reduce common logistical barriers faced by vulnerable groups by contributing to improve accessibility, minimizing travel burdens for many participants. The

availability of additional assistance for vulnerable participants such as additional logistical support (taxi and supporting staff), language translation (sign language interpreters if needed), etc. were informed during the invitation.

9.5.2. Consideration for female participants

The total number of affected household members in the project is 2,714, of which 732 are women (27%). Among the 2,173 affected business owners, 421 are women (19%), indicating a relatively low percentage of female business owners. Additionally, the majority of land and property owners are male.

To address this, efforts were made to encourage greater female participation in the survey. BMRCL increased the number of venues and scheduled two sessions, one in the morning and one in the afternoon. Furthermore, female participation was promoted through individual phone calls and home visits to affected residents. Participants were recruited through individual interviews, group interviews, SCM, and FGD.

As a result, a total of 3,562 people participated, of whom 777 were women (22%), which closely aligns with the proportion of female affected individuals in the project.

9.5.3. Consideration for Absentees

BMRCL set the following measures to ensure that those absentee PAPs are promptly informed about the Project;

- BMRCL opens the meetings for PAPs over the course of a week, with two sessions a day, for the morning and afternoon, allowing flexibility for those who could not attend a session in their locality can attend the other session.
- BMRCL also discloses presentation materials with frequently asked questions and answers on the BMRCL website prior to the scheduled meeting, to ensure access for those who are not able to attend the meeting.
- The meeting materials are distributed to PAP in hard copies.
- Those who have further enquiries or concerns are encouraged to contact the GRM, where they can raise their concern.
- Additionally, It was brought to BMRCL’s attention that PAPs have voluntarily created WhatsApp groups within their localities to share meeting information with those who were absent.

9.6. Stakeholder Engagement Plan

Table 9.2 shows the mechanisms for consultation and various means of information disclosure at different stages of the project cycle.

Table 9.2: Proposed Stakeholder Engagement Plan

Stage	Engagement Method	Timing and Frequency	Information disclosed/to be disclosed	Responsible Agency
DPR	Disclosure of DPR executive summary on BMRCL websites	From Oct. 2023	<ul style="list-style-type: none"> • proposed components • technical specifications, • land acquisition, • financial viability, • project costs, • funding sources, • institutional arrangements, • proposed technologies 	BMRCL, Delhi Metro Rail Corporation (DMRC) (for DPRs),
	SCM	From March 2025	<ul style="list-style-type: none"> • Project description 	BMRCL

Stage	Engagement Method	Timing and Frequency	Information disclosed/to be disclosed	Responsible Agency
			<ul style="list-style-type: none"> • RAP Legal Framework • Schedule of RAP Activities • Cut-off date of eligibility for non-landowners • Entitlement and Compensation • Resettlement and Relocation Process • Livelihood Restoration • Grievance Redress Mechanism 	
Feasibility Study Phase	Individual / Group meeting	As required	<ul style="list-style-type: none"> • Project description • Grievance Redress Mechanism 	Subconsultant of BMRCL
	SCM	Two times prior to survey and after Socio Economic Survey	<ul style="list-style-type: none"> • Project description • RAP Legal Framework • Schedule of RAP Activities • Cut-off date of eligibility for non-landowners • Entitlement and Compensation • Resettlement and Relocation Process • Livelihood Restoration • Grievance Redress Mechanism 	BMRCL
	FGD	One time for specific target groups	<ul style="list-style-type: none"> • Specific Concerns and issues of target group by the Project • Grievance Redress Mechanism 	BMRCL
	Leaflet/handout	SCMs/FGDs	<ul style="list-style-type: none"> • Project description • Schedule of RAP Activities • Cut-off date of eligibility for non-landowners • Entitlement and Compensation • Resettlement and Relocation Process • Livelihood Restoration • Grievance Redress Mechanism 	BMRCL
	Online disclosure of Project information	For duration of 120 days through JICA and BMRCL websites	<ul style="list-style-type: none"> • Disclosure of updated RAP • Grievance Redress Mechanism • DPR • Meeting PPT • Frequently asked questions • Land Acquisition Notifications • CRP • Contact details of GRM focal persons / nodal officers • Press Releases / Public Notices 	BMRCL JICA
	Distribution of RAP information through BMRCL website	As needed	<ul style="list-style-type: none"> • Land Acquisition Process • Consultation materials • Extrajudicial Settlement with Sale (EJS) Process • Required documents for compensation • Project update • GRM Process and Contact Information • Monitoring results 	BMRCL
	Media release/Press briefing	As needed.	<ul style="list-style-type: none"> • Press briefings are meant to disclose key Project information, key Project highlights, and as a risk mitigation measure 	BMRCL
Design and Construction	Individual / Group meeting	As needed. Consultation and coordination meeting to be conducted with PAPs and other stakeholders in reference to their requests.	<ul style="list-style-type: none"> • queries and clarifications on their concerns and issues. • Grievance Redress Mechanism 	BMRCL

Stage	Engagement Method	Timing and Frequency	Information disclosed/to be disclosed	Responsible Agency
	SCM	Once for Legal owners, business owners, informal PAP before displacement	<ul style="list-style-type: none"> Project update Land acquisition process Compensation payment process GRM Process and Contact Information 	BMRCL
	FGD for Monitoring	once a year	<ul style="list-style-type: none"> Feedback on land acquisition process Feedback on resettlement/relocation process Feedback on the implementation of LRIP Issues and concerns encountered. 	BMRCL
	Online disclosure of Project information	As needed. Information disclosed through BMRCL website	<ul style="list-style-type: none"> Disclosure of updated RAP Grievance Redress Mechanism 	BMRCL
	Distribution of RAP information through BMRCL website	As needed Information disclosed through BMRCL website dedicated to RAP	<ul style="list-style-type: none"> Land Acquisition Process Consultation materials EJS Process Required documents for compensation Project update GRM Process and Contact Information Monitoring results 	BMRCL
	Media release/Press briefing	As needed.	<ul style="list-style-type: none"> Press briefings are meant to disclose key Project information, key Project highlights, and as a risk mitigation measure 	BMRCL
Operation	FGD for Monitoring	Once after project completion	<ul style="list-style-type: none"> Feedback on the implementation of LRIP Issues and concerns encountered. 	BMRCL
	Online disclosure of Project information	As needed. Information disclosed through the BMRCL website/ social media	<ul style="list-style-type: none"> Project update GRM Process and Contact Information 	BMRCL
	Distribution of RAP information through BMRCL website	As needed Information disclosed through BMRCL website dedicated to RAP	<ul style="list-style-type: none"> Land Acquisition Process Consultation materials EJS Process Project update GRM Process and Contact Information Monitoring results 	BMRCL
	Media release/Press briefing	As needed. Press briefings are meant to disclose key Project information, key Project highlights, and as a risk mitigation measure	<ul style="list-style-type: none"> Project update GRM Process and Contact Information 	BMRCL

9.7. Individual and Group meeting held during FS study

As part of the RAP, a series of stakeholder consultations were conducted across various locations affected by the proposed metro alignment. These consultations were held with both individual stakeholders and groups, covering a wide range of categories including landowners, tenants, encroachers, commercial establishments, institutions, and users of community properties. The feedback received has been documented to ensure compliance with CRP 2019, RFCTLARR Act 2013 and its amendments, and JICA GL to guide the resettlement and compensation process effectively.

Table 9.3: Summary of Individual and Group Meetings Conducted

S. N.	Date, Time and Venue	Participants	Number of Participants		
			M	F	T
1	21.02.2025, 12:30 PM Opposite to PES College, the outer ring road	Encroachers on Public land.	01	00	01

S. N.	Date, Time and Venue	Participants	Number of Participants		
			M	F	T
2	29.03.2025, 12:30 PM Opposite to Ambedkar College towards Deepa complex.	Commercial Tenants.	07	01	08
3	28.02.2025, 11:00 AM Ilyas Nagar towards Saraki	Owners & Commercial Tenants.	26	00	26
4	26.03.2025, 01:00 PM In front of the Ambedkar College, Nagarabhavi.	Encroachers on Public land.	00	01	01
5	26.03.2025, 12:00 PM In front of the Ambedkar College, Nagarabhavi.	Owner Losing land and residential structure (1 Household)	01	02	03
6	25.03.2025, 3:30 PM Vinayaka Nagar Circle near Nagarabhavi	Landowner Cum Commercial tenant	01	00	01
7	15.03.2025, 04:30 PM BBMP Public Library, Manasa Nagar Nagarabhavi ward-128	Common property Resources	00	01	01
8	18.03.2025, 12:00 PM Vinayaka Nagar Near Nagarabhavi	Commercial Tenant.	01	00	01
9	18.02.2025, 10:30 AM Meghana Shalini Apartment near Kadarenahalli Banashankari	Owner Residential (Flat Owner in Apartment)	03	01	04
10	21.02.2025, 02:00 PM PES University Dwaraka Nagar, Outer ring road	Institution	01	00	01
11	15.03.2025, 11:00 AM Vidyagiri layout	Residential Tenants.	00	02	02
12	26.03.2025, 04:30 PM Opposite to Ambekar College	Owner Residential Cum commercial	02	00	02
13	17.03.2025, 11:00 AM Vinayaka Layout Nagarabhavi	Owner Residential (Premises Fully rented out)	01	00	01
Total			44	8	52

Note: M: Male, F: Female, T: Total

9.7.1. Target Participants

Key participants are directly affected PAPs such as landowners, residential households, commercial establishment owners/tenants, informal settlers, and workers whose livelihoods are tied to affected businesses. Additionally, local community leaders, government officials, and technical experts are engaged. The paramount inclusion of vulnerable groups like women (especially heads of households or those with home-based businesses), senior citizens (considering mobility and social networks), persons with disabilities (for accessible design and challenges of displacement), and poor/marginalized groups (daily wage earners, informal sector workers, SC,ST and OBC).

9.7.2. Notification Methodology

The individual meeting was held as a part of socio-economic surveys, which were conducted door-to-door announcements within specific neighbourhoods. A group meeting was organized through local word-of-mouth networks. The informal meetings complemented this strategy by focusing on even more localized settings, such as specific engagements in JP Nagar, Meghana Shalini Apartment, and dedicated sessions with the Bamboo Traders at Kadirenahalli.

9.7.3. Summary of Queries and Concerns raised during individual and group meetings

The full list of questions and responses are described in Appendix 4.

(1) Individual Consultations Summary

1) Queries sand concerns raised

- The concerns raised predominantly related to the loss of livelihood, loss of property, and clarity on compensation and vacating timelines. BMRCL assured that all compensation and assistance will be provided in line with the CRP 2019 and the RFCTLARR Act, 2013, ensuring fairness, transparency, and adequate livelihood restoration support.

- Encroachers, including individuals running small businesses on government land (some of which were allotted by welfare departments), expressed concern over loss of sole income sources and sought fair compensation or alternative sites. BMRCL assured compensation under the CRP 2019 policy.
- Residential landowners, particularly senior citizens and retired individuals, raised concerns about the loss of rental income, which formed their primary source of livelihood. BMRCL clarified that compensation for such losses would be covered under RFTLARR 2013 and CRP 2019.
- Commercial tenants and owner-operators, including those running large establishments with staff, highlighted their financial investment in infrastructure and business, bank liabilities, and employment dependency. They sought clarity on eligibility for business loss compensation, extent of acquisition, and alternative job opportunities. BMRCL committed to compensating business loss per CRP 2019, and escalated employment-related queries to management.
- Flat owners and apartment associations expressed concerns over impact on parking, transformer relocation, and tree felling. BMRCL clarified that compensation would be routed through KIADB, and environmental/social concerns would be addressed by SEMU and engineering teams.
- Institutional stakeholders, like (People's Education Society University, were supportive of the metro project but requested feeder bus connectivity, and flagged student safety and traffic disruption concerns. BMRCL noted these and assured action during the construction phase.
- Tenants in residential premises expressed concerns over relocation hardship, particularly due to medical emergencies or family obligations. BMRCL acknowledged these concerns and assured that adequate notice, relocation assistance, and necessary support will be provided to minimize hardship, especially in cases of medical needs or family obligations, in line with CRP 2019 provisions.

(2) Group Consultations Summary

1) Queries sand Concerns raised

Commercial tenants and property owners, where the issues were more procedural and systemic:

- Commercial tenants sought details on the extent of acquisition, required documentation, and compensation timelines. BMRCL clarified the acquisition category, listed required documents (e.g., rent agreement, GST certificate), and stated that eviction would only happen post-compensation disbursement under CRP 2019.
- At Ilyas Nagar, both tenants and owners expressed concerns. Tenants, many of whom run informal bamboo and construction-related shops without GST registration or formal agreements, feared inadequate compensation and loss of livelihood. Property owners, meanwhile, flagged the lack of official notices and confusion over double markings. BMRCL took note and assured coordination with the land team to resolve ambiguities.

9.8. Stakeholder Consultation Meetings

During the Feasibility study, two rounds of stakeholder consultation meetings were held.

9.8.1. Target Participants

The stakeholder consultation is targeted mainly for the directly affected PAPs by the project, who are: landowners, structure owners, business owners, tenants, vulnerable people, and project-affected communities.

9.8.2. The First Stakeholder Consultation Meetings

(1) Notification

The primary method of public notification involved extensive dissemination through prominent Kannada Prabha (Kannada) and Deccan Herald (English) newspapers. This dual-language approach was fundamental for effective communication, ensuring that information reached and was understood by a wider cross-section of the public, irrespective of their primary language. The timing of notifications was carefully planned to provide ample opportunity for stakeholders to be aware of and prepare for the changes. Notifications were systematically issued on 24 April and 4 May 2025, for meetings that were subsequently held between 5 May and 12 May 2025. This scheduling provided a reasonable and considerate timeframe, ranging from approximately one (01) to two (02) weeks for the earliest scheduled meetings, and a few days' notice for those occurring later in the sequence.

A door-to-door information-dissemination approach was also adopted wherein field staff approached a PAPs and PAFs participated in the social surveys and informal engagement. In parallel, information pertinent to these meetings was also made readily available on the official BMRCL website, showcasing the project's utilization of digital platforms to enhance accessibility and information availability.

(2) Agenda and Content

The agenda included a thorough Project Scope, critical timeline information was provided, outlining the anticipated schedule for the issuance of official notices, the systematic disbursement of compensation, and the projected commencement of the project construction phases. Finally, basic Technical Details were shared, including insights into the alignment, proposed construction methodologies, and anticipated environmental or physical impacts, such as potential vibrations, ensuring a foundational understanding of the project's technical aspects.

While the R&R component was presented to introduce the entitlement framework under CRP 2019, it is acknowledged that this may not have fully addressed stakeholder-specific concerns at this early stage. The intention was not to finalize any entitlements but to initiate dialogue, which detailed consultations, including joint verifications and case-specific assessments, will follow. Feedback on this approach has been noted and will be used to guide more focused engagement in subsequent stages.

(4) Outcome of the First round of Stakeholder Consultation Meetings

The full list of questions and responses are described in Appendix 5.

The extensive series of stakeholder meetings successfully generated a significant volume of valuable quantitative and qualitative data, providing crucial insights into public concerns and perceptions regarding the Project.

A significant number of affected landowners expressed apprehension over the partial acquisition of their properties, especially in cases where the residual land or built structure would be rendered unusable. In such instances, participants requested that BMRCL opt for full acquisition to avoid legal, functional, and commercial difficulties. BMRCL confirmed that such requests would be considered on a case-by-case basis by the GRC, and full acquisition would be undertaken where justified and formally requested.

Compensation adequacy emerged as a recurring theme. Stakeholders were concerned that compensation based on government guidance values would not reflect the prevailing market prices, particularly in high-value residential and commercial areas. In response, BMRCL reiterated its commitment to the principle of Full Replacement Cost. Land compensation will be awarded under the CRP 2019, while structures including upper floors and interior investments will be valued by empanelled valuation professionals. In all cases, 100% solatium will be applied to both land and structure values, and R&R entitlements will be provided in accordance with CRP 2019.

Tenancy-related concerns were also raised, particularly by those without formal lease agreements. Many tenants, including business operators, educators, and shopkeepers, feared exclusion from benefits. BMRCL clarified that eligibility for R&R assistance would be based on the status recorded during the SES, and that occupants without documentation would be allowed to formalize tenancy where feasible. Eligible tenants will be entitled to relocation support and livelihood assistance.

Participants raised issues around loss of rental income due to displacement, especially where tenants had vacated following alignment announcements. Property owners expressed concern about ongoing EMIs and future uncertainty. BMRCL assured that in cases where structures are used for income generation, such as rental housing or commercial use, rental income loss allowances will be provided. A Business Loss Allowance equivalent to 10 months will also be extended to affected businesses. To support income continuity, a LIRP is under development in line with JICA GL.

Several business owners and service providers highlighted that compensation must account for interior fittings, goodwill, and custom infrastructure (e.g., borewells, lifts, mezzanine floors). While BMRCL acknowledged the challenge of quantifying goodwill, it confirmed that interior works and functional assets would be valued during the assessment process.

Concerns were also raised about ongoing construction loans and financial obligations. BMRCL explained that compensation disbursement will be handled by the Special Land Acquisition Officer (SLAO), who will directly coordinate with banks to settle outstanding dues where applicable.

A small number of stakeholders requested that land be leased to BMRCL instead of being acquired outright. However, BMRCL clarified that under the current legal and policy framework, there is no provision for lease-based acquisition; compensation remains the sole method of land procurement.

Stakeholders also emphasized the need for predictable timelines, clear communication, and on-site assistance. Several PAPs expressed their stress, particularly those who had recently invested in new constructions, those depending on rental income, or senior citizens unable to relocate easily. In response, BMRCL emphasized that alignment options were carefully evaluated to minimize

displacement, and that vulnerable PAPs would receive priority support during resettlement planning. Dedicated grievance officers will be deployed to facilitate ongoing communication and case-specific assistance.

The meetings reflected widespread concern regarding the long-term socio-economic impact of displacement, including disruption to education, healthcare access, and social cohesion. All feedback, including suggestions for design changes, alignment adjustments, and mitigation measures, have been recorded and are under review. Affected persons have been encouraged to submit formal grievances to the GRC for specific redressal, and further meetings are planned to ensure continued public engagement.

9.8.3. The Second round of Stakeholder Consultation Meetings

(1) Notification

The Second SCMs, PAPs were invited using a more complete directory of PAPs, which was consolidated from the field invitation, individual SMS and WhatsApp messages, and contact registry. BMRCL called each PAP to notify the date and venue, as well as to ask about any needs of support needed for attending the SCM, such as transport, assistance during the meeting.

The public notification was also made through Praja-Vani (Kannada) and Times of India (English) newspapers issued on 26 July 2025, for meetings that were subsequently held from 4 August to 11 August 2025. In parallel, information pertinent to these meetings was also made readily available on the official BMRCL website, showcasing the project's utilization of digital platforms to enhance accessibility and information availability. The information on the SCM was also broadcasted on the Newspaper article on 7 August 2025.

Bangalore Metro Rail Corporation Limited (A Joint Venture of GSI & GSI) e-Mail: contactus@bmrcl.co.in Website: www.bmrcl.co.in				
PUBLIC NOTICE - REVISED SCHEDULE FOR 2ND STAKEHOLDER'S MEETINGS				
Bangalore Metro Rail Corporation Limited (BMRCL) under Phase-3 Metro & Double Decker Project, Corridor-I (J.P.Nagar 4th Phase to Kempapura Cross) Corridor-II (Hosahalli to Kadabagere Cross) This is to inform the general public and all concerned stakeholders that the Bangalore Metro Rail Corporation Limited (BMRCL) had earlier published the schedule for the 2nd Round of Stakeholder's Meetings for the above-mentioned corridors in Prajavani and The Times of India dated 26.07.2025.				
Due to administrative reasons, the schedule has been revised. The updated dates, timings, and venues are detailed below. All interested and affected stakeholders are hereby requested to attend the respective meetings and contribute their valuable opinions and suggestions regarding the proposed Metro project.				
Sl.No	Corridor & Package	Venue	Date	Time
1	Corridor-2 Package-4	Pooja Shree Convention Hall, Magadi Main Rd, Pete Channappa Estate, Kanakshippalya, Bengaluru, 560073.	04.08.2025	10.30 AM
2	Corridor-2 Package-4	G. B B Kalyana Mahal, #3/1 1st Main 1st Cross, M.C.R Layout Vijaynagar Bengaluru- 560 079.	04.08.2025	02.00 PM
3	Corridor -2 Package-4	Sri Ravinandana Palace, #162, Doddagollarahalli, Magadi Main Road, Bengaluru- 560 061.	05.08.2025	10.30 AM
4	Corridor-1 Package-2	Shivanand Convention Hall, Sriganthada Kaval, Health Layout, Magadi Main Road, Sunkadakalle, Bengaluru-560 081.	05.08.2025	02.00 PM
5	Corridor -1 Package-1	M.R Convention Hall, # 18, Outer Ring Road, Near Mysore Road Metro Station, Opp Kaiyari Motors, Bengaluru-560 026.	06.08.2025	10.30 AM
6	Corridor-1 Package-2	Amma Party Hall, # 11, Nandishwara Complex, Nagarabhai 2nd stage, Opp K.I.E. College Near BDA Complex Outer Ring Road, Nagarabhai Bengaluru-560 072.	06.08.2025	02.00 PM
7	Corridor 1 Package-3	Raghothaman Party Hall (Mari Gold) # 01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sarjaya Nagara, Bengaluru-560 094.	07.08.2025	10.30 AM
8	Corridor -1 Package-1	Sindhoor Convention Hall, No.48/75, 15th Cross, Sarakki 1st Phase, Ring Road, J.P.Nagar,Bengaluru, - 560078.	09.08.2025	10.30 AM
9	Corridor -1 Package-1	Regional Institute of Co-operative Management Bengaluru - # 57, near Devegowda Petrol Pump, Gururaja Layout, Padmanabhanagar, Bengaluru, 560070.	09.08.2025	02.00 PM
10	Corridor 1 Package-2	Manjushree Function Hall, #10, 17th Main Road, Swathantira Yodhara Nagara, Leggere, Bengaluru-560 058.	11.08.2025	10.30 AM

ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮ ನಿಯಮಿತ (ಬಿ.ಎಂ.ಆರ್.ಸಿ.ಎಲ್. ಲಿಮಿಟೆಡ್) (A Joint Venture of GSI & GSI) e-Mail: contactus@bmrcl.co.in Website: www.bmrcl.co.in				
ಸಾರ್ವಜನಿಕ ಸೂಚನೆ - 2ನೇ ಹಂತದ ಸಾಲುಗಾರರ ಸಭೆಗಳ ವೇಳಾಪಟ್ಟಿ				
ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮ (BMRCL) ಹಂತ-3 ಮೆಟ್ರೋ ಮತ್ತು ಡಬಲ್ ಡೆಕ್ಯರ್ ಪ್ರಾಜೆಕ್ಟ್, ಕಾರಿಡಾರ್-1 (ಜಿ.ಪಿ.ನಗರ 4ನೇ ಹಂತದ ಕೆಂಪಪುರಾ ಕ್ರಾಸ್) ಕಾರಿಡಾರ್-2 (ಹೊಸಹಳ್ಳಿ ಕಡಬಗೇರಿ ಕ್ರಾಸ್) ಈ ಕೆಳಗೆ ಸಾರ್ವಜನಿಕ ಮತ್ತು ಸಂಬಂಧಿಸಿದವರನ್ನು ತಿಳಿಸಲು ಬಿ.ಎಂ.ಆರ್.ಸಿ.ಎಲ್.ನು 26.07.2025 ರಂದು ಪ್ರಕಟಿಸಿದ ಸೂಚನೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಈಗಿನ ಸೂಚನೆಯು ಮೇಲಿನ ಸೂಚನೆಯನ್ನು ಸರಿಪಡಿಸಲು ಮತ್ತು ಮುಂದುವರಿದು ಹೋಗಲು ನಿರ್ದೇಶಿಸುತ್ತದೆ. ಸಂಬಂಧಿಸಿದವರು ಈ ಸೂಚನೆಯನ್ನು ಗಮನಿಸಿ ಮತ್ತು ಸಂಬಂಧಿಸಿದ ಸಭೆಗಳಿಗೆ ಸೂಕ್ತ ಸಮಯದಲ್ಲಿ ಸಾಲುಗಾರರಾಗಿ ಭಾಗವಹಿಸಲು ಮತ್ತು ಸಲಹೆಗಳನ್ನು ಸಲ್ಲಿಸಲು ಮುಕ್ತವಾಗಿದೆ.				
Sl.No	ಕಾರಿಡಾರ್ ಮತ್ತು ಪ್ಯಾಕೇಜ್	ಸ್ಥಳ	ದಿನಾಂಕ	ಸಮಯ
1	ಕಾರಿಡಾರ್-2 ಪ್ಯಾಕೇಜ್-4	ಪೂಜಾ ಶ್ರೀ ಕನ್ವೆನ್ಷನ್ ಹಾಲ್, ಮಗದಿ ಮುಖ್ಯ ರಸ್ತೆ, ಪೀಟೆ ಚನ್ನಪ್ಪಾ ಏಸ್ಟೇಟ್, ಕಾನಕಶಿಪ್ಪಳಿ, ಬೆಂಗಳೂರು, 560073.	04.08.2025	10.30 AM
2	ಕಾರಿಡಾರ್-2 ಪ್ಯಾಕೇಜ್-4	ಜಿ.ಬಿ.ಬಿ.ಕಲ್ಯಾಣ ಮಹಲ್, #3/1 1ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ಎಂ.ಸಿ.ಆರ್.ಲೇಔಟ್ ವಿಜಯನಗರ ಬೆಂಗಳೂರು- 560 079.	04.08.2025	02.00 PM
3	ಕಾರಿಡಾರ್-2 ಪ್ಯಾಕೇಜ್-4	ಶ್ರೀ ರವಿವಂದನಾ ಪ್ಯಾಲೇಸ್, #162, ಡೊಡ್ಡಗೊಲ್ಲರಹಳ್ಳಿ, ಮಗದಿ ಮುಖ್ಯ ರಸ್ತೆ, ಬೆಂಗಳೂರು- 560 061.	05.08.2025	10.30 AM
4	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-2	ಶಿವಾನಂದ ಕನ್ವೆನ್ಷನ್ ಹಾಲ್, ಸ್ರೀಗಂಧದಾ ಕಾವಲು, ಆರೋಗ್ಯ ಲೇಔಟ್, ಮಗದಿ ಮುಖ್ಯ ರಸ್ತೆ, ಸುಂಕಡಾಕಲ್ಲೆ, ಬೆಂಗಳೂರು-560 081.	05.08.2025	02.00 PM
5	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-1	ಎಮ್.ಆರ್.ಕನ್ವೆನ್ಷನ್ ಹಾಲ್, # 18, ಔಟರ್ ರಿಂಗ್ ರೋಡ್, ಮೈಸೂರು ರೋಡ್ ಮೆಟ್ರೋ ಸ್ಟೇಷನ್, ಎಫ್.ಕೆ.ಎಂ.ಎಸ್. ಕಾರ್ಪೊರೇಷನ್, ಬೆಂಗಳೂರು-560 026.	06.08.2025	10.30 AM
6	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-2	ಅಮ್ಮಾ ಪಾರ್ಟಿ ಹಾಲ್, # 11, ನಂದಿಶ್ವರಾ ಕಂಪ್ಲೆಕ್ಸ್, ನಗರಾಭಿವೃದ್ಧಿ 2ನೇ ಹಂತ, ಎಫ್.ಕೆ.ಐ.ಎ. ಕಾಲೇಜ್ ನಿಕರ ಬಿ.ಎ.ಎ. ಕಂಪ್ಲೆಕ್ಸ್ ಔಟರ್ ರಿಂಗ್ ರೋಡ್, ನಗರಾಭಿವೃದ್ಧಿ ಬೆಂಗಳೂರು-560 072.	06.08.2025	02.00 PM
7	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-3	ರಾಗೋತ್ಥಮ ಪಾರ್ಟಿ ಹಾಲ್ (ಮಾರಿ ಗೋಡ್) # 01 & 24, ರಾಗೋತ್ಥಮ ಸ್ಮಾರಕಾ ಭವನ, ರಿ.ಎಂ.ಎಸ್. ಕಾಲೋನಿ, ಸರ್ಜಯ ನಗರ, ಬೆಂಗಳೂರು-560 094.	07.08.2025	10.30 AM
8	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-1	ಸಿಂಧೂರ್ ಕನ್ವೆನ್ಷನ್ ಹಾಲ್, ನಂ.48/75, 15ನೇ ಕ್ರಾಸ್, ಸರಾಕಿ 1ನೇ ಹಂತ, ರಿಂಗ್ ರೋಡ್, ಜಿ.ಪಿ.ನಗರ, ಬೆಂಗಳೂರು, - 560078.	09.08.2025	10.30 AM
9	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-1	ರೀಜಿಯನಲ್ ಇನ್ಸ್ಟಿಟ್ಯೂಟ್ ಆಫ್ ಕೋ-ಆಪರೇಟಿವ್ ಮ್ಯಾನೇಜ್‌ಮೆಂಟ್ ಬೆಂಗಳೂರು - # 57, ದೇವೇಗೌಡ ಪೆಟ್ರೋಲ್ ಪಂಪ್, ಗುರುರಾಜ ಲೇಔಟ್, ಪದ್ಮನಾಭನಗರ, ಬೆಂಗಳೂರು, 560070.	09.08.2025	02.00 PM
10	ಕಾರಿಡಾರ್-1 ಪ್ಯಾಕೇಜ್-2	ಮಂಜುಶ್ರೀ ಫಂಕ್ಷನ್ ಹಾಲ್, #10, 17ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ಸ್ವಾತಂತ್ರ್ಯ ಯೋಧರ ನಗರ, ಲೆಗ್ಜೆರೆ, ಬೆಂಗಳೂರು-560 058.	11.08.2025	10.30 AM

Times of India

Praja Vani

Figure 9.2: News paper notification of the Second SCMs

(2) Agenda and Content

The Second SCMs was organised and was aimed to provide a comprehensive presentation on the current status of the project, an overview of the updated implementation timeline, a detailed explanation of the entitlement matrix, the compensation determination and disbursement procedures, and the proposed resettlement assistance and livelihood and income restoration measures for affected people.

(3) Summary of the second SCMs conducted

The Second round of meetings has been scheduled from 4 August to 11 August 2025 at ten (10) locations. The information has been sent to the PAPs.

The details are provided below.

Table 9.5: Summary of Second Stakeholder Consultation Meetings conducted

Sl.No	Venue	Number of Participants		
		M	F	T
1	Date: 04 August 2025, Time: 10:30 AM Pooja Shree Convention Hall, Magadi Main Rd, Pete Channappa Estate, Kamakshipalya, Bengaluru, 560079.	146	63	209
2	Date: 04 August 2025, Time: 02:00 PM G.B.B Kalyana Mahal, #3/1 1st Main 1st Cross, M.C.R Layout Vijayanagar, Bengaluru - 560 079.	160	52	212
3	Date: 05 August 2025, Time: 10:30 AM Sri Ravinandana Palace, #162, DoddaGollahatti, Magadi Main Road, Bengaluru – 560 091.	170	65	235
4	Date: 05 August 2025, Time: 02:00 PM Shivanandi Convention Hall, Srigandhada Kaval, Health Layout, Magadi Main Road, Sunkadakatte, Bengaluru – 560 091.	152	40	192
5	Date: 06 August 2025, Time: 10:30 AM M.R Convention Hall, #18, Outer Ring Road, Near Mysore Road Metro Station, Opp Kalyani Motors, Bengaluru – 560 026.	168	38	206
6	Date: 06 August 2025, Time: 02:00 PM Amma Party Hall, #11, Nandishwara Complex, Nagarabhavi 2nd stage, Opp KLE College Near BDA Complex Outer Ring Road, Nagarabhavi, 560 072.	132	72	204
7	Date: 07 August 2025, Time: 10:30 AM Raghohtaman Party Hall (Mari Gold) #01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sanjaynagar, Bengaluru – 560 094.	78	34	112
8	Date: 09 August 2025, Time: 10:30 AM Sindhoor Convention Hall, No.48/75, 15th Cross, Sarakki 1st Phase, Ring Road, J.P. Nagar, Bengaluru – 560 078.	136	62	198
9	Date: 09 August 2025, Time: 02:00 PM Regional Institute of Co-operative Management, #67, near Devegowda Petrol Bunk, Gururaja Layout, Padmanabhanagar, Bengaluru – 560 070.	148	56	204
10	Date: 11 August 2025, Time: 10:30 AM Manjusree Function Hall, #10, 17th Main Road, Swathantra Yodhara Nagar, Laggere, Bengaluru – 560 058.	162	76	238
	Total	1,452	558	2,010

Note: M: Male, F: Female, T: Total

(4) Outcome of the Second round of Stakeholder Meetings

The full list of questions and responses are described in Appendix 6

The second SCMs were more elaborate than the earlier discussions, as BMRCL officials delivered a structured presentation to participants. The presentation included updates on the Project’s progress, a detailed project timeline, compensation and entitlement provisions under the resettlement assistance measures, and the proposed LIRP. This comprehensive briefing was followed by an in-depth discussion, during which stakeholders actively raised concerns, sought clarifications, and provided constructive suggestions.

A key issue raised by a significant number of affected persons was the adequacy of compensation. Stakeholders argued that compensation based on government guidance values did not reflect prevailing market conditions, particularly in commercially active or high-value residential areas. Many requested that compensation be calculated at twice the market rate and further emphasized that expenses such as stamp duty and registration charges should not be borne by them. In response, BMRCL reiterated its commitment to the principle of Full Replacement Cost, clarifying that compensation would be calculated with 100% solatium applied to both land and structures. Officials confirmed that valuation of structures, including upper floors and interior investments, would be undertaken by empanelled professionals.

Concerns about the transparency of the land acquisition process were also raised. Participants requested that representatives from both the LU and PIU be present during the physical marking of properties. They also sought access to updated alignment drawings to clearly understand the extent of acquisition. BMRCL assured stakeholders that marking would be done transparently in the presence of relevant departments to avoid disputes and told them that both LU and PIU members are already present in the meeting.

Several participants questioned the rationale for acquiring properties along narrower 80-foot roads when 150-foot wide roads or alternative alignments were available. They argued that adopting such alternatives could reduce costs, minimize displacement, and improve efficiency. Others suggested alignments through the Outer Ring Road and shorter, more direct routes to cut down travel time, fuel use, and emissions. In response, BMRCL explained that multiple alignment options had been carefully studied during the feasibility stage, and that the final alignment was chosen to balance technical feasibility, cost efficiency, and minimal displacement. Officials assured that further suggestions would be documented and reviewed by the project team.

Livelihood and income-related concerns were extensively discussed. tenants, small business owners, and property owner's dependent on rental income highlighted the risk of long-term disruption. Many requested additional support for resettlement and income restoration. BMRCL clarified that all eligible tenants and livelihood earners identified during the SES would be entitled to assistance. This includes relocation support, a Business Loss Allowance equivalent to ten (10) months of income, and targeted support through the proposed LIRP. Officials further emphasized that the LIRP was designed in line with JICA GL to ensure continuity of income for affected households.

Stakeholders also suggested that as part of rehabilitation measures, lifetime metro passes be granted to displaced families. While acknowledging the sentiment, BMRCL clarified that such provisions were not permissible under current policies but reiterated its commitment to providing comprehensive rehabilitation and livelihood support.

Station planning and amenities were another area of concern. Participants asked whether Phase 3 stations would provide entry and exit points on both sides, along with adequate parking facilities. BMRCL confirmed that dual entry and exit points would be provided in all stations and that sufficient parking provisions had been incorporated. It was further highlighted that eleven stations were being planned as multimodal hubs to enhance connectivity.

The meeting concluded with acknowledgment from participants that BMRCL had provided detailed clarifications and assurances. While concerns about compensation adequacy, alignment, and livelihood continuity remain, stakeholders appreciated the detailed presentation and the openness of officials to engage in dialogue. BMRCL reaffirmed its commitment to fair and transparent acquisition, livelihood restoration, and minimizing displacement impacts. The extensive feedback received during this consultation has been formally recorded and will be taken into account in further planning and implementation.

9.9. Focus Group Discussion

9.9.1. Target Participants

Focus Group Discussions (FGDs), conversely, are in-depth, qualitative discussions with small, homogenous groups, specifically 1) landowners, 2) tenants, 3) women headed Household, 4) senior citizens, 5) vulnerable group, 6) business owners, 7) Taxi and Auto driver, and 8) Poor.

9.9.2. Notification

Participants were contacted individually through WhatsApp and local networks to ensure effective participation. Women, senior citizens, persons with disabilities, and economically weaker sections were approached directly to facilitate participation and ensure their concerns were heard in a safe and inclusive environment.

9.9.3. Agenda and Content

The discussions were aimed at capturing:

- Displacement-related concerns
- Compensation awareness and clarity
- Expectations for livelihood restoration
- Use of Metro
- Suggestions for project, if any

These discussions also aimed to validate whether existing R&R provisions aligned with the needs of affected vulnerable groups, and to collect suggestions to improve project implementation.

9.9.4. Summary of FGD conducted

The FGDs were conducted from 7 July to 14 July 2025, covering different project-affected areas under Corridor 1 and Corridor 2. On the same day at the same venue, each targeted group was formed for group discussions with a dedicated moderator. The additional FGDs were conducted to engage with project-affected persons between 4 September to 8 September 2025. The summary of discussions is as follows:

Table 9.6: Summary of Focus Group Discussion conducted

Sl. No.	Date Time Location	Senior Citizens	Women Headed Household	PWD & Disadva ntaged	Private Landow ners	Private Businesses	Tenants	Auto/Taxi Drivers	Poor	Total
1.	07 July 2025 10:00 AM Sindhoor Convention Hall	M: 04 F: 0 T: 04	F:04 T:04	M:0 F: 0 T: 0	M:19 F: 04 T: 23	M:03 F:01 T: 04	M: 04 F: 00 T: 04	M:04 F: 00 T: 04	-	M: 34 F: 09 T: 43
2.	07 July 2025 2:00 PM SDK Party Hall	M: 0 F: 0 T: 0	F:07 T: 07	M:0 F: 0 T: 0	M:23 F: 0 T: 23	M:01 F: 0 T: 01	M:0 F: 0 T: 0	M:0 F: 0 T: 0	-	M:24 F: 07 T: 31
3.	08 July 2025 10:00 AM Manjushree Kalyana Mantapa	M: 13 F: 0 T: 13	F:08 T: 08	M:01 F: 00 T: 01	M:42 F: 00 T: 42	M:08 F: 00 T: 08	M:01 F: 00 T: 01	M:00 F: 00 T: 00	-	M:65 F: 08 T: 73
4.	08 July 2025 2:00 PM SLV Party Hall	M: 04 F: 00 T: 04	F:11 T: 11	M:0 F: 0 T: 0	M:38 F: 01 T: 39	M:0 F: 0 T: 0	M:0 F: 0 T: 0	M:0 F: 0 T: 0	-	M: 42 F: 12 T: 54
5.	09 July 2025 10:00 AM MR Convention Hall	M: 24 F:0 T: 24	F:11 T: 11	M:0 F: 0 T: 0	M:44 F: 00 T: 44	M:06 F: 00 T: 06	M:0 F: 0 T: 0	M:0 F: 0 T: 0	-	M:74 F: 11 T: 85
6.	09 July 2025, 2:00 PM Sri Krishna Vaibhava Party Hall	M: 09 F: 0 T: 09	F:05 T: 05	M:00 F: 00 T: 00	M:37 F: 00 T: 37	M:07 F: 0 T: 07	M:0 F: 0 T: 0	M: 0 F: 0 T: 0	-	M:53 F: 05 T: 58
7.	10 July 2025 10:00 AM Marigold Party Hall	M: 07 F: 0 T: 07	F:02 T: 02	M:01 F: 0 T: 01	M:21 F: 0 T: 21	M:02 F: 00 T: 02	M:0 F: 0 T: 0	M:0 F: 0 T: 0	-	M:31 F: 02 T: 33
8.	11 July 2025 10:00 AM Gagan Party Hall	M: 04 F: 00 T: 04	F:02 T: 02	M:01 F: 00 T: 01	M:28 F: 00 T: 28	M:11 F: 0 T: 11	M:02 F: 0 T: 02	M:01 F: 0 T: 01	-	M:47 F: 02 T: 49

Sl. No.	Date Time Location	Senior Citizens	Women Headed Household	PWD & Disadvantaged	Private Landowners	Private Businesses	Tenants	Auto/Taxi Drivers	Poor	Total
9.	11 July 2025 2:00 PM Pooja Shree Kalyana Mantapa	M: 06 F: 00 T: 06	F:03 T: 03	M:0 F: 0 T: 0	M:22 F: 0 T: 22	M:05 F: 0 T: 05	M:04 F: 0 T: 04	M:0 F: 0 T: 0	-	M: 37 F: 03 T: 40
10	14 July 2025 10:00 AM Sri Ravinandana Palace	M: 03 F:0 T: 03	F:06 T: 06	M: 01 F: 0 T: 01	M:62 F: 01 T: 63	M:38 F: 0 T: 38	M:11 F: 00 T: 11	M:0 F: 0 T: 0	-	M:115 F: 07 T: 122
11	04 Sep 2025 10:00 AM JP Nagar	M: 07 F:0 T: 07	-	-	M: 07 F:01 T: 08	-	-	-	-	M: 14 F:01 T: 15
12	06 Sep 2025 10:00 AM BMRCL Land Section Office	-	-	-	-	-	M: 08 F:02 T: 10	-	--	M: 08 F:02 T: 10
13	07 Sep 2025 10:00 AM Bydrahalli	-	F:09 T: 09	-	-	-	M: 04 F:0 T: 04	M:13 F:0 T:13	M: 05 F:03 T: 08	M: 22 F:12 T: 34
14	08 Sep 2025 10:00 AM Nagarabhavi	M: 05 F:0 T: 05	-	-	-	-	-	-	M: 07 F:0 T: 07	M: 12 F:0 T: 12
	Total	M:86 F:0 T:86	F:68 T: 68	M:04 F:0 T:04	M:343 F:07 T:350	M:81 F: 01 T: 82	M:34 F: 02 T: 36	M:18 F: 0 T: 18	M: 12 F:03 T: 15	M:578 F:81 T: 659

Note: M: Male, F: Female, T: Total

9.9.5. Outcome of FGD

The FGDs conducted across ten locations provided valuable insights into the concerns, expectations, and suggestions of various stakeholders, including private landowners, tenants, business owners, women-headed households, senior citizens, and other vulnerable groups. Key issues raised during the discussions have been categorised under the following broad themes. The full list of questions and responses are described in Appendix 7.

(1) Private Landowners

Table 9.7: Summary of Focus Group Discussion (Private landowners)

Sl. No	Guiding Questions	Response (Stakeholders)	BMRCL response
1.	Displacement-related concerns	Private landowners expressed significant concern over the impact of partial acquisitions, which they felt rendered the remaining land parcels unusable due to shape, size, or loss of access. Many strongly preferred full acquisitions in such cases. Emotional attachment to ancestral land, long-term residence, and joint family arrangements made the idea of displacement particularly distressing. Several participants reported that post-marking, tenants had prematurely vacated the properties, resulting in immediate loss of rental income. Some noted the presence of religious or community-use structures (such as temples) on the acquired land and requested route modification to avoid such sites. There were repeated concerns about the absence of prior notice before land marking and confusion over the extent and boundaries of acquisition. Participants also emphasized the disruption to children's education and the inability to reconstruct or use residual structures. In several cases, families relied entirely on rental income from a single structure and were unable to manage temporary relocation without support.	BMRCL will consider a full acquisition in cases where a partial acquisition leaves residual plots unviable. Tenants' and vulnerable families' concerns will be addressed through RAP provisions. Religious/community structures will be managed via alignment review or relocation support. Prior notice will be given for marking and clarity on boundaries. RAP also provides measures for education continuity and temporary support where required.
2.	Compensation awareness and clarity	There was widespread confusion about the methodology for compensation calculation. Landowners repeatedly requested clarity on whether compensation would be based on market value, guidance value (SR value), or actual transaction prices. Some demanded compensation at four times the market rate, particularly for commercial and mixed-use plots. Doubts were	Compensation will be determined as per the Competent Authority's award under the RFCTLARR Act. Structures and assets such as borewells/machinery will be valued and compensated. Taxes

Sl. No	Guiding Questions	Response (Stakeholders)	BMRCL response
		raised about the inclusion of taxes (such as GST), deductions (such as TDS), and whether BMRCL would provide support for statutory payments or utility reinstallation. Participants with ancestral, litigated, or informally held land requested guidance on required documentation, including the validity of old agreements, will-based inheritances, and the absence of E-Katha (e-Katha is the digital property record maintained by municipal bodies in Karnataka for tax payment and legal transactions). Landowners also questioned whether the compensation would cover the cost of structural assets such as borewells, electrical infrastructure, and large machinery. Some landowners feared being left out due to paperwork delays and demanded that BMRCL coordinate closely with the Revenue Department to avoid legal disputes.	and deductions will be applied transparently. BMRCL will provide assistance with documentation and coordinate with the Revenue Department to resolve title/legal issues, ensuring no eligible landowner is excluded.
3.	Expectations for livelihood restoration	Several landowners operated small businesses or relied on commercial rentals for their livelihood. They emphasized that compensation must go beyond land and building value to cover loss of business continuity, goodwill, and existing customer base. Some suggested land-for-land or business-for-business rehabilitation instead of cash payouts, especially in high-value corridors. Others requested rental support during the interim period between acquisition and reconstruction, as well as assistance with relocating equipment and re-establishing commercial operations. There were also appeals for consideration of loan liabilities, especially in cases where commercial properties had been mortgaged to finance construction or operations. The impact on employees and local workers, who would also be displaced, was flagged as a secondary but critical concern.	Livelihood restoration will be addressed as per the entitlement matrix of the RAP. Transitional rental allowance and business restoration support will be provided where applicable. Relocation assistance will be extended for affected commercial owners. Impacts on employees and local workers will also be taken into account and appropriate compensation will be provided.
4.	Use of Metro	While most landowners acknowledged that the Metro would benefit the city and improve public mobility, there was a shared sentiment that private losses should not be overlooked or sacrificed in the name of public infrastructure. Participants requested that design and planning minimize acquisition of private land wherever feasible, especially where government or lease-expired lands were available nearby	BMRCL acknowledges the balance between public benefit and private impact. Alignment has been optimized to minimize displacement, with preference for government land wherever feasible
5.	Suggestions for project	Participants put forward several constructive suggestions for improving project implementation. These included aligning the Metro corridor along the NICE Road or other government-owned land to reduce private displacement, avoiding double-decker construction in densely developed zones, and conducting ground-level inspections rather than relying solely on maps. Participants also suggested synchronizing Metro construction with other civic works to prevent wasteful expenditure and avoid repeated digging. Many asked for official project documents (alignment plans, acquisition boundaries, compensation slabs, and entitlements) to be shared publicly in simplified formats and in advance of acquisition. Some also requested that utility support (water, electricity) be assured at the relocation site and that BMRCL coordinate across departments to ensure smooth resettlement. The need for psychological and logistical support for elderly or vulnerable landowners was also highlighted.	BMRCL has noted the suggestions. Corridor alignments and alternatives have been reviewed. Synchronization with civic works will be ensured. Key project documents and entitlements will be disclosed in simplified formats on the BMRCL website. Utility relocation and inter-departmental coordination will be implemented. Support for vulnerable households is provided under RAP provisions.

(2) Private Business Owners

Table 9.8: Summary of Focus Group Discussion (Private Business Owners)

Sl. No.	Guiding Questions	Response (Stakeholders)	BMRCL response
1.	Displacement-related concerns	Business owners expressed significant anxiety regarding the potential loss of commercial properties due to acquisition. Many had made large investments in multi-storey commercial buildings, manufacturing units, and retail outlets, some of which had been operational for over three decades. A common concern was that partial acquisition (e.g., only part of a building or site) would render the remaining portion commercially unviable. Owners feared loss of long-established customer bases, operational	BMRCL will consider full acquisition in cases where partial acquisition renders the remaining property commercially unviable. Prior written notices will be issued in a timely and transparent manner. Provisions in the RAP will

Sl. No.	Guiding Questions	Response (Stakeholders)	BMRCL response
		disruptions, and the knock-on effect on the livelihoods of family members and employees dependent on these businesses. Several highlighted the lack of prior information before marking properties, and urged BMRCL to issue clear and timely notices.	address support for affected businesses and employees to minimize livelihood disruption.
2.	Compensation awareness and clarity	While business owners were broadly aware of compensation provisions, there was a lack of clarity regarding the valuation methodology and timelines. Many were uncertain whether compensation would be based on market value or guidance value and questioned whether depreciation would be applied to old structures. Queries were raised on eligibility for compensation related to business loss, existing loans, borewell infrastructure, electricity connections, and previously paid taxes. Participants also sought clarity on required documentation (e.g., PANI, sale deeds, loan NOCs) and whether GST or other taxes would be deducted from the compensation amount. Some owners had already lost tenants due to uncertainty and requested interim support for this revenue loss.	Compensation will be determined as per the RFCTLARR. Valuation will cover land, structures, and eligible assets without arbitrary depreciation. BMRCL will provide guidance on required documentation and extend facilitation support. Compensation disbursement will be transparent, and interim support for revenue loss will be considered under RAP provisions.
3.	Expectations for livelihood restoration	Several owners emphasized that their commercial activities supported large families and communities. They requested comprehensive compensation that goes beyond physical structures and includes business continuity, relocation support, and resettlement for displaced staff. Many expressed concern about how to repay existing business loans or restore operations after relocation. Suggestions included provision of alternate commercial spaces, time-bound compensation disbursement, and technical assistance for business restoration.	Livelihood restoration assistance will be provided in line with RAP entitlements. Transitional allowance, relocation assistance, and business restoration measures will be offered where applicable. BMRCL will ensure time-bound disbursement of compensation to reduce disruption and support in finding alternative site.
4.	Use of Metro	While business owners acknowledged that improved connectivity might benefit the area in the long term, they emphasized that this should not come at the cost of existing livelihoods. They highlighted the need for proper access to businesses during construction to minimize disruptions. There was also concern about road closures and construction barriers reducing footfall and affecting deliveries	BMRCL will ensure proper access management during construction. Traffic diversion and construction management plans will be prepared to minimize disruption. Signage and alternative access arrangements will be provided to safeguard customer access and delivery needs of affected businesses.
5.	Suggestions for the project	<p>Owners made several actionable suggestions to reduce adverse impacts. These included:</p> <ul style="list-style-type: none"> • Avoid partial acquisition that renders remaining properties unusable. • Issuing advance and written notices to the correct persons. • Ensuring compensation is based on actual market value without applying depreciation. • Considering the ancestral and emotional value of long-held properties. • Re-aligning the Metro route to avoid dense commercial zones, with examples like using NICE Road or public land to minimize acquisition. • Adopting infrastructure designs that reduce footprint on private land, such as centrally aligned ramps and elevated corridors. • Ensuring community consultation and ground-level assessment before finalizing alignments. <p>Business owners urged BMRCL to prioritize transparent communication, consider cumulative socio-economic impacts, and design mitigation measures that support long-term economic resilience for affected individuals and businesses.</p>	BMRCL has noted these suggestions. Alignments have been optimized to minimize acquisition and maximize use of public land where feasible. Notices will be issued well in advance to affected parties. Compensation will be as per applicable laws and market-aligned valuation. Consultation will continue throughout implementation, and mitigation measures will be designed to protect the long-term economic resilience of affected businesses.

(3) Commercial Tenants

Table 9.9: Summary of Focus Group Discussion (Commercial Tenants)

Sl. No.	Guiding Questions	Response (Stakeholders)	BMRCL response
1.	Displacement-related concerns	Commercial tenants expressed serious concerns about displacement from long-established business locations, many of which had been operational for over a decade. Several had invested significantly in setting up sheds, electricity connections, and other business infrastructure on leased land. The sudden marking of properties for acquisition, often without prior notice, created shock and uncertainty(*). Tenants were especially anxious about losing hard-earned customer goodwill and having to rebuild business relationships from scratch if forced to relocate. There were repeated appeals for timely and transparent communication from BMRCL to help both tenants and landlords plan the transition effectively.	BMRCL will ensure prior written notices are issued to both tenants and owners in a timely and transparent manner. RAP provisions cover tenants with legitimate agreements, and assistance will be provided for relocation. Efforts will be made to minimize disruption and safeguard business continuity during the transition.
2.	Compensation awareness and clarity	There was considerable confusion regarding eligibility for compensation, particularly among tenants lacking formal rent agreements or GST registration. Participants were unsure whether original lease agreements would suffice or if current valid documents were mandatory. Queries were raised about the applicability of Category VI entitlements, compensation for structural improvements made by tenants, and whether business losses would be compensated in informal tenancy cases. Tenants also asked whether compensation would include previously incurred expenses like charges for electricity connections or delivery service infrastructure (e.g., Swiggy, Zomato pickup points). Some confusion was reported between compensation to owners and tenants, especially when tenants vacated early and owners continued paying property taxes and utility bills without rental income	Eligible tenants will receive entitlements as per RAP. Structural improvements made by tenants will be assessed and compensated. BMRCL will issue clear guidance on documentation requirements, recognizing valid agreements and supporting cases where tenants vacated early. Compensation will be disbursed separately to owners and tenants to avoid overlap.
3.	Expectations for livelihood restoration	Most tenants emphasized that their businesses were their sole livelihood source. Displacement would result in both direct business loss and indirect hardship for dependents and employees. Many feared they would be unable to afford new locations or reconstruct their establishments in time. There were requests for compensation to cover both temporary loss of business income and goodwill erosion. They enquired whether support could be extended to displaced workers, such as job opportunities in the Metro project. Others stressed that even if compensation was given, income would be lost for several years during construction, especially since tenants tend to vacate early upon hearing of the project. Several also raised concerns about loan liabilities, particularly where businesses had been started using gold loans or informal borrowing.	Livelihood restoration measures will be extended to tenants under RAP. Transitional allowances and relocation support will be provided. BMRCL will facilitate access to alternate commercial sites, explore opportunities for employment in project activities, and consider loan-related vulnerabilities for affected tenants. Workers dependent on displaced businesses will also be covered under RAP provisions where eligible.
4.	Use of Metro	While tenants acknowledged the long-term benefits of improved connectivity, they were concerned about near-term disruption during construction. Issues cited included blocked access to shops, reduced footfall due to barricades, and traffic diversions. These issues were expected to impact customer inflow and logistics, especially for small-scale traders and delivery-based businesses. There were suggestions that construction planning should consider maintaining partial access or operations for businesses, wherever possible.	BMRCL will prepare traffic and construction management plans to maintain business access wherever feasible. Signage, temporary pathways, and phased barricading will be implemented to reduce customer disruption and logistics difficulties.
5.	Suggestions for project	Tenants urged BMRCL to improve communication by issuing timely and detailed notices, especially around acquisition timelines and documentation requirements. Many have proposed that compensation mechanisms take into account informal tenancies and business setups. Key suggestions included: <ul style="list-style-type: none"> • Providing alternate commercial spaces close to the current location. • Allowing partial business operation during construction. • Compensating for loss of income until resettlement and business continuity is achieved. 	BMRCL has noted these suggestions. Notices with timelines and documentation requirements will be issued in advance. Informal but verifiable tenancies will be considered case-by-case under RAP. Support will be provided for finding alternative site. Compensation for loss of income and utility investments will be addressed as per entitlement provisions. Additional assistance will be extended to vulnerable workers and businesses. BMRCL clarified that tenants are eligible

Sl. No.	Guiding Questions	Response (Stakeholders)	BMRCL response
		<ul style="list-style-type: none"> Considering compensation for utility-related investments and relocation costs. Offering additional support to workers and businesses unable to restart due to relocation challenges. 	for compensation, and once acquisition is officially notified, taxes on the acquired property will no longer be applicable

* This occurred during the initial DPR stage, not during RAP.

(4) Senior Citizens

Table 9.10: Summary of Focus Group Discussion (Senior Citizens)

Sl. No.	Guiding Questions	Response (Stakeholders)	BMRCL response
1.	Displacement-related concerns	Senior citizens expressed deep emotional and psychological distress at the prospect of relocation. Many had spent decades in their current residences, having invested retirement savings in building their homes and nurturing longstanding neighbourhood and social connections. There was concern about the feasibility of adapting to a new location at an advanced age, with participants stating they could not rebuild their routines or lifestyle elsewhere. Several feared being forced to live in partially acquired or structurally unstable homes. Lack of clarity on the extent of the acquisition added to the anxiety. Some participants stressed the urgent need for nearby relocation options, as they were unwilling or unable to shift far from familiar surroundings.	BMRCL will prioritize vulnerable groups such as senior citizens in RAP implementation. Full acquisition will be considered where partial acquisition leaves homes unsafe or unviable. Clear written notices on acquisition extent will be issued. Nearby relocation options will be explored to minimize disruption of social and neighbourhood connections.
2.	Compensation awareness and clarity	Participants reported widespread confusion around compensation calculations, especially in cases involving partial acquisition. Concerns were raised about whether the market value would be fairly assessed, particularly for ancestral properties. Senior citizens dependent on rental income feared long-term income loss due to early tenant exit and delays in reconstruction. There was also uncertainty around documentation—many were unsure whether original or updated agreements were required, especially in cases lacking recent registered documents. Participants noted that some had not yet received acquisition notices, while others had no idea how much land would be taken. A strong demand was made for simplified, accessible written communication outlining eligibility, rules, documentation requirements, compensation slabs, and grievance redress mechanisms.	Compensation will be based on the provisions of the RFTLARR and assessed fairly by the Competent Authority. Rental-dependent households will be covered under RAP with interim support provisions. Documentation requirements will be simplified, and guidance will be provided through outreach camps. Written communication in simple language on compensation slabs, eligibility, and GRM will be issued to all affected households.
3.	Expectations for livelihood restoration	Although most senior citizens did not expect to resume active employment, they strongly emphasized the need for financial security through adequate compensation. Many were entirely dependent on rental income from affected properties. They requested interim support to cover lost income, especially as tenants had already begun vacating. Several expressed concern over how they would survive during the 5–6 years it would take to rebuild or resettle. Requests were made for clear policies on temporary support, reconstruction allowances, and assistance for business owners unable to relocate or operate heavy equipment after displacement.	RAP provisions allow transitional inconvenience and rental allowances to support senior citizens facing income disruption. Shifting assistance will be provided where required. Additional measures for vulnerable households, including senior citizens, will be implemented to ensure financial stability during the transition period.
4.	Use of Metro	The Metro was generally seen as a positive development, with long-term benefits for urban connectivity. However, concerns were raised about the disruption caused during the construction phase, particularly for access roads and local services. Senior participants stressed the importance of minimizing construction-related impacts, especially for those with mobility issues or who rely on proximity to essential services.	BMRCL will adopt construction management plans to ensure continued access to essential services. Special consideration will be given to pedestrian and mobility needs of senior citizens during construction, including signage, alternate pathways, and barrier-free access.
5.	Suggestions for project	Senior citizens suggested that BMRCL ensure pedestrian-friendly infrastructure and safer walking spaces near stations for elderly users. Requests were made to expand connectivity beyond the double-decker corridor to major junctions. They also urged BMRCL to proactively	BMRCL will ensure pedestrian-friendly and elderly-accessible station designs. Expansion of connectivity will be coordinated with broader city planning. Verified communication through official

Sl. No.	Guiding Questions	Response (Stakeholders)	BMRCL response
		communicate with residents through verified and accessible channels to prevent misinformation or fraud. Participants emphasized the need for regular written updates in simple language. Specific queries were raised about special provisions or additional compensation for senior citizens and persons with disabilities, given their heightened vulnerability.	channels will be prioritized, with simple written updates shared regularly. Vulnerable groups including senior citizens and persons with disabilities will be given additional support and entitlements as per RAP.

(5) Women Headed Household

Table 9.11: Summary of Focus Group Discussion (Women Head Household)

Sl. No.	Guiding Questions	Response	BMRCL response
1.	Displacement-related concerns	Women-headed households expressed significant anxiety about potential displacement, especially given their roles as primary caregivers and income earners. Relocation was seen as a major disruption to family life, particularly affecting children’s education and the well-being of elderly or disabled family members. Several widows and senior women stated that they lacked the physical and emotional capacity to manage house construction or relocation independently. Participants were especially concerned about the safety of old buildings near ongoing Metro construction due to vibrations and dust, and reported stress caused by the lack of clarity around timelines and procedures. A key demand was that full compensation should be provided before any demolition or acquisition begins. Many participants emphasized that displacement would not only affect their housing situation but also sever their access to essential amenities like schools, hospitals, and markets.	BMRCL officials clarified that full compensation will be provided prior to demolition or acquisition. Officials assured that all safety concerns during construction will be addressed through engineering safeguards and regular monitoring. Families will be informed in advance of timelines to help them plan relocation, and necessary support will be extended on request.
2.	Compensation awareness and clarity	There was a widespread lack of clarity regarding compensation entitlements, particularly for individuals without formal ownership documents or whose names were not listed on property papers. Participants repeatedly requested transparency in the per-square-foot compensation rate and called for the early issuance of official notices detailing the extent of the acquisition. Questions were raised about eligibility for compensation in cases of informal tenancy, shared family ownership, or partial loss of income-generating space such as areas used for delivery services. Women also questioned whether voluntary relocation due to noise, dust, or vibration would qualify for rent compensation. There were calls for easy-to-understand information about the entitlement matrix, supported by maps and detailed notifications ⁷ .	BMRCL officials explained that compensation will be strictly as per the approved entitlement matrix. For cases of joint or family ownership, compensation will be apportioned appropriately. The entitlement matrix and acquisition details will be shared in writing, in simplified formats, and further clarification will be given through public meetings. Special assistance for vulnerable households will also be considered.
3.	Expectations for livelihood restoration	Many women relied on small-scale businesses or rental income for survival, and highlighted that premature relocation—or even the anticipation of acquisition—was already resulting in financial losses, as tenants had begun vacating. Participants requested compensation packages that considered the time needed to reconstruct houses or businesses, and proposed rental assistance during the interim period. Some asked for alternative land or constructed houses in liveable areas instead of monetary compensation. Others suggested that support programs such as skill development, employment linkages, or interest-free loans should be provided to help re-establish livelihoods post-displacement. Widows and those in debt (e.g., with gold loans) highlighted the need for tailored financial support.	BMRCL officials responded that livelihood restoration is part of the approved R&R framework. Rental assistance and shifting allowance will be provided as per entitlement. Women-headed households, especially widows and vulnerable groups, will be given priority consideration for support measures. Linkages to skill development and employment opportunities under government programs will also be facilitated.
4.	Use of Metro	Participants generally welcomed the Metro development, acknowledging that it would improve access to work, education, and healthcare. However,	BMRCL officials assured that safety features including CCTV, lighting, women-only coaches, and security staff will be in

Sl. No.	Guiding Questions	Response	BMRCL response
		several women raised concerns about the affordability of Metro fares for low-income households. Safety was another key concern many requested additional reserved compartments for women and senior citizens, along with better lighting and station design features that would make Metro travel safer and more accessible for women.	place at stations and in trains. Provisions for senior citizens and women commuters are already being incorporated in station design. Concerns about fare affordability have been noted and will be communicated to the fare-fixing committee.
5.	Suggestions for project	Women put forward several project-related suggestions. These included prioritizing resettlement sites with proximity to essential services like schools, colleges, hospitals, markets, and water supply (particularly Kaveri water for those engaged in agriculture). They also emphasized the need for traffic management during construction to address anticipated congestion and parking issues. Strong opposition was voiced against the double-decker Metro alignment due to its high land acquisition impact, and an alternate alignment via the Outer Ring Road was suggested as a less disruptive option. Finally, women requested gender-sensitive grievance redressal mechanisms to address their specific concerns more effectively.	BMRCL officials stated that resettlement planning will prioritize access to essential services to minimize disruption. Traffic management plans are being prepared to address congestion during construction. The alignment has been finalized after technical and feasibility studies, but feedback has been recorded for consideration in future phases. Gender-sensitive grievance redressal mechanisms will be strengthened to address specific needs of women-headed households.

(6) PWD & Disadvantaged

Table 9.12: Summary of Focus Group Discussion (PWD & Disadvantaged)

Sl. No.	Guiding Questions	Response	BMRCL response
1.	Displacement-related concerns	Vulnerable individuals, including widows, persons with disabilities, and those with disabled dependents, expressed emotional distress about their inability to manage relocation or rebuild homes without adequate support.	BMRCL officials assured that special assistance and handholding support will be provided to vulnerable households during relocation. Additional help for managing shifting and rebuilding will be extended through facilitation teams, with priority attention for persons with disabilities and widows.
2.	Compensation awareness and clarity	Participants requested clear, simple explanations of compensation entitlements.	BMRCL officials confirmed that the entitlement matrix will be shared in simple language and explained in public consultations. Specific clarifications will be provided individually to vulnerable groups to ensure they fully understand their entitlements.
3.	Expectations for livelihood restoration	Participants sought targeted assistance or livelihood restoration measures tailored to persons with disabilities and other vulnerable groups.	BMRCL officials responded that livelihood restoration under the approved R&R plan will give priority to vulnerable groups. Skill development, self-employment support, and financial assistance linkages will be facilitated through government programs. Persons with disabilities will be given priority consideration for such support measures.
4.	Use of Metro	Participants generally supported the Metro development, noting that it would improve mobility for persons with disabilities by providing easier access to work, healthcare, and daily needs.	BMRCL officials assured that universal accessibility is a design priority. All stations and trains will incorporate features such as ramps, lifts, tactile flooring, audio announcements, and designated spaces for persons with disabilities.
5.	Suggestions for project	Participants urged BMRCL to ensure barrier-free access across all stations and facilities to meet the needs of persons with disabilities.	BMRCL officials confirmed that barrier-free access is being integrated into all Metro facilities, in line with the Rights of Persons with Disabilities Act, 2016. Suggestions from participants will be considered in the detailed station and corridor design stages.

(7) Auto/Taxi Drivers

Table 9.13: Summary of Focus Group Discussion (Auto and Taxi Drivers)

Sl. No	Guiding Questions	Response	BMRCL response
1.	Displacement-related concerns	While the drivers themselves are not directly displaced, they expressed concern over the loss of operational space due to Metro construction activities. Specific mention was made of Kadirenalli Park, where around 150 goods vehicles are routinely parked. Drivers feared construction would disrupt their parking and daily routes, affecting their livelihoods. They also highlighted the critical role of shaded tree-lined areas along the proposed corridor, which currently serve as informal waiting/resting zones for drivers, workers, and vendors.	BMRCL officials clarified that construction-related traffic and space management plans will include temporary arrangements for vehicle parking and resting zones. Efforts will be made to minimize disruptions and to identify alternative spaces in consultation with local authorities and driver unions.
2.	Compensation awareness and clarity	There were no direct compensation-related queries raised by this group, as most drivers are not landowners or leaseholders. However, concerns were indirectly raised regarding income disruption due to traffic congestion and loss of work during construction phases, indicating a need for mitigation strategies or temporary alternative arrangements to safeguard daily earnings.	BMRCL officials stated that while compensation under the RAP applies to landowners and affected households, non-titleholder groups like drivers will be supported through mitigation measures such as regulated traffic diversions, signage, and coordinated access management to reduce income loss.
3.	Expectations for livelihood restoration	Drivers requested formal provisions for designated auto stands near upcoming Metro stations, particularly from Vega City Mall to Nayandahalli, to support continuity of service and income. They emphasized the importance of ensuring last-mile connectivity by integrating auto and taxi stands into Metro planning. Specific appeals were made to name auto stands after Shankarnag, in recognition of his early advocacy for a Metro system in Bangalore, thereby fostering community pride and historical acknowledgment.	BMRCL officials assured that auto/taxi integration is a key part of last-mile connectivity planning. Locations for formal auto/taxi stands will be considered near major Metro stations in coordination with BBMP and traffic police. The proposal to commemorate Shankar Nag will be placed before the appropriate committee for consideration.
4.	Use of Metro	Drivers recognized the long-term benefits of Metro expansion but were concerned about immediate disruptions. Traffic congestion during construction was flagged as a major issue, with questions about planned traffic diversion, road access management, and how these disruptions would be minimized.	BMRCL officials confirmed that comprehensive traffic management plans are prepared in consultation with traffic police before initiating construction in each stretch. Regular updates on traffic diversions and timelines will be shared with driver associations and the public.
5.	Suggestions for project	Auto and taxi drivers made several location-specific and system-level suggestions: <ul style="list-style-type: none"> • Allocate and officially recognize auto/taxi stands near all Metro stations, especially from Vega City to Nayandahalli. • Allow driver associations to submit formal requests for stand allotments to BMRCL. • Preserve or provide alternative shaded resting areas that are currently dependent on roadside trees. • Name select stations or auto stands in honour of Shankarnag, to commemorate his vision for a Metro in the city. • Prioritize traffic flow planning and vehicle movement during the construction phase, especially in bottleneck-prone areas like Kadirenalli Park. 	BMRCL officials responded that suggestions regarding auto/taxi stand allocations will be shared with BBMP and the traffic police for coordinated action. Efforts will be made to integrate shaded rest areas within station precincts wherever feasible. Requests for naming stands/stations after Shankar Nag will be forwarded for review. Construction contractors will be instructed to strictly follow traffic management plans, with special attention to high-congestion zones.

9.9.6. Outcome of Additional FGD

The discussions highlighted several key issues. Private landowners raised concerns about transparency in notification and survey stages, clarity between market value and guidance value, and delays in post-possession processes. BMRCL clarified that land acquisition follows the RFCTLARR 2013, with compensation based on market value, and that proper documentation, such as sale deeds, RTCs, and Khatha should be submitted for verification. Tenants expressed uncertainty about relocation, risks of business disruption, and lack of formal agreements. BMRCL explained that eligible tenants receive relocation assistance, shifting allowances, and compensation for documented business losses. Vulnerable groups, including women-headed households and informal workers, sought better awareness of entitlements and support for livelihood restoration. BMRCL stated that special support, skill training, and job linkage programs are provided for these groups.

Participants also suggested measures to improve engagement and support, including setting up help desks in affected areas, issuing timely official notices, extending vocational training programs, and ensuring inclusive communication for women, the elderly, and poor groups. The FGDs provided valuable insights, enabling BMRCL to refine its implementation approach in alignment with stakeholder feedback.

(1) Landowners

Table 9.14: Summary of Focus Group Discussion (Land owners)

Sl. No	Guiding Theme	Response	BMRCL Response
1	Displacement-related concerns	Landowners expressed concern over lack of transparency and clarity in survey and notification stages.	BMRCL said that land is acquired under RFCTLARR Act, 2013, following the survey, notification, and award process.
2	Compensation awareness and clarity	Landowners were confused between guidance value and market value; many believed only guidance value would be used.	It was explained that compensation is based on the market value as fixed by the Single Man Land Committee, usually higher than the guidance value.
3	Expectations for livelihood restoration	Concerns were raised about tenant-related compensation, delays in receiving compensation, and reliance on rental or business income.	It was explained that eligible tenants with proper documentation will receive shifting and business-related compensation; disbursal is typically within 60–90 days after verification.
4	Use of Metro	Landowners noted that while public benefit is recognized, private losses should be minimized and residual land usability considered.	BMRCL explained that alignment is optimized to reduce private land acquisition wherever feasible.
5	Suggestions for the project	Landowners requested updated ownership records, better communication, and clarity on documentation for eligibility.	BMRCL said that owners should submit sale deed, RTC, mutation, Khatha, etc., for verification, and assistance will be provided to ensure no eligible landowner is excluded.

(2) Tenants

Table 9.14: Summary of Focus Group Discussion (Tenants)

Sl. No	Guiding Topic	Response	BMRCL Response
1	Displacement-related concerns	Tenants expressed fear of eviction, loss of income, and uncertainty about relocation.	BMRCL said tenants are eligible for shifting allowance, BPRA allowance, and business loss compensation.
2	Compensation awareness and clarity	Many tenants lacked formal rent agreements and were unsure about documentation requirements.	BMRCL explained that rent/lease agreements, utility bills, business licenses, or SGST certificates can be submitted for verification.
3	Expectations for livelihood restoration	Shop tenants feared loss of livelihood and inability to restart business operations.	BMRCL clarified that legal and documented businesses will receive compensation for income loss and business disruption.
4	Use of Metro	Tenants were concerned about relocation affecting access to business areas and customers.	BMRCL said eligible tenants would receive relocation assistance, rental support, and help finding suitable new locations.
5	Suggestions for the project	Tenants requested clear timelines, guidance on documentation, and smooth transition support.	BMRCL assured guidance, assistance, and timely disbursal of entitlements to facilitate a smoother transition.

(3) Women-Headed Family

Table 9.15: Summary of Focus Group Discussion (Women-Headed Family)

Sl. No	Guiding Topic	Response	BMRCL Response
1	Displacement-related concerns	Women expressed fear about relocation, disruption to daily routines, and loss of livelihood opportunities.	BMRCL said special support, including skill training, livelihood assistance, and priority in R&R provisions, will be provided.
2	Compensation awareness and clarity	Many women were unaware of their entitlements and benefits under the project.	BMRCL clarified that benefits are determined based on SIA categorization (gender, income, caste, disability) and will be communicated clearly.

3	Expectations for livelihood restoration	Concerns over income loss, especially for those engaged in informal work.	BMRCL confirmed provision of skill development, vocational training, and job linkage support where feasible.
4	Use of Metro	Worries about safe relocation, access to schools, health services, and basic amenities.	BMRCL said resettlement sites will ensure water, sanitation, health, and education facilities.
5	Suggestions for the project	Requests for simplified documentation, dedicated help desks, and inclusion in all communications.	BMRCL will establish help desks, issue official notices in advance, simplify documentation, and ensure women are included in all communication efforts.

(4) Senior Citizens

Table 9.16: Summary of Focus Group Discussion (Senior Citizens)

Sl. No	Guiding Topic	Response (Stakeholders)	BMRCL Response
1	Displacement-related concerns	Senior citizens feared relocation would disrupt their access to healthcare, community support, and daily routines.	BMRCL said additional support, including priority in relocation, access to health services, and temporary assistance, will be provided.
2	Compensation awareness and clarity	Many were unsure about the documentation required and their entitlements.	BMRCL clarified entitlements with simplified documentation for seniors.
3	Expectations for livelihood restoration	Seniors who depend on family income or small informal businesses worried about financial disruption.	BMRCL said transitional support, livelihood assistance, and social welfare programs will be available.

(5) Poor and Marginalized

Table 9.17: Summary of Focus Group Discussion (Poor and Marginalized)

Sl. No	Guiding Topic	Response (Stakeholders)	BMRCL Response
1	Displacement-related concerns	Informal workers and street vendors feared loss of livelihood and inability to sustain daily income.	BMRCL said skill training, job linkages, and transitional livelihood support will be provided.
2	Compensation awareness and clarity	Many were unaware of the eligibility criteria and how to claim benefits.	BMRCL clarified entitlements . simplified documentation will be allowed.
3	Expectations for livelihood restoration	Concerns over the income gap post-eviction and the ability to restart small businesses.	BMRCL assured transitional support, assistance for relocation, and vocational programs for youth.
4	Use of Metro	Fear that displacement may affect work locations or customer base.	BMRCL said relocation assistance and support for finding new work or business premises will be provided.

(6) Auto and Taxi Drivers

Table 9.17: Summary of Focus Group Discussion (Auto and Taxi Drivers)

Sl. No.	Guiding Questions	Response from Auto Drivers	BMRCL Response
1	Livelihood Concerns	Drivers expressed strong concern about loss of income due to traffic diversions, construction-related disruptions, and reduced availability of parking/waiting spaces. They highlighted congestion near Byadrahalli, Summanahalli junction, and Peenya, which would reduce trips and earnings.	BMRCL clarified that traffic management and construction sequencing will include provisions to reduce congestion and safeguard driver access. Temporary parking and waiting zones will be identified in consultation with local authorities.
2	Revenue Loss & Compensation	While drivers are not entitled to direct compensation as non-titleholders, they feared substantial loss of revenue during construction. They requested mitigation measures to safeguard their daily income.	BMRCL stated that income loss will be mitigated through regulated diversions, signage, and access management. Special attention will be given to busy junctions around Byadrahalli, Summanahalli, and Peenya.
3	Suggestions for Livelihood Restoration	Drivers strongly recommended establishing designated auto/taxi stands near Metro stations, especially near all Metro stations, to ensure last-mile connectivity and continued	BMRCL confirmed that integration of auto/taxi facilities is part of Metro planning and will be coordinated with BBMP and traffic police. Amenities such as shaded waiting areas may be

		ridership. They also requested availability near stations.	incorporated within station premises will be provided.
4	Engagement & Communication	Drivers requested regular updates on construction timelines, traffic diversions, and parking changes through their unions/associations to avoid sudden disruptions.	BMRCL assured that driver associations will be kept informed of traffic management plans and diversions ahead of implementation.

9.10. Information Disclosure

9.10.1. Disclosure of the Draft Resettlement Action Plan

The Draft RAP will be disclosed in the project areas as well as publicly disclosed on the BMRCL and JICA website.

9.10.2. Information Disseminated during FS

The RAP (draft and updated versions) is required to be publicly disclosed, with information from the RAP disclosed to the affected people in a timely manner and in an accessible and understandable form.

Disclosure materials are made available in both English and Kannada, through newspapers and in the BMRCL new website.

Table 9.14: Summary of Information Dissemination conducted

Material	Content	Details	Recipient and Venue	Date and Frequency
Print Materials				
Presentation materials	Basic project description, Project timeline, Preliminary identified environmental impacts, Project benefits	Presentation made in both Kannada and English, covering project overview, land acquisition process, compensation entitlements, RAP provisions, and grievance redressal mechanisms.”	Used during SCMs	-
Online Disclosure				
BMRCL website	FAQ, Notifications, DPRs, Presentation Materials, Contact details and RAP-related documents uploaded.	<ul style="list-style-type: none"> SCM presentation documents (Kannada & English) Notifications under Section 28(1) and 28(4) DPR Executive Summary Kannada and English version of FAQ public consultation schedule published in website Continuously updated content in website Uploaded in PDF format https://english.bmrc.co.in/ https://phase3laq.bmrc.co.in	Public access through “Downloads” and “FAQ” section of Phase 3 LAQ site	Accessible online anytime
JICA website	RAP	https://www.jica.go.jp/	General public	
Online News and Media Release				
Press Release	Announcement of RAP draft availability, public consultation schedule, summary of project impacts and benefits	Distributed to Kannada and English print and digital media before consultations.	General public and PAPs	Ahead of SCMs and document releases
Media Briefing / News Article	Summarized consultation outcomes, land acquisition progress, resurvey exercises, and approvals	Articles in Kannada Newspaper (chronological) <ul style="list-style-type: none"> 29 Jan 2025 – Kannada Prabha: Phase 3 Metro – 777 properties to be acquired. 31 Jan 2025 – Prajavani: Metro Orange Line resurvey initiated. 	General public via regional newspapers and TV channels	On respective publication dates

Material	Content	Details	Recipient and Venue	Date and Frequency
		<ul style="list-style-type: none"> • 04 Feb 2025 – Kannada Prabha: BMRCL to conduct resurvey for Metro double-decker construction. • 27 Feb 2025 – Prajavani: Land acquisition will require ₹3 lakh crore. • 25 May 2025 – Kannada Prabha: ₹40,425 crore revised Metro scheme approved. • 01 Jun 2025 – Vijaya Karnataka: 25,000 sq. m of land to be acquired in three phases. • 09 Jun 2025 – Prajavani: Red Line – Approval on hold by the Central Government. • 07 Aug 2025 – Prajavani: Land acquisition – discussions held with stakeholders. 		



Phase 3 Bangalore Metro Rail Project

Resettlement Action Plan

Volume 2. Appendix

December 2025

Bangalore Metro Rail Corporation Ltd.

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APPENDIX 1 Compensation and Resettlement Package (2019)

Definitions

- a. **Business Loss Allowance:** This allowance is provided to offset the loss of livelihood/business compensation for a period of 10 months.
- b. **Business Premises Re-establishment Allowance (BPRA):** This is given to the persons losing their commercial establishment to re-establish their business. Common service areas like stair case, connecting corridors elevator, washroom, etc are excluded for calculation.
- c. **Consent Award:** Consent Award is based on mutually agreed valuation without any preconditions which includes market cost of the land and structure, 100% solatium and 12% per annum additional market value from the date of preliminary notification till taking of possession.
- d. **Cut-off date:** in the cases of land acquisition affecting legal titleholders and tenants, it is the date of notification under Section 28 (1) under the KIADB Act. For the non-titleholders the cut-off date will be the date of Census Survey.
- e. **Inconvenience Allowance:** This is onetime allowance paid to all project affected persons losing structure and land, for the inconvenience caused due to acquisition. The inconvenience is in terms of finding new gas connection, telephone connections, ration cards, new schools, collages, arranging conveyance including deposits for the same.
- f. **Normal Award:** Normal Award is the award for compensation for acquisition of land and structures prepared as per norms of the KIADA. It is adopted in case of non-consent of regarding the valuation.
- g. **Owners/titleholders:** Are those who have legal title of land, structure and other assets.
- h. **Project Affected Person:** Any owner / tenant who resides or has economic interest within the area being acquired and who may be directly affected by the project due to loss of commercial or residential structures in whole or part and as a result of the project, and slum dwellers and persons running business on public land without title excluding mobile vendors.
- i. **Rental Income Allowance:** This allowance is paid to compensate for the rental income lost due to acquisition of structure being used for residential or commercial purposes. The allowance differs based on usage and area of the structure.
- j. **Shifting Allowance:** For all affected persons who have to shift, this allowance has been provided based on the area acquired. This amount is the transportation of belongings of the affected persons who have to shift. This amount differs for commercial and residential usage.
- k. **Slum Dwellers / Non-Title holders:** Slum Dwellers are those persons who have occupied government/public lands illegally for residential purpose for a period of minimum of 3 years prior to cut off date, in areas declared as slum under the provisions of Karnataka Slum Areas (improvement and clearance Act 1973) and non-title holders are persons running business on public land for a period of minimum of 3 years prior to cut off date excluding mobile vendors.
- l. **Transitional Allowance:** This is allowance paid on the basis of area acquired. This amount is to offset interim rental / rent deposit cost to the affected persons because of shifting. This is provided for those losing owned residential properties where shifting is required.

LEGAL FRAME WORK

Land Acquisition

1. The Land required for the metro project is being acquired under Karnataka Industrial Areas Development Act 1966 (KIADA). The Act facilitates development of industrial infrastructure, communication, transport, technology parks and townships. Under KIADA, land can be acquired for industrial area which includes infrastructure facilities and “Industrial infrastructure facilities” means “facilities which contribute to the development of industries established in industrial areas such as research and development, communication, transport, banking, marketing, technology parks and Townships for the purpose of establishing trade and tourism centres”. The establishment of metro network helps in facilitating movement of professionals and workers of various industries in the city in efficient and sustainable manner.
2. As per provision of KIADA, the government notifies the lands required for metro project as industrial area for purpose of industrial infrastructural facility. Thereafter, preliminary notification conveying intention to acquire the land is issued inviting objections from land owners and interest persons. Their objections, if any, are heard and considered by the land acquisition officer in a formal enquiry, and thereafter final decision is taken by the government to acquire the land or otherwise including extent of the acquisition. Once a final notification for the acquisition is published, the land vests with the government. The determination of the compensation and its payment follows vesting of the ownership in the government. The Act provides for speedy acquisition of land through consent awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the land owner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner. In case of non-consent, normal award is passed as per provision of the Act.

Compensation

3. In all the cases land is proposed to be acquired through consent award and compensation is paid as per the following norms:
 - a. Guideline Value or Market Value of land, whichever is higher, and market value of structures assessed by approved valuers;
 - b. 100% solatium on (i) above;
 - c. 12% per annum additional market value

If any land owner does not agree for consent award, normal award is passed under the norms of KIADA wherein 30% solatium is provided. In the case of normal award, the land owner can approach the court for enhancement of compensation.

Grievance Redress Committee

4. An efficient grievance redress mechanism is put in place to assist the PAPs and resolve their queries and complaints. The GRC addresses grievances relating to Rehabilitation issues both for title holders and non-title holders and also grievances relating to Community and Environmental issues. Issues relating to ownership rights and land compensation are dealt in civil courts.

Resettlement Action Plan Implementation Team

5. In order to implement and monitor RAP effectively, a Social and Environmental Management Unit (SEMU) has been constituted in BMRCL.

Monitoring and Evaluation

6. A robust monitoring and evaluation (M&E) mechanism is to be established to provide feedback to project management which will help keep the resettlement on schedule and make them successful.

RESETTLEMENT OF PROJECT AFFECTED PERSONS

7. **GUIDING PRINCIPLES:** Resettlement & Rehabilitation activities of BMRP will be governed by the following general principles.
- i. In general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition;
 - ii. BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost.
 - iii. All activities and procedures will be formally documented;
 - iv. The property and inheritance rights of project affected persons will be respected;
 - v. If the livelihood of the project affected persons without formal title depends on the public land that they are using, they will be assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels;
 - vi. If project affected person, without legal title, is not satisfied with the above decisions, they can approach the grievance redress committee;
 - vii. In cases where land is needed on a temporary basis, project affected persons who have formal title will be compensated to the assessed fair rental price for the period during which the land is used and the land will be returned in the same condition or better as before it was rented;
 - viii. If resettlement is unavoidable in addition to the payment of fair market value for all land and immovable property, project affected persons will be provided assistance in relocation and other related expenses (i.e. cost of moving, transportation, administrative costs etc.);
 - ix. These rights do not extend to individuals who commence any activities after cut off date of the project;
 - x. The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes;
 - xi. All project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired; losses, structures or damages will be offered compensation and assistance in accordance with the provisions of this CRPF. Those who accept the compensation amount will be paid prior to taking possession of their land or assets. Those who do not accept it will have their grievance registered or referred to the Grievance Redress Committee (GRC)/courts as appropriate.
 - xii. While acquiring land through KIADB no taxes / fee is payable by landowners. However, where BMRCL purchases the land directly in view of exigencies of the project, the stamp duty and registration charges will be paid by BMRCL.
 - xiii. Wherever community assets are acquired, the same will be restored by BMRCL.

RESETTLEMENT AND REHABILITATION PROCESS

8. All attempts will be made during the final execution of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable engineering design. The assessments however reveal that the project involves minimal land acquisition.

ELIGIBILITY AND ENTITLEMENTS

9. The Compensation and Resettlement Package has been formulated based on the guiding principles followed by BMRCL for Phase 1 and Phase 2. The details of financial support for various categories of project-affected persons are contained in the table below.

Table: Eligibility and Entitlement Matrix

Compensation for Land and Structures		
1	<p>Consent Awards(preferred mode):</p> <p>The compensation for land and structure in cases of consent awards shall be based on following norms.</p> <ol style="list-style-type: none"> i. market value of land determined based on higher of: <ol style="list-style-type: none"> a. guidance value of land for registration of sale deeds as per Indian Stamp Act, and b. average sale price for similar type of land situated in the nearest area or village. ii. market value of buildings and structures on the land as assessed by approved valuers. iii. multiplication factor of 1 in urban area and 1.5 to 2 in rural area. iv. solatium @ 100% of market value with applicable multiplication factor. v. additional market value @ 12% p.a. from date of notification to date of consent award. 	
2	<p>Normal Award:</p> <p>For cases other than consent awards, the compensation shall be determined as per provisions of Karnataka Industrial Area Development Act.</p>	
Compensation and Resettlement Entitlement:		
Sl. No	Category	Entitlement
I a.	Owner losing land and residential structure totally (Only owner staying in the premises)	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Shifting allowance: <ol style="list-style-type: none"> a. Upto 1000 sq. ft. – Rs.25,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.30,000 c. 1501 sq ft –Rs 35,000 3. Inconvenience Allowance: Onetime payment of Rs.70,000 4. Transitional Allowance: <ol style="list-style-type: none"> a. Upto 1000 sq. ft. – Rs.1,35,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.1,70,000 c. more than 1501 sq. ft. – Rs.2,05,000 5. Right to salvage material totally
I b.	Owner losing land and residential structure totally (owner and tenant staying in the same building premises in separate parts)	<ol style="list-style-type: none"> 1. Same as in I a.(1-5) And 2. Residential Rental Income Allowance in respect of rental area acquired <ol style="list-style-type: none"> a. Upto 1000 sq. ft. – Rs.1,35,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.1,70,000 c. more than 1501 sq. ft. – Rs.2,05,000
I c.	Owner losing land and residential structure partially but continues to remain in the balance portion of the same premises	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Inconvenience Allowance : Onetime payment of Rs.55,000
I d.	Owner losing land and residential structure partially and willing to surrender the same completely to Project Authority.	<ol style="list-style-type: none"> 1. Owner has the option of offering the remaining part of the property to the Project Authority. (A separate notification will be issued for the remaining area). Acceptance of the offer is subject to discretion of the Project Authority based on consideration of possibility of putting the remaining land to economic use by the owner. 2. Entitlements will be the same as in Category I a. (1-5) or I b., as the case may be, for the area acquired including 1 above.
II a.	Owner losing land and commercial structure	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures,

	totally (owner operating own business in the acquired premises)	<p style="text-align: center;">Or</p> <p style="text-align: center;">Normal Award as per KIADA for land and structure;</p> <p style="text-align: center;">And</p> <ol style="list-style-type: none"> 2. Shifting Allowance: <ol style="list-style-type: none"> a. Upto 150 sq. ft. – Rs.25,000 b.151 sq. ft. to 300 sq. ft. – Rs.35,000 c. more than 301 sq. ft. – Rs.45,000 3. Business Loss Allowance: <ol style="list-style-type: none"> a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000. d. If without SGST documentation – Allowance Rs.60,000/- 4. Business premises re-establishment allowance: Rs.540 per sq. ft. of area acquired. 5. Right to salvage material totally
II b.	Owner losing land and commercial structure partially but continues to run business in the same premises	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, <p style="text-align: center;">Or</p> <p style="text-align: center;">Normal Award as per KIADA for land and structure;</p> <p style="text-align: center;">And</p> <ol style="list-style-type: none"> 2. Business Loss Allowance: <ol style="list-style-type: none"> a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.40,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.85,000 c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 1,10,000. d. If without SGST documentation – Allowance Rs.30,000/- 3. Right to salvage material
II c.	Owner losing land and commercial structure partially and unwilling to continue in the same premises	<ol style="list-style-type: none"> 1. Owner has the option of offering the remaining part of the property to the Project Authority. (Separate notification will be given for the additional area). Acceptance of the offer is subject to discretion of the Project Authority based on consideration of possibility of putting the remaining land to economic use by the owner. 2. Compensation and Entitlements will be the same as in Category II b.
II d.	Owner losing land and commercial structure, but structure fully rented out	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, <p style="text-align: center;">Or</p> <p style="text-align: center;">Normal Award as per KIADA for land and structure;</p> <p style="text-align: center;">And</p> <ol style="list-style-type: none"> 2. Commercial Rental Income Allowance <ol style="list-style-type: none"> a. Upto 1000 sq. ft. – Rs.2,70,000 b.1001 sq. ft. – 1500 sq. ft. – Rs.3,40,000 c. more than 1501 sq. ft. – Rs.4,00,000 3. Right to Salvage material
II e.	Owner losing land and commercial structure partially, but structure fully rented out.	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, <p style="text-align: center;">Or</p> <p style="text-align: center;">Normal Award as per KIADA for land and structure;</p> <p style="text-align: center;">And</p> <ol style="list-style-type: none"> 2. Commercial Rental Income Allowance, in respect of area acquired <ol style="list-style-type: none"> a. Upto 1000 sq. ft. – Rs.2,70,000 b.1001 sq. ft. – 1500 sq. ft. – Rs.3,40,000 c. More than 1501 sq. ft. – Rs.4,00,000 3. Right to Salvage material
II f.	Owner losing land and commercial structure fully, commercial activity	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures,

	being run by owner as well as tenant.	<p style="text-align: center;">Or</p> <p style="text-align: center;">Normal Award as per KIADA for land and structure.</p> <p style="text-align: center;">And</p> <p>2. Shifting Allowance:</p> <p style="margin-left: 40px;">a. Upto 150 sq. ft. – Rs.25,000 b. 151 sq. ft. to 300 sq. ft. – Rs.35,000 c. more than 301 sq. ft. – Rs.45,000</p> <p>3. Business Loss Allowance:</p> <p style="margin-left: 40px;">a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000. d. If without SGST documentation – Allowance Rs.60,000/-</p> <p>4. Business premises re-establishment allowance; Rs.540 per sq. ft. of area acquired</p> <p>5. Commercial Rental Income Allowance</p> <p style="margin-left: 40px;">a. Upto 1000 sq. ft. – Rs.2,70,000 b.1001 sq. ft. – 1500 sq. ft. – Rs.3,40,000 c. more than 1501 sq. ft. – Rs.4,00,000</p> <p>6. Right to Salvage material</p>
III	Owner losing land and residential cum commercial structure (both totally)	<p>1. Consent Award based on mutually agreed market value of land and structures,</p> <p style="text-align: center;">Or</p> <p style="text-align: center;">Normal Award as per KIADA for land and structure.</p> <p style="text-align: center;">And</p> <p>2. Shifting Allowance:</p> <p style="margin-left: 40px;">For commercial:</p> <p style="margin-left: 80px;">a. Upto 150 sq. ft. – Rs.25,000 b.151 sq. ft. to 300 sq. ft. – Rs.35,000 c. more than 301 sq. ft. – Rs.45,000</p> <p style="margin-left: 40px;">For residential:</p> <p style="margin-left: 80px;">a.Upto1000 sq. ft. – Rs.25,000 b.1001 sq. ft. to 1500 sq. ft. – Rs.30,000 c. more than1501 sq. ft. – Rs.35,000</p> <p>3. Inconvenience Allowance: Onetime payment of Rs.70,000</p> <p>4. Business Loss Allowance:</p> <p style="margin-left: 40px;">a. Average payment of SGST up to Rs.5000 p.m. – Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000. d. If without SGST documentation – Allowance Rs.60,000</p> <p>5. Business premises re-establishment 540 per sq. ft. in respect of commercial portion only.</p> <p>6. Right to salvage material totally.</p>
IV	Owner Losing only land	Consent Award based on mutually agreed market value of land and structures, or Normal Award as per KIADA for land and structure.
V	Tenant – Residential (if displaced)	<p>1. Shifting allowance per tenant single / family tenants Rs.30,000</p> <p>2. Inconvenience Allowance</p> <p style="margin-left: 40px;">a.Rs.70,000 per tenant family. b.Rs.35,000 for tenant single</p>
VI	Tenant – Commercial*	<p>1. Shifting allowance per tenant: Rs.35,000</p> <p>2. Business Loss Allowance:</p> <p style="margin-left: 40px;">a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000</p>

		<p>b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000</p> <p>c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000.</p> <p>d. If without SGST documentation – Allowance Rs.60,000</p> <p>3. Business Premises Reestablishment Allowance per tenant: Rs.540 per sq. ft.</p> <p>* Note: If not displaced, tenant will get BPRA only, and not the other allowances.</p>
VII	Tenant – Residential cum Commercial*	<p>A. For residential:</p> <p>1. Shifting allowance per residential tenant Rs.30,000</p> <p>2. Inconvenience Allowance:</p> <p style="padding-left: 40px;">a. Rs.70,000 per tenant family</p> <p style="padding-left: 40px;">b. Rs.35,000 for tenant single</p> <p>B. For commercial:</p> <p>1. Shifting allowance per tenant - Rs.35,000</p> <p>2. Business Loss Allowance:</p> <p style="padding-left: 40px;">a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000</p> <p style="padding-left: 40px;">b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000</p> <p style="padding-left: 40px;">c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000.</p> <p style="padding-left: 40px;">d. If without SGST documentation – Allowance Rs.60,000</p> <p>3. Business premises re-establishment per tenant:Rs.540 per sq. ft.</p> <p>* Note: If not displaced, tenant will get BPRA only, and not the other allowances.</p>
VIII	Slum Dwellers	Slum Dwellers families residing in declared slums will get Rs.5,00,000/- as housing support grant.
IX	Squatter (Residential)	Cost of structure based on valuation by PWD and without deducting depreciation cost. Shifting allowance Rs. 30,000/- Subsistence Allowance Rs. 30,000
X	Squatter (Commercial)	Cost of structure based on valuation by PWD and without deducting depreciation cost. Shifting allowance Rs. 35,000, Subsistence allowance Rs 30000, Business loss Rs 50000
XI	Vulnerable PAHs	Over and above other eligible entitlements, the displaced titleholder families belonging to the Scheduled Castes or the Scheduled Tribes or other vulnerable groups shall receive an amount equivalent to fifty thousand rupees. (Rs.50,000).
XII	Common Property resources	Project authority will compensate / replace for affected portion of schools, hospitals, parks, religious structures, etc.
XIII	Any other impact not identified	Unforeseen impacts shall be documented and mitigated based on the principles provided in this package.

APPENDIX 2 SES Questionnaires

(1) Interview Format Individual and Family

Bangalore Metro Rail Corporation Ltd (BMRCL)-Phase 3 Project

SIA Interview Schedule- Individual and Family

State: **District:** **Taluka:** **City/Town/Village/Ward/Locality:**

1 Personal/Respondent Profile

1.1 Identification Details

- 1.1.1 SIA Identification No.
- 1.1.2 Land Survey No.(Provided):
- 1.1.3 Land Survey No.(Identified):
- 1.1.4 BMRCL Identification No.:
- 1.1.5 Direction towards Kempapura to Kedabegree: 1. Left []; 2. Right [];
- 1.1.6 House/Building Name:
- 1.1.7 No. of Flats/houses:

1.2 Respondent Details

- 1.2.1 Name of the Head of Household:
- 1.2.2 Name of Respondent (if different from Head of Household):
- 1.2.3 Relationship with the Head of Household:
1. Spouse []; 2. Father []; 3. Mother []; 4.Son/Daughter []; 5. Self []; 6. Others (specify): _____
- 1.2.4 Age Group:
18–25 []; 26–30 []; 31–35 []; 36–40 []; 41–45 []; 46–50 []; 51–55 []; 56–60 []; 61 and Above [];
- 1.2.5 Gender
1. Male []; 2. Female []; 3. Transgender [];
- 1.2.6 Marital Status
1. Married []; 2. Unmarreid []; 3. Divorced []; 4. Separated []; 5. Living-in []; 6. Others (specify)_____
- 1.2.7 Social Category
1.SC []; 2. ST []; 3. OBC []; 4. General []; 5. Others (specify): _____
- 1.2.8 Religious Affiliation
1. Hindu []; 2. Muslim []; 3. Sikh [];4. Christian []; 5. Buddhist []; 6. Jain []; 7. Parsi []; 8. Others (specify)_____
- 1.2.9 Contact Information:
- 1.2.10 Address:
- 1.2.11 Mobile Number:
- 1.2.12 Education Level of Head of Household
1. Illiterate []; 2. Primary []; 3. Secondary []; 4. SSC []; 5. HSC []; 6. Diploma []; 7. Graduate []; 8. Postgraduate []; 9. Others (specify) : _____
- 1.2.13 Occupation of Head of Household
1. No occupation/unemployed []; 2. Business (specify type): _____ []; 3. Professional (e.g., Doctor, Lawyer); 4. Government Service []; 5. Private Service []; 6. Daily Wager []; 7. Small shop owner [], 8. Temporary worker/factory worker: [], 9. Auto/Taxi driver: [], 10. Other (specify):__

1.2.14 Vulnerability Status of Head of Household (if applicable)

Is the HoH a: 1. Woman Headed Household: 1. Yes []; 2. No []; 2. Elderly (above 60): 1. Yes []; 2. No [];
3. Widow: 1. Yes []; 2. No []; 4. Disabled: 1. Yes []; 2. No []; 5. Below Poverty Line (BPL): 1. Yes []; 2.
No [];

2 Family/Household Profile

2.1 Type of Family

1. Nuclear []; 2. Joint (living with parents and brothers) []; Extended (living with relatives) [];

2.2 Family Members

1. Total family members []; 2. Number of males []; 3. Number of females []; 4. Children (0 to 6 years) []; 5. Children (6 to 18 years) []; 6. Adults (18 to 50 years) []; 7. Elderly (above 60 years) [];

2.3 Annual Family Income (in INR)

1. Less than < 1 lakh []; 2. 1-3 lakhs []; 3. 4-5 lakhs []; 4. 6-8 lakhs []; 5. 9-10 lakhs []; 7. 11-15 lakhs []; 8. 16-20 lakhs []; 9. 20-25 lakhs []; 10.> 25 lakhs [];

2.4 Type of house:

1. Kuccha []; 2. Pucca [];

2.5 Number of floors

1. One []; 2. Two []; 3. Three []; 4. Four []; Others (specify)_____

2.6 Kitchen:

1. Yes []; 2. No [];

2.7 Type of toilet Used:

1. Public []; 2. Private [];

2.8 Access to Services:

1. Distance to nearest hospital:<1 km []; 1-5 km []; >5 km [];
2. Distance to nearest school: <1 km []; 1-5 km []; >5 km [];
3. Distance to nearest bus stop: <1 km []; 1-5 km []; >5 km [];

2.9 Household Assets

1. Two-wheeler []; 2. Four-wheeler []; 3. Solar Panel []; 4. House on rent []; 5. Mobile/telephone [];
6. T.V. []; 7. Fridge []; 8. Washing Machine []; 9. Computer []; 10. Tap water from house []; 11.
Cooking Gas []; 12. Generator []; 13. Bank Account 14 [];. Others (specify)_____

2.10 Have you taken any loan:

1. Yes []; 2. No [];

2.10.1 Source of loan:

1. Government Bank []; 2. Private Bank []; 3. Credit Cooperative []; 4. SHG/MFI []; 6. Money Lender []; 7. Relatives/Friends []; 9. Other(specify)_____

2.10.2 Purpose of loan:

1. Business []; 2. Personal []; 3. Housing [];

2.11 Women Participation

1. Family decision []; 2. Children's education []; 3. Economic decision []; 4. Decision at Society/Community level []; 5. Financial transactions in bank []; 6. Participation in Women group/SHG []; 7. Participation in Other programmes (NGO/CBO/Association/Cooperative) [];

2.12 Whether family will be displaced?

1. Yes []; 2. No [];

2.13 If Yes, What type of Resettlement/Relocation Option would you prefer?

1. Alternative housing/land provided by the project [];

2. Cash compensation for Land loss [];
3. Assistance in finding new housing [];
4. Assistance in changing/ relocating livelihood
5. Others (specify) _____

2.14 Details of Family Members: (fill appropriate code) (excluding information of below 6 age group)

Sr. No.	Name of Family Member	Age (in Yrs.)	Sex	Marital Status	Education	Monthly Income (in INR)	Occupation
			1. Male 2. Female	1. Married. 2. Unmarried 3. Divorced. 4. Separated 5. Living-in; 6. Widow (er) 7. Others (specify)____ -	1. Illiterate 2. Primary 3. Secondary 4. SSC 5. HSC 6. Diploma 7. Graduate 8. Postgraduate e. 9. Others (specify)_	1. No income 2. Up to10,000 3. 10,001 - 20,000 4. 20,001 - 30,000 5. 30,001 - 40,000 6. 40,001 - 60,000 7. 60,001 - 80,000 8. 80,001 - 1 Lakh 9. >1lakh	1. No occupation/unemployed. 2. Business (specify type) 3. Professional (e.g., Doctor, Lawyer etc.) 4. Government Service. 5. Private Service 6. Daily Wage (specify) 7. Other (specify)
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							

2.15 Is the family is having a Persons with Disability (PWDs)

- 2.15.1 1. Yes []; 2. No [];
- 2.15.2 If Yes, No of PWDs _____
- 2.15.3 Type (s) of disability/:
- 2.15.4 Rehabilitation Need (Multiple Choice):
 1. Aids & Appliances []; 2. Special Education []; 3. Therapeutic Treatment []; 4. Vocational Rehabilitation []; 5. Medical Assistance []; 6. Disability Certification []; 7. Assistance in finding employment []; 8. Others (specify)_____

3 Details of Affected Land/Structure & Rehabilitation Aspects

- 3.1 Total land holding (in m²):
- 3.2 Affected Land holding (in m²):
- 3.3 Type of land/Structure:
 1. Residential []; 2. Commercial []; 3. Residential cum Commercial []; 4. Government []; 5. Religious []; 6. Trust/Institution [];
- 3.4 Status of Ownership
 1. Titleholder/Owner []; 2. License from local authority []; 3. Encroacher []; 4. Squatter []; 5. Other (specify)_____

- 3.5 Do you support the project?
1. Yes []; 2. No []; 3. Don't Know [];
- 3.6 Perceived Positive Impact of Project (Multiple Choice)
1. Ease in Transportation []; 2. Access to Healthcare []; 3. Access to Education []; 4. Economic Development []; 5. Industrial Development []; 6. Increase in Jobs/Livelihood []; 7. Increase in tourism []; 8. Others (specify)_____
- 3.7 Perceived Negative Impact of the Project (Multiple Choice)
1. Loss of Community Cohesiveness []; 2. Mix of different Cultures and Social Norms []; 3. Increase in Pace of life []; 4. Loss of Green Cover []; 5. Decrease in Agricultural Produce []; 6. Increase in Traffic []; 7. Increase in Air and Noise pollution []; 8. Increase in Accidents []; 9. Increase in Alcohol and Drug Abuse []; 10. Incessant Migration []; 11. Others (specify)_____
- 4 Is the family going to face livelihood loss:
1. Yes []; 2. No [];
How many people will face livelihood loss in the family?
Specify the number_____
- 4.1 Nature of livelihood loss:
1. Individually Operated livelihood (e.g. tailoring, Mechanic, Tea selling) [];
2. Family based Livelihood (Milking, eateries, manufacturing art and craft, cloth stitching, Garage/shop/laundry [];
3. Group Livelihood (Cottage Industry, café day etc.) [];
4. Others (specify) [];
- 4.2 Are there any people employed in the shop/cottage industry etc?
- 4.3 How many?
- 4.4 Avg. salary?
- 4.5 Do you have plans to continue them at relocated site?
1. Yes []; 2. No [];
- 4.6 Do you require Skill development training
1. Yes []; 2. No [];
If Yes, Nature of training required (specify)_____

Date:_____

Name of Investigator :

Name of Supervisor:

(Signature of the investigator)

(Signature of supervisor)

¹ 1. Blindness, 2. Low-vision, 3. Leprosy-cured persons, 4. Hearing Impairment (deaf and hard of hearing), 5. Locomotor Disability, 6. Dwarfism, 7. Intellectual Disability, 8. Mental Illness, 9. Autism Spectrum Disorder, 10. Cerebral Palsy, 11. Muscular Dystrophy, 12. Chronic Neurological conditions, 13. Specific Learning Disabilities, 14. Multiple Sclerosis, 15. Speech and Language disability, 16. Thalassemia, 17. Haemophilia, 18. Sickle Cell disease, 19. Multiple Disabilities including deaf-blindness, 20. Acid Attack victim, 21. Parkinson's disease.

(2) Interview Format Structure Loss

Bangalore Metro Rail Corporation Ltd (BMRCL)-Phase 3 Project

SIA Interview Schedule- Structure Loss

State: District: Taluka: City/Town/Village/Area:

1. Identification Details

- a. SIA Identification No.
- b. Land Survey No.(Provided):
- c. Land Survey No.(Identified):
- d. BMRCL Identification No.:
- e. Direction towards Kempapura to Kedabegree:
 1. Left []; 2. Right

2. Name of Structure/Building

3. No. of flats/resident families in the building

4. Use of Structure likely to be Impacted

1. Residential []; 2. Commercial []; 3. Religious []; 4. Public Utility []; 5. Other (specify): _____

5. Authority of the Structure likely to be Impacted

1. Private []; 2. Government []; 3. Religious []; 4. Trust/Autonomous Body. 5. Other (specify): _____

6. Construction Type of Structure Loss

1. Kuccha (temporary) []; 2. Pucca (permanent) []; 3. Mixed (both Kuccha and Pucca) []; Other (specify)_____

7. Type of Structure Ownership if residential/commercial

1. Individual []; 2. Joint []; 3. Rented []; 4. Licensee []; 5. Encroacher []; 6. Illegal occupant []; 7. Other (specify)_____

8. Area of the Structure

1. Total Area_____ in m²
2. Affected Area of the Structure_____ in m² (m²=Length X Width)
3. How many Floors/Length/Breadth/Height? [Floors=],[L=], [B=], [H=]

9. Age of structure ____ in Years

10. Year of construction

11. Estimated Scale of Impact of Structure

- a) <5% []; b) 5-10% []; c) 11-20% []; d) 21-30% []; e) 31-40% []; f) 41-50% []; g) 51-60% []; h) 61-70% []; i) 71-80% []; j) 81-90% []; k) 91-100% [];
- b) Only boundary wall
- c) Boundary wall and open space
- d) One corner
- e) 20% frontage
- f) Sides of structure

12. Asset on the structures to be impacted

- 1. Electricity []; 2. Water Connection []; 3. Solar System []; 4. Garden 5. Toilet/Washroom [];
- 6. Others (specify) _____

13. If religious structure:

- a. Faith (Temple/Mosque/Church/Gurudwara/Mazaar/Other (specify)
- b. Type (specify)
- c. Area
- d. No. of devotees visiting daily
- e. Any Annual Fair: 1. Yes [], 2. No. []
- f. Nature of Event/fair
- g. Name of Authority with Contact Number:

14. If Public Utility:

15. Name of the Utility:

16. Type of use: School/ hospital/office/bus stop/electricity pole/water tank /public toilet/crematorium/Other (specify)

17. No. of People using the Utility daily:

18. Name of Authority with Contact Number:

19. Do you support the project?

- 1. Yes []; 2. No []; 3. Don't Know

20. Whether family will be displaced?

- 1. Yes []; 2. No.

21. If displaced []; do you have additional land/alternate house to shift?

- 1. Yes []; 2. No.

22. Type of Resettlement/Relocation Option

- 1. Self-Relocation []; 2. Project Assisted Relocation [];

23. Compensation Options for Structure loss

- 1. Structure for structure loss []
- 2. Cash for Structure loss []

24. Income Restoration Assistance

What type of Income Restoration Assistance would you prefer due to the loss of earnings from land?

- 1. Cash compensation for lost income []
- 2. Skill development training []
- 3. Alternative employment opportunities []; []
- 4. Structure at the project site for earning []; []
- 5. Others (specify)_____

Date: _____

Name of Investigator
(Signature of the investigator)

Name of Supervisor
(Signature of supervisor)

APPENDIX 3 : Monitoring Form

1. RAP Internal Monitoring

Monitoring Date:							
Category	Indicator	Unit	Planned Total	Progress			
				3 - 1 line		3-2 line	
				No	%	No	%
Physical Progress	Extent of Private Land identified for acquisition	m ²					
	Extent of Private Land Acquired	m ² / %					
	Extent of Government Land identified for acquisition	m ²					
	Extent of Government Land Acquired	m ² / %					
	PAPs identified for Relocation	No. of PAH					
	PAPs Relocated	No. of PAH / %					
	Business identified for Relocation	No. of PAH					
	Business Relocated	No. of PAH / %					
	Tenants identified for Relocation	No. of Tenants					
	Tenants Relocated	No. of Tenants / %					
	Squatters Identified for Relocation	No. of PAH					
	Squatters Relocated	No. of PAH / %					
	Legal Private Owned Structures Identified for Acquisition	No. of Structure					
	Legal Private Owned Structures Acquired	No. of Structure / %					
	Structures Acquired dismantled	No. of Structure / %					
	Informal Private Owned Structures Identified for Acquisition	No. of Structure					
	Informal Private Owned Structures Acquired	No. of Structure / %					
	Informal Private Owned Structures dismantled	No. of Structure / %					
	Government Owned Structures Identified for Acquisition	No. of Structure					
	Government owned structures acquired	No. of Structure / %					
	Government owned structures dismantled	No. of Structure / %					
	Common Property resources Identified for Acquisition	No. of Structure					
	Common Property resources acquired	No. of Structure / %					
HH who are entitled to avail BDA housing and HH provided BDA housing and number of HH provided	No. of HH / %						
Extent of Land Area Cleared	Area / %						
Financial Progress	Land and structure owners paid compensation and other monetary benefits	No. of PAHs / %					
	Amount resettlement and LIRP funds for shifting PAPs by BMRCL	INR					
	PAPs who received resettlement and LIRP allowance	PAPs / %					

Monitoring Date:							
Category	Indicator	Unit	Planned Total	Progress			
				3 - 1 line		3-2 line	
				No	%	No	%
	PAPs with Consent award	PAPs/ %					
	PAPs with Normal award	PAPs/ %					
	Number of expropriation case	PAPs/ %					
Economic Progress	PAPs who lost business they owned.	No. of PAP / %					
	PAPs who lost employment due to displacement of business they worked and/or the displacement of their resident	No. of PAP / %					
	PAPs re-established business at relocated sites	No. of PAP / %					
	Selection and contract with NGO/ External agency	Date of contract					
	PAPs entitled for LIRP	No. of PAP					
	Preparation of LIRP for individual PAPs	No. of PAP / %					
	PAPs participating in LIRP vocational training	No. of PAP / %					
	PAPs employed in construction/operation of the Project including gender ratio	No. of PAP / %					
	PAPs received Soft Loan	No of PAP / %					
	PAPs recovered income level prior to displacement	No. of PAP / %					
	Business along the Project ROW who have income loss due to the Project	No. of business					
	Business along the Project ROW who have been compensated	No. of business/%					
Social Progress	Vulnerable PAPs identified	No. of PAP					
	Vulnerable HH with PAPs identified as vulnerable group	No. of HH					
	Vulnerable business owner who are identified as vulnerable group	No. of Business					
	Vulnerable HH and business received moving assistance	No. of PAP / %					
	Vulnerable PAPs received LIRP vocational training	No. of PAP / %					
	Vulnerable PAPs received Soft Loan	No. of PAP / %					
	Vulnerable PAPs received commuting assistance	No. of PAP / %					
	Vulnerable People employed in construction/operation of the Project	No. of PAP / %					
	Women employed in construction/operation of the Project	No. of PAP / %					
	Special Assistance provided in addition to the other compensation and assistance to vulnerable PAPs	No. of PAP / %					
Grievance	Nature of extent of Post R & R grievances addressed	No. of PAP / %					
	Grievance raised and its context	No. and context					
	GRC meetings	No.					

Monitoring Date:							
Category	Indicator	Unit	Planned Total	Progress			
				3 - 1 line		3-2 line	
				No	%	No	%
	Cases disposed by GRC to the satisfaction of PAPs	No.					
	Cases referred to court, pending and settled	No.					
	Grievance disclosed	Date and media					
Stakeholder engagement	Consultation meetings conducted during construction/operation	No., Venue, date, the number of participants, and main point discussed					
	Disclosures of communication materials	Date, content and media					

2. Livelihood and Income Restoration Monitoring

Monitoring date:						
Location	Name of HH Head	Occupation	Income Level monthly average (INR)		Issue of Concern	Action Required
			Before Relocation	After Relocation		

APPENDIX 4 : Individual and Group meetings

(1) Question and Answers

Table 4.1: Individual and Group meeting questions and answers

Sl. No	Date / Venue	Stakeholder Category concerns	BMRCL Response	Stakeholder Response
1.	18 February 2025 Meghana Shalini Apartment near Kadrenahalli Banashankari	Owner Residential (Flat Owner in Apartment/ Male and Female Groups): During the discussion, the following points were raised: BMRCL's site marking indicates that the electrical transformer and the parking area of the apartment complex will be affected. This may cause significant challenges in terms of relocating the transformer and adjusting the space currently used for vehicle parking. Several trees within the marked area are integral to the green environment of the apartment complex. The apartment association has requested that the land acquisition plan be revised in such a way that it avoids the removal of these trees.	BMRCL will provide compensation in accordance with the Land Acquisition, Rehabilitation, and Resettlement (LARR) Act, 2013. The Karnataka Industrial Areas Development Board (KIADB) Special Land Acquisition Officer (SLAO) will be responsible for managing the disbursement of compensation, which will be made either directly to the individual flat owners or through the Apartment Association, as appropriate. With respect to access points (entry and exit), the BMRCL engineering team will address the matter to ensure continued accessibility. Concerns regarding the protection and relocation of trees will be handled by the BMRCL Social and Environmental Management Unit (SEMU).	The residents welcomed the clarifications and expressed hope that BMRCL will safeguard both infrastructure and greenery in the process.
2.	21 February 2025 PES (People's Education Society) University Dwaraka Nagar, Outer Ring Road	Institution: <ul style="list-style-type: none"> A meeting was held with Mr. V. Krishna (Male), the Dean and also the in-charge of the Student Welfare Association. During the discussion, the following points were raised: Mr. Krishna expressed satisfaction with the alignment of the proposed metro line, noting that it would be highly beneficial for students by enabling them to reach colleges in various parts of the city on time. The Student Welfare Association requested the provision of feeder bus services to Mysore Road Bus Stand. Concerns were raised regarding potential traffic congestion during the construction period. Additional concerns were expressed regarding the need to ensure the safety of students and college premises during ongoing construction activities. 	BMRCL expressed our gratitude for their support of the BMRCL project. It was clarified that the engineering team would address traffic management and student safety concerns during the construction phase. Regarding the request for feeder bus services, the matter has been escalated to BMRCL management for further consideration.	The Dean expressed satisfaction with the metro's benefits for students and confidence that BMRCL will ensure safety and accessibility.
3.	21 February 2025 Opposite to PES College, Outer Ring Road	Shop owner (Male) encroached on public property: The owner conveyed that the shop is their sole source of income and requested an alternative space to continue the business, as well as compensation for the potential loss of livelihood. The structure of the shop was originally provided by the Disabled Welfare Department of the Government of Karnataka.	BMRCL clarified that compensation will be provided following the CRP 2019.	The shop owner acknowledged the clarification but reiterated the importance of timely assistance to sustain their livelihood.
4.	28 February 2025	Owners & Commercial Tenants (Male): The tenants expressed concerns regarding their bamboo shops and other	The concerns raised by both tenants and property owners were noted. Specific concerns about	Tenants and owners acknowledged that their concerns were

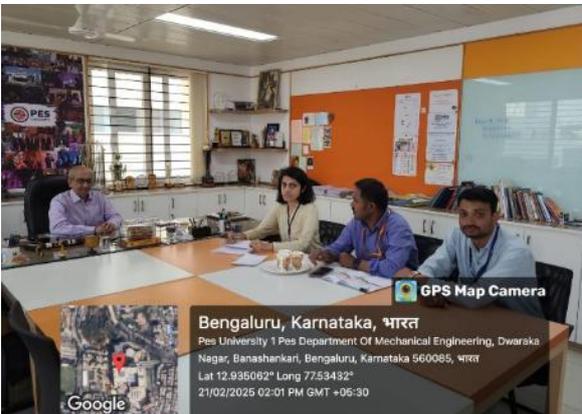
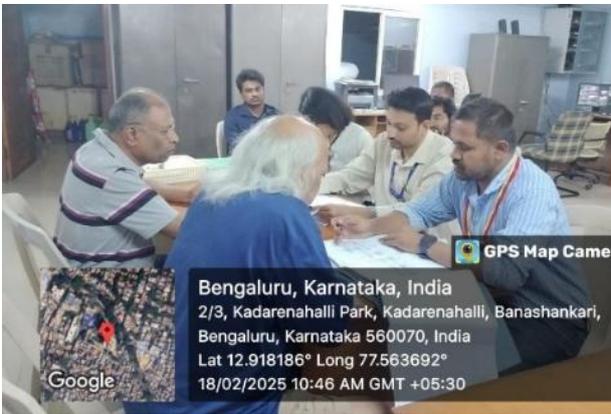
Sl. No	Date / Venue	Stakeholder Category concerns	BMRCL Response	Stakeholder Response
	Ilyas Nagar towards Saraki	commercial establishments, which they have been operating for the past 10 to 15 years. Some shop owners stated that they do not have formal rental agreements with the property owners. Additionally, tenants selling bamboo sticks used for construction purposes mentioned that they are not registered under GST due to the informal nature of their business. The tenants raised concerns about the adequacy of the compensation proposed for their relocation. Property owners raised issues regarding the compensation and the two markings made by BMRCL, which they were informed are final. Some individuals also noted that they had not received any formal notices, yet their properties have already been marked for acquisition.	compensation, the finality of markings, and the lack of prior notice will be addressed in coordination with the land acquisition team.	recorded. While awaiting further clarification, they expressed hope that issues of informal tenancy and the absence of GST would be considered sympathetically.
5.	15 March 2025 Manasa Nagar, BBMP Public Library, Manasa Nagar, Nagarabhavi ward-128	Common Property Resources: Several concerns were raised by the librarian (Female), stating that the building was constructed by the BBMP two years ago, and the library was recently opened with newly purchased books. The librarian mentioned that 15-20 people, including the public and students, visit the library daily to read and prepare for competitive examinations.	BMRCL clarified that the matter would be taken up with BMRCL management for further consideration.	The librarian appreciated that the concern was noted and expressed optimism that suitable arrangements would be made for the library's continuity.
6.	15 March 2025 Vidyagiri layout	Residential Tenants. <u>Ground floor Tenant:</u> The tenant (Female) expressed concerns as they have been residing at the premises for over three years on a lease basis. They mentioned that their husband recently suffered an accident resulting in a leg fracture, which requires time to recover. Due to this, they are finding it difficult to relocate at the moment and are concerned about the time frame for vacating the premises. <u>First Floor Tenant:</u> The tenant (Female) raised concerns regarding the relocation. They mentioned that their husband's workplace is nearby, and their daughter's college is also close to the current location. Relocating to another area would result in a higher lease amount, which would cause significant inconvenience.	BMRCL will provide compensation. The land acquisition team will provide further details regarding the specific timeline for vacating the premises.	Both tenants appreciated the clarification and expressed hope for sufficient time and fair support during relocation.
7.	17 March 2025 Vinayaka Layout Nagarabhavi	The owner (Male) expressed several concerns. He mentioned that as a senior citizen and retired individual, his livelihood depends on the rental income from the premises. He purchased the building with his retirement savings and is concerned about the compensation and the potential loss of rental income.	BMRCL will provide compensation in accordance with the LARR Act-2013 and for rental loss.	The owner expressed relief at the assurance of compensation and optimism that his retirement security will be safeguarded.
8.	18 March 2025 Vinayaka Nagar Near Nagarbhavi	Commercial Tenant.: The shop owner (Male) expressed several concerns. He stated that he had acquired vacant land from the landowner and constructed a shed of approximately 10,000 sq. ft., where he operates his house furniture sales business under the name "Manjunatha Interiors." Over 30	BMRCL informed that compensation would be provided. Regarding the site marking, the land team will conduct a site survey in due course. As for the timeframe for vacating the land, the land acquisition team will provide further details. The matter of alternative employment	The shop owner and employees appreciated the assurances and expressed confidence that compensation and livelihood

Sl. No	Date / Venue	Stakeholder Category concerns	BMRCL Response	Stakeholder Response
		employees are currently working at this establishment, and he has invested a significant amount of capital, including a loan from the bank, into the business. This enterprise serves as the sole livelihood for both the shop owner and the families of his workers. The shop owner was unaware of the extent of the land being acquired and inquired about the compensation he would be entitled to under the acquisition process, specifically for business loss. Additionally, he requested clarification on the timeframe for vacating the premises. The employees also expressed interest in securing alternative employment opportunities within BMRCL.	opportunities has also been raised with the BMRCL management.	concerns would be addressed fairly.
9.	25 March 2025 Vinayaka Nagar Circle near Nagarbhavi	Land Owner Cum Commercial Tenant (Male) : The owner raised several concerns, stating that he recently constructed a commercial building (B+3) and has been operating a supermarket under the name "M.K. Ahmed Supermarket." The owner has employed more than 20 local staff members. He said that he had invested a significant amount in the construction and business development, and the supermarket serves as his sole source of income, as well as the livelihood for his workers. The owner inquired about the compensation he would be eligible to receive from BMRCL at the time of acquisition for both land and business loss, as well as the time frame for vacating the land.	BMRCL will provide compensation in accordance with the RFCTLARR Act-2013 and for business loss. BMRCL also communicated that the landowner will be required to vacate only after receiving the compensation and Rehabilitation and Resettlement (R&R) compensation.	The owner acknowledged the clarification and expressed hope that compensation would be timely, ensuring continuity of livelihood for his staff.
10.	26 March 2025 In front of the Ambedkar College, Nagarabhavi.	Encroachers on Public land.: The owner (Female) has conveyed that this shop is the sole source of income for her family and has requested fair compensation for the potential loss of business and the shop. the shop was provided by the Dr. Babu Jag Jivan Ram Leather Industries Development Corporation Land & co-ordination with social welfare Department.	BMRCL will offer compensation i	The shop owner welcomed the assurance of compensation and expressed hope that the welfare-linked nature of their business would be duly recognized in the process.
11.	26 March 2025 Vinayaka Nagar Circle near Nagarabhavi	Owner Losing land and residential structure: The owner (Male) raised several concerns, stating that he constructed the house 20 years ago at this location. The owner, a senior citizen and retired government employee, inquired about the compensation he would be eligible to receive from BMRCL at the time of acquisition and the time frame for vacating the land and asked about time frame.	BMRCL will provide compensation. BMRCL's land team will provide further information regarding the specific time for vacating the land. BMRCL also communicated that the landowner will be required to vacate only after receiving the Compensation & Rehabilitation and Resettlement (R&R) compensation.	The owner appreciated the assurance and emphasized the need for timely disbursement to enable a smooth transition. He expressed cautious confidence in BMRCL's commitment.
12.	26 March 2025 Opposite to Ambekar College	Owner Residential Cum commercial: The owner (Male) expressed several concerns. He stated that, as a senior citizen, he has been residing at the premises for over 25 years and has been running a small tea shop on the same premises as his primary source of livelihood. The owner inquired about the compensation he would be eligible to receive from BMRCL for both the land and	BMRCL will provide compensation in accordance with the RFCTLARR Act 2013 for land, and for business loss. With regard to the timeframe for vacating the land, the land acquisition team will provide further details. Additionally, it was communicated to the owner that the possibility of continuing the tea stall operation in the remaining	The owner appreciated the consideration of his livelihood needs and expressed hope for a practical solution.

Sl. No	Date / Venue	Stakeholder Category concerns	BMCL Response	Stakeholder Response
		the shop. He also asked for clarity on the timeframe for vacating the land. Additionally, he requested whether it would be possible to continue operating the tea stall in the remaining portion of the premises to sustain his livelihood.	space will be considered, subject to review by the engineering and land sections.	
13.	29 March 2025 Opposite to Ambedkar College towards Deepa Complex	Commercial Tenants (Male and Female Groups): The tenants raised multiple concerns, including the extent of land acquisition for their shops, details of compensation, the list of required documents, and the time frame for vacating the premises.	The tenants were informed about the acquisition of their shops for the Project. BMCL would provide compensation. The area marked for acquisition corresponds to the extent of land required. With regard to documentation, details were provided on the primary documents required, including the rent agreement, GST certificate, GST transition, bank details, etc. The land team will provide further information on the specific time frame for vacating the shops. It was also communicated that tenants will be required to vacate only after receiving the Rehabilitation and Resettlement (R&R) compensation.	Tenants appreciated the clarity on compensation and documentation requirements. They welcomed the assurance that vacating would only be required after receiving compensation, though they requested that timelines be communicated at the earliest.

(2) Photos







APPENDIX 5 : The First SCMs

(1) Question and Answers

Table 5.1: The first SCM on 05 May 2025, 11 am

5 May 2025, 11 am at Dhananjaya Palace, # 379, Ranganathapura, Keshava Upanagara, Kamashiplya, Magadi main road, Bengaluru-560 079.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Male) inquired about the compensation methodology, specifically whether it is 1.5 times the government rate, and asked for details of compensation provided in previous Metro projects in J.P. Nagar. The landowner also raised concerns about the usability of the land left over after acquisition.	BMRCL clarified that compensation will be determined in accordance with the provisions of the RFCTLARR Act, 2013. With respect to any remaining portion of land, if it is considered unusable, acquisition will be undertaken.	The landowner acknowledged the clarification and expressed appreciation for the assurance regarding unusable land.
2	A tenant (Male) expressed frustration that after receiving compensation, communication with BMRCL ceased. They noted that road excavation and installation of barrier gates in front of their shop blocked vehicle access, severely impacting business. Concerns were also raised about how to utilize the leftover land post-acquisition.	BMRCL explained that any unusable portion of land will be acquired. The issue of access obstruction has been noted, and the matter will be reviewed to ensure minimal disruption to business activities.	The tenant accepted the clarification and emphasized the need for timely action to restore access and minimize business disruption.
3	A building owner (Male) and tenant mentioned a significant investment amounting to “crores and lakhs” in constructing buildings and running businesses. They questioned the utility of the proposed double-decker stretch from Tollgate to Kadabagere, stating it benefits only a limited users and may not ease traffic. Suggestions were made to improve connectivity to key junctions and complete both metro and double-decker works in parallel.	BMRCL acknowledged the concerns and assured that all suggestions regarding connectivity improvements and work sequencing will be carefully reviewed. A decision will be taken keeping in view traffic management, user benefits, and project timelines.	The building owner and tenant welcomed the assurance and stressed the importance of giving due consideration to their suggestions during project planning.
4	A landowner (Male) with ancestral property raised concerns about compensation adequacy and asked whether the valuation reflects market value, emphasizing the need for fairness as future generations will continue living on the land.	BMRCL will ensure that land compensation reflects the prevailing market value as per the provisions of the RFCTLARR Act, 2013. In addition, R&R benefits, including shifting allowances, business loss compensation, and Business Premises Replacement Assistance (BPRA), will be provided to ensure fairness for current and future generations.	The landowner appreciated the explanation and expressed satisfaction with the fairness of the approach.
5	A resident (Male) raised concerns about vibrations from construction activities (metro and double-decker), fearing damage to adjacent buildings.	BMRCL noted the concern and stated that necessary precautions will be assessed and implemented to minimize such impacts. Any damage caused due to BMRCL construction activities will be fairly compensated.	The resident accepted the assurance and conveyed confidence that appropriate measures will be taken.
6	A property owner (Male) asked whether BBMP had sanctioned the plan and whether compensation would be based on an on-ground land survey.	BMRCL clarified that compensation will be confirmed after the Joint Measurement Committee (JMC) survey and verification of land documents.	The property owner accepted the explanation and did not pursue further queries
7	A tenant (Male) inquired about rental income compensation and specifically asked about how many years such losses would be covered.	BMRCL stated that compensation for rental income loss will be provided, which includes business loss allowances, shifting assistance, and BPRA.	The tenant acknowledged the clarification and was satisfied with the response.

Table 5.2: the first SCM on 05 May 2025, 2:30 pm

05 May 2025 02:30 pm at C.V Gurukula Day & Evening College, Agrahara Dasarahalli, Magadi main road, Bengaluru-560079.			
Sl No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	The landowner (Male) expressed that their total property measures 4600 sq. ft., but only 2770 sq. ft. is being acquired. They requested that either the entire property be acquired or none, as the remaining land would become unusable.	The BMRCL official responded that the remaining land will be acquired as per CRP-2019.	The landowner acknowledged the assurance and expressed relief that the unusable portion would also be addressed under policy norms.
2	The tenant (Male) enquired whether individuals without formal rental or lease agreements would be eligible for any compensation or assistance under the R&R provisions.	BMRCL official clarified that a rental agreement is necessary for tenants to receive R&R benefits. However, they added that there is still time for tenants to formalise such agreements to become eligible.	The tenant appreciated the clarification and expressed intent to complete documentation in order to qualify for benefits.
3	The business owner (Male) raised concerns about the goodwill value built over many years and requested that compensation account for this intangible asset.	BMRCL official stated that compensation will be provided, including provisions for shifting allowances, business loss compensation, and Business Premises Replacement Assistance (BPRA).	The business owner welcomed the explanation and expressed confidence that the compensation framework would help safeguard long-term business interests.
4	The tenant (Male) enquired about compensation for potential loss of rental income during metro construction, particularly in the case of premature vacation of premises.	The BMRCL official responded that commercial rental loss allowances will be compensated.	The tenant expressed satisfaction with the assurance and felt confident that financial disruptions would be mitigated.
5	The resident (Male) suggested that Kargod Junction be made the primary connectivity point to enhance ease of movement and traffic access for commuters.	BMRCL acknowledged the suggestion and stated that it will be reviewed for feasibility in consultation with the design team.	The resident welcomed the consideration and expressed optimism that the design team would explore practical connectivity solutions.
6	The resident (Male) enquired about possible traffic disruptions due to the construction of the double-decker metro line and sought clarity on traffic management measures.	BMRCL official responded that traffic diversions and related issues will be managed in coordination with the traffic police during construction.	The resident appreciated the proactive traffic management approach and expressed hope that disruptions would be minimized.
7	The landowner (Male) requested clarification on the compensation determination process, including whether it reflects prevailing market rates.	BMRCL clarified that compensation will be determined in accordance with the RFCTLARR Act, 2013.	The landowner expressed reassurance that compensation would be fair and aligned with established legal provisions.
8	The shop owner (Male) expressed concern that once construction begins, there would be severe parking shortages in the area, affecting customer access and business operations.	BMRCL official acknowledged the concern and responded that possible mitigation measures will be examined by the concerned teams.	The shop owner appreciated the concern being noted and expressed hope that adequate solutions would be implemented.
9	The landowner (Male) from (Dasarahalli) raised concern that a 10-foot-wide strip of land would remain after acquisition, which would be too small for any productive use.	The concern regarding the remaining 10-foot-wide strip of land will be examined during the JMC survey and detailed verification of supporting documents. If the leftover land is found to be unusable, acquisition or appropriate mitigation measures will be undertaken.	The landowner acknowledged the clarification and expressed confidence that any unusable portion would be addressed fairly under policy provisions, ensuring no loss of productive land.

Table 5.3: the first SCM on 06 May 2025, 11:00 am

06 May 2025 11:00 am at Manjushree Function Hall, #10, 17th Main Road, Swathantra Yodhara Nagara, Laggere, Bengaluru-560 058.			
Sl No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Male) expressed satisfaction with the project but requested the reconstruction of an acquired temple in a nearby location and details regarding compensation disbursement.	BMRCL acknowledged that the temple falls under the Community Property Resources (CPR) category and stated they would explore the possibilities for its relocation. Compensation will be	The landowner acknowledged the explanation and expressed hope that the temple relocation would be taken up.

06 May 2025 11:00 am at Manjushree Function Hall, #10, 17th Main Road, Swathantra Yodhara Nagara, Laggere, Bengaluru-560 058.			
Sl No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
		disbursed in accordance with the RFCTLARR Act 2013.	
2	A landowner (Male) inquired about measures to relocate high-tension wires along the double-decker metro alignment.	BMRCL responded that clarification has been sought from the Karnataka Power Transmission Corporation Limited (KPTCL) regarding this matter.	The landowner agreed to await further clarification from KPTCL.
3	A landowner (Male) expressed concern that only 400 sq. ft of the house would be acquired, rendering the remaining land unusable, and requested full acquisition.	BMRCL stated that the remaining land will be acquired as per CRP 2019 norms.	The landowner expressed satisfaction with the assurance provided.
4	A landowner (Female) expressed concern about the demolition of 40% of a house on a 30x40 site, making the remaining area uninhabitable. They inquired if the compensation would suffice to construct a new house, considering existing loans and commitments.	BMRCL will ensure that compensation is determined based on prevailing market rates under the RFCTLARR Act, 2013. In addition, R&R benefits, including shifting allowances and support for housing reconstruction, will be provided to help stakeholders restore their property and livelihood fairly.	The landowner acknowledged the clarification but expressed concern about the adequacy of compensation.
5	A landowner (Male) questioned the state government's approval status for the project, noting that only central government approval had been mentioned.	BMRCL confirmed that the Detailed Project Report (DPR) for this project had received approval from both the Central and State Governments in September 2024.	The landowner expressed satisfaction with the confirmation.
6	A landowner (Female) raised concerns about the placement of a metro pillar in front of their house, impacting entry and exit, and suggested acquiring nearby vacant sites instead.	BMRCL stated that the issue will be addressed through a site inspection.	The landowner acknowledged the assurance and agreed to cooperate during the inspection.
7	A landowner (Female) inquired regarding the timeline for issuing notices and disbursing compensation.	BMRCL responded that notices will be issued within 10 to 15 days, and compensation will be disbursed following the final notification.	The landowner welcomed the timeline provided.
8	A landowner (Male) requested contact information for addressing local issues and for escalating concerns if the project is not completed on schedule.	BMRCL stated that an officer's email ID and office phone number were shared during the meeting and affirmed their commitment to completing the project within the scheduled timeframe.	The landowner appreciated the sharing of contact information and expressed hope for timely project completion.
9	A single female parent facing displacement inquired about potential alternate job opportunities with BMRCL due to the risk of job loss.	BMRCL responded that R&R benefits will be provided as per the CRP 2019, but there are no provisions for alternate job opportunities at present. But it will be addressed in LIRP, and priority hiring will be given.	The Single Female parent appreciated the assurance of livelihood support and priority hiring.
10	A landowner (Male) expressed concern about the impact of displacement on children's education due to school locations and questioned whether fair compensation would be provided, considering the time taken for acquisition.	BMRCL stated that compensation will be paid as per the RFCTLARR Act-2013, with R&R. The estimated acquisition and compensation timeline is 10-12 months.	The landowner acknowledged the explanation and requested timely disbursement.
11	A landowner (Male) queried whether to continue construction on a building already underway, given the impending metro acquisition and significant investment made.	BMRCL clarified that compensation for land will be paid in accordance with the RFCTLARR 2013. For under-construction buildings, compensation will be assessed and provided by approved valuers.	The landowner expressed relief that under-construction properties will be valued.
12	A landowner (Male) inquired whether compensation would include the cost of interior works for a newly constructed commercial-cum-residential property.	BMRCL responded that its valuers would consider the cost of interior works during the building valuation process for compensation.	The landowner welcomed the clarification.
13	A landowner (Male) requested a notice and inquired about the next steps in the acquisition process.	BMRCL responded that the preliminary notification will be issued shortly.	The landowner acknowledged the response.

Table 5.4: the first SCM on 06 May 2025 , 2:30 pm

06 May 2025 02:30 pm at Jnana Vahini Public School,5th Main Road, 3rd Block, Nandini Layout, Opp to Dr. Raj Punya Bhumi, Ring Road, Bengaluru-560 096.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Male) requested clear demarcation of the land to be acquired, citing conflicting information, and sought accurate details regarding compensation and the double-decker alignment.	BMRCL responded that land markings are carried out according to the alignment, and then joint measurement takes place. Compensation will be paid as per the RFCTLARR Act-2013 and R&R.	The landowner acknowledged the clarification and requested timely updates on the joint measurement process.
2	A landowner (Male) requested a definite timeline for the issuance of notices and subsequent acquisition, expressing unease with the lack of a specific timeframe.	BMRCL stated that notices will be issued within 10 to 15 days. Compensation will be disbursed following the final notification.	The landowner expressed satisfaction with the proposed timeline but requested prompt communication once notices are issued.
3	A landowner (Male) inquired about the duration of the acquisition process following the notice and the procedure for raising objections or complaints after receiving the notice.	BMRCL responded that the process may take approximately one year, but depending on the prevailing conditions and situations.	The landowner acknowledged the estimated timeline and appreciated guidance on the objection process.
4	A landowner (Male) queried whether the compensation would be based on the Sub-Registrar (SR) value or the prevailing market value.	BMRCL clarified that compensation will be paid as per the RFCTLARR Act-2013 and R&R.	The landowner expressed understanding and requested that prevailing market values be fairly assessed during valuation.
5	A landowner (Male) questioned the rationale for submitting documents without prior knowledge of compensation details or the timeline for receiving them.	BMRCL reiterated that compensation will be paid as per the RFCTLARR Act-2013 and R&R.	The landowner acknowledged the explanation and requested clear communication regarding documentation requirements.
6	A landowner (Male) argued that the 60-day notice period is insufficient to find alternative accommodation without prior receipt of compensation funds.	BMRCL responded that if additional time is required for finding alternative accommodation, the affected person may request an extension. It was further stated that after notices are issued and compensation is paid, sufficient time will be available to arrange new accommodation. Compensation will be provided.	The landowner appreciated the flexibility and indicated they would request an extension if needed.
7	A landowner (Male) inquired about the implications of an existing loan on a property being acquired and whether the loan should be repaid before receiving compensation.	BMRCL will ensure that compensation is calculated based on prevailing market rates (replacement cost) under the RFCTLARR Act, 2013. R&R benefits, including shifting allowances and support for housing reconstruction, will also be provided to help stakeholders restore their property and livelihood. Stakeholders may coordinate with their financial institutions if they wish to use the compensation toward existing obligations.	The landowner acknowledged the clarification and expressed understanding that the compensation and support measures would help restore their property and could be coordinated for any existing financial obligations.
8	A landowner (Male) sought clarification on whether compensation would be provided for the entire property site or only for the portion being acquired.	BMRCL responded that compensation will not be paid for the unmarked or unused land. Only the marked portion will be compensated.	The landowner expressed understanding and requested that the assessment of the acquired portion be done transparently.

Table 5.5: the first SCM on 07 May 2025, 11:00 am

07 May 2025 11:00 am at Dinesh Enterprises,1st Floor, Nagarabhavi near G. M. Hospital, Bengaluru-560 056.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Male) inquired about the sequence of construction works, whether the road, the metro, or the double-decker would be constructed first and raised	BMRCL responded that the road construction will be taken up first, followed by the metro construction. In case of any road damage due to construction, diversions and	The landowner acknowledged the clarification and requested periodic updates on construction progress.

07 May 2025 11:00 am at Dinesh Enterprises,1st Floor, Nagarabhavi near G. M. Hospital, Bengaluru-560 056.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	concerns about potential road damage and who would be responsible for its repair.	precautionary measures will be taken in coordination with the traffic police and BBMP.	
2	A landowner (Male) expressed concern over the impact of acquiring 250 sq. ft of property, asking how much would be affected, what the length of the barricade would be, and how compensation would be calculated.	BMRCL explained that land markings are carried out based on the alignment, followed by a joint measurement process. Compensation will be paid.	The landowner expressed understanding but requested advance notice of the exact joint measurement schedule.
3	The owner (Male) of the Reliance Digital building stated they had not received any document or notice. They also noted that while documents were collected earlier through phone calls, they were not informed about this meeting.	BMRCL clarified that notices will be issued shortly, and the meeting venue had been announced in two national newspapers (Deccan Herald and Kannada Prabha). Also, individual calls were made and the owner to provide his correct number again, so that the phone number can be updated.	The owner confirmed the phone number update and requested direct updates via SMS for future communications.
4	A landowner (Male) questioned why the current commercial road was selected instead of using the Ring Road, like in JP Nagar to Silk Board. They also asked whether environmental clearance (EC) was obtained and expressed concerns over the lack of a public hearing.	BMRCL acknowledged the concerns, confirmed that the required environmental clearances have been obtained, and assured that stakeholder feedback would be duly considered.	The landowner appreciated the acknowledgement and requested written confirmation on the environmental clearance status and details of public consultation outcomes.
5	A landowner (Female) requested a meeting with the Metro Managing Director (MD), and possibly the Minister, highlighting the significant investments made and concerns about inadequate compensation.	BMRCL responded that they would discuss the request with the MD and check his availability. After that, stakeholders will be informed regarding the possibility of arranging a meeting. Compensation will be paid in line with the principles of full replacement cost.	The landowner expressed willingness to wait for confirmation of the meeting and requested a tentative timeline for MD's availability.
6	A property owner (Male) expressed they were unaware of the meeting, though their neighbours had been informed. They requested that the park, which is under acquisition, be preserved as it is frequently used by senior citizens for health benefits.	BMRCL responded that the meeting venue had been announced in two national newspapers (Deccan Herald and Kannada Prabha). BMRCL acknowledged the value of the park and assured that it would be restored and handed back to the public after the metro construction.	The property owner appreciated the assurance and requested details of park restoration plans once available.
7	A senior citizen (Male) raised concerns about indirect impacts on senior citizens, nearby hospitals, schools, and workplaces, and asked how these issues would be addressed fairly and transparently.	BMRCL acknowledged the concerns and stated that all suggestions would be considered, and appropriate action taken.	The senior citizen thanked BMRCL and requested timely updates on mitigation measures for these indirect impacts.
8	A tenant (Female tutorial operator) expressed concerns about displacement. She shared that she invested ₹14 lakhs into interiors through loans, pays ₹40,000 rent for a commercial space, and questioned how her business and lifestyle disruption would be compensated. She also raised concerns about inadequate compensation (e.g., 60% vs 100%) and referred to government programs like "Make in India."	Compensation will be provided in accordance with the RFCTLARR Act-2013 and R&R provisions, including business loss allowances, shifting assistance, and rental support as applicable on the principles of full replacement cost. While compensation aims to fairly restore business and livelihood disruptions, it will be calculated based on eligible losses under the policy framework. BMRCL will provide detailed guidance to help stakeholders understand the computation of business loss compensation.	The tenant acknowledged the clarification and expressed appreciation for the support measures, requesting a detailed explanation of the business loss compensation calculation.
9	A landowner (Female) near the proposed metro station expressed concern that 40-60% of their property would be acquired, making the rest unusable. They requested full acquisition and asked if compensation would be provided all at once or in segments. They also raised concerns about traffic management.	BMRCL responded that the remaining land will be acquired as per CRP 2019 norms. Land markings and joint measurements will be done as per the alignment. Compensation will be disbursed in a single instalment. Traffic management measures will be coordinated with the traffic police.	The landowner agreed with the planned acquisition but requested clear communication on the compensation timeline and traffic management plan.

Table 5.6: the first SCM on 07 May 2025, 2:30 pm

07 May 2025 02:30 pm at Dr. Ambedkar Institute of Technology, Outer Ring Road, Near Jnana Bharathi Campus, Mallathahalli, Bengaluru-560 056.		
SI No	Stakeholder Category and concerns	Stakeholder Response
1	A landowner (Male) expressed that they did not want any compensation from the government or BMRCL and instead suggested that their land or properties be taken on lease or rent. They believed this would ensure a fair deal and true stakeholder engagement.	BMRCL official clarified that land markings will be carried out as per the approved alignment, and joint measurements will be conducted. Compensation and R&R will be provided. BMRCL further stated that CRP 2019 does not provide for acquisition on lease; therefore, leasing is not an option under the current framework.
2	A landowner (Male) suggested that only a metro line should be developed, not a double-decker, and recommended routing it along the Outer Ring Road to avoid disturbing commercial and residential areas. They felt the double-decker component was worsening acquisition impacts.	BMRCL explained that mode and alignment decisions are based on the DPR and technical studies (traffic projections, ridership, land availability). The suggestion to route the line along the Outer Ring Road will be referred to the design team for a feasibility assessment; outcomes and next steps will be communicated to stakeholders.
3	A landowner (Male) reported that information about meetings was only received through newspapers and not properly communicated. They requested a metro station near Papa Reddy Palya, citing proximity to schools and colleges, and requested the provision of more parking spaces.	BMRCL acknowledged the communication gap and confirmed that meeting notices were published in newspapers. The request for a station near Papa Reddy Palya and for additional parking will be forwarded to the planning and design teams for technical and ridership feasibility; BMRCL will update the stakeholders on outcomes.
4	A landowner (Male) noted that Nagarbhavi is a key junction and emphasized the need for better station accessibility. They requested up and down ramps for better connectivity and objected to a single 12 km stretch of double-decker from JP Nagar to Kempapura.	BMRCL acknowledged the concern regarding Nagarbhavi junction and confirmed that the design team will evaluate station access options (including up/down ramps) and review the proposed extent of the double-decker stretch, considering operational needs and land-acquisition impacts.
5	A landowner (Male) questioned why double-deckers are not being constructed in major areas such as Airport Road. They urged BMRCL to consider developing metro infrastructure in those areas instead of disturbing commercial zones with high tax and GST revenue potential.	BMRCL explained that alignment and mode selection are based on network planning, traffic projections, and technical feasibility. The suggestion to prioritise areas such as Airport Road has already been taken up and is near completion; BMRCL will provide a written explanation of the decision-making process on request.
6	A landowner (Male) stated that there is a 1-acre government park near their house that could be used for station development. They emphasized that compensation should be paid based on market value, not guidance value, and requested that it be doubled.	BMRCL noted the suggestion to use the government park and will verify land ownership and feasibility. BMRCL clarified that compensation for private land follows the principles of full replacement cost; any request to adjust compensation (for example, doubling the guidance value) will be considered only through the prescribed market valuation and statutory process.
7	A landowner (Male) demanded that all public questions raised during meetings be properly answered and requested prior intimation of when and where follow-up meetings would be held to address unanswered concerns. They also sought assurance on the implementation of promises made.	BMRCL is committed to recording all public questions and providing formal responses. BMRCL also agreed to publish advance notices for follow-up meetings and to maintain an action log to track implementation of commitments.
8	A landowner (Male) expressed that the enquiry office should be located closer to	BMRCL stated it will examine the feasibility of relocating the enquiry office

07 May 2025 02:30 pm at Dr. Ambedkar Institute of Technology, Outer Ring Road, Near Jnana Bharathi Campus, Mallathahalli, Bengaluru-560 056.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	affected junctions rather than on MG Road, which is far. They also stated that 20% of their land would remain post-acquisition and would be unusable.	to a site closer to affected junctions and responded that the remaining land will be acquired as per the principles of full replacement cost norms.	
9	A Business Owner (Male) explained that they recently built a commercial building with a loan, but now face a lack of tenants due to metro construction barricades and road closures. They were concerned about five years of lost rental income and questioned how the DPR was approved without public consultation. They also criticised BBMP for approving their building plans and then exposing them to losses. They opposed the double-decker plan but showed some openness to the metro.	BMRCL clarified that land markings and joint measurement will be carried out as per alignment, and compensation (including admissible business loss) will be provided on the principles of full replacement cost. BMRCL also confirmed that statutory approvals and stakeholder consultations were conducted as part of the DPR process and offered to provide detailed records of consultation and a breakdown of the business loss compensation methodology and timelines on request.	The Business Owner acknowledged the clarification but requested detailed information on business loss compensation and timelines for disbursement.
10	A landowner (Male) raised that they had built commercial buildings not only for themselves but also for future generations. They expressed concern that losses to land and business would affect mental health, years of personal savings, and long-term family investments. They requested BMRCL to show empathy and revise the project design to minimize public harm.	BMRCL acknowledged the emotional and long-term financial impact described and committed to reviewing design options to reduce public harm. Any design revisions or mitigation measures will be formally communicated to affected stakeholders, and BMRCL will consider additional support measures where applicable.”	The Landowner appreciated the acknowledgement and requested formal communication of any design revisions that might mitigate public harm.

Table 5.7: the first SCM on 08 May 2025, 11:00 am

08 May 2025, 11:00 am at Mari Gold Function Hall, # 01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sanjay Nagara, Bengaluru-560 094.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A property owner (Male) with a 3-storey building asked how the building would be cut and whether compensation would be provided at the guidance value or market value.	BMRCL official clarified that compensation will be paid as per the principles of full replacement cost guidelines.	The property owner acknowledged the explanation but requested a written estimate of the compensation amount.
2	A landowner (Male) requested a print plan for reference, citing substantial rental and commercial business losses. They expressed concerns over outstanding loans and a lack of clarity on station markings. They also requested a fixed timeline to avoid prolonged uncertainty and asked for the involvement of local elected leaders in such meetings.	BMRCL official acknowledged the concerns. Land markings are conducted as per alignment, followed by joint measurement. Compensation will be provided on the principles of full replacement cost. The request for a fixed timeline and involvement of local leaders will be placed before project management for consideration	The landowner appreciated the clarification and requested that the plan be shared digitally for easy reference.
3	A tenant (Male) enquired whether a rental agreement, renewal agreement, or other documents were required to be in a formal format to receive compensation. They wanted to know the exact documents to be produced.	A BMRCL official responded that a rental agreement is necessary for tenants to obtain R&R benefits. However, there is still time to formalise such an agreement. Compensation will be processed as per the principles of full replacement cost.	The tenant acknowledged the guidance and confirmed they would formalise the agreement promptly.
4	A landowner (Female) asked what basis land valuation would be done on.	BMRCL official reiterated that compensation will be paid according to the principles of full replacement cost norms.	The landowner requested a detailed valuation report once prepared.
5	A tenant (Male) raised concern that commercial tenants who pay higher taxes seem to receive the same compensation as others, questioning the fairness of this.	BMRCL official clarified that compensation is determined by the principles of full replacement cost, which do not differentiate based on the amount of tax paid. A valid rental agreement remains the key eligibility criterion for tenants. Rental agreements are essential for tenants to be eligible for benefits. The valuation process	The tenant acknowledged the clarification but insisted that higher tax-paying tenants should receive proportionate consideration and requested BMRCL to review this aspect.

08 May 2025, 11:00 am at Mari Gold Function Hall, # 01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sanjay Nagara, Bengaluru-560 094.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
		follows the procedures outlined in the legislation.	
6	A Landowner (Male) mentioned that a request letter had already been submitted to acquire the adjacent vacant land. They added that some tenants had already vacated and that their income primarily came from rent, asking how rental loss would be compensated.	A BMRCL official confirmed that compensation will be provided as per the principles of full replacement cost. This includes rental loss and business loss allowances, provided valid agreements are in place. The request for the acquisition of adjacent vacant land will be forwarded to the concerned technical and legal teams for review.	The landowner confirmed understanding and requested a timeline for the disbursement of rental loss compensation.
7	A landowner (Male) demanded a proper timeline for project activities. They expressed that when the construction of their building began, they were informed that their property would not be acquired. However, in the middle of construction, land markings began, leading to rental and asset losses. They requested a written statement on when and how the work would start. They also noted the underutilization of an existing elevated flyover and called for better management.	The BMRCL official explained that land markings are carried out based on the approved alignment and joint measurements. Compensation will be paid under the RFCTLARR Act-2013 on the principles of full replacement cost. The concern regarding the underutilization of the existing elevated flyover will be noted and referred to the operations team for review. A written timeline of project activities will be shared once finalized.	The landowner requested a formal written schedule of all upcoming project activities.
8	A landowner (Male) requested a left-turn diversion toward the flyover to ease traffic movement.	The BMRCL official acknowledged the suggestion and confirmed it would be reviewed and appropriate action taken.	The landowner thanked BMRCL and requested notification once the diversion plan is finalized.
9	A landowner (Male) raised a serious concern about corruption, asking whether bribes were required to collect compensation or submit documents.	The BMRCL official firmly responded that there is no need to pay any bribe at any stage of the process. If any stakeholder encounters such cases or coercion, they are encouraged to report it to the designated grievance redressal authority. Strict action will be taken.	The landowner acknowledged the response and confirmed they would report any irregularities.
10	A landowner (Female) asked about the height of the double-decker road and the space required for station construction at their location.	The BMRCL official responded that the alignment, including technical specifications such as height and space requirements, will be shared shortly.	The landowner requested a detailed diagram showing the station footprint and clearances.
11	A landowner (Male) pointed out errors in the naming of several proposed metro stations and claimed that the Railway Department had provided higher compensation for earlier track works. They questioned the adequacy of the compensation being offered by BMRCL.	The BMRCL official acknowledged the concern and confirmed that station naming discrepancies will be reviewed in consultation with local authorities. Compensation criteria are determined by the RFCTLARR Act-2013 on the principles of full replacement cost; differences from Railway Department practices will be documented and clarified.	The landowner requested written confirmation once station names and compensation criteria are finalized.
12	A landowner (Male) inquired about the total width (end-to-end size) of the double-decker road.	The BMRCL official clarified that the approximate end-to-end width of the double-decker road would be 14 meters.	The landowner acknowledged the clarification and asked if the width could be reduced in specific residential areas to minimize impact.

Table 5.8: the first SCM on 09 May 2025, 11:00 am

09 May 2025 11:00 am at Gupta College, #808, 100 Feet Ring Road, Banashankari 3rd Stage, Near Hosakerehalli, Bengaluru-560 085			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	Multiple stakeholders (Male) requested a copy of the presentation shared by BMRCL during the meeting for better clarity and understanding.	BMRCL officials informed that the presentation has already been uploaded on the official BMRCL website and is publicly accessible for review.	Stakeholders acknowledged and confirmed they would access the presentation online.

09 May 2025 11:00 am at Gupta College, #808, 100 Feet Ring Road, Banashankari 3rd Stage, Near Hosakerehalli, Bengaluru-560 085			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
2	A dance school operator (Male) expressed concern that 50% of their premises is being acquired. They had invested heavily through loans and requested realignment of the metro route to the Ring Road.	BMRCL officials stated that land markings are conducted as per the final alignment and are followed by a joint measurement. Compensation will be provided on the principles of full replacement cost. The request for realignment to the Ring Road has been noted and will be referred to the design and planning team for review	The operator requested a written estimate of compensation and confirmed willingness to follow up on the process.
3	A business owner (Female) employing 150 staff expressed concern over the impact of the acquisition on their commercial building's access points, including the staircase and lifts, and requested shifting the alignment to the road centre.	The concern was noted, and BMRCL officials assured that the concern about access points, staircases, and lifts will be reviewed in the final design. The suggestion to shift alignment to the road centre will also be placed before the technical team	The owner expressed appreciation for the consideration and requested updates on final design decisions.
4	A landowner (Male) pointed out that the original plan involved only a metro line, but the addition of the double-decker structure is now significantly affecting many properties. They questioned the practicality of a 12 km continuous double-decker stretch.	BMRCL officials acknowledged that the continuous 12 km double-decker is a major concern. The design team will examine the feasibility of reducing the stretch or adjusting, incorporating stakeholder feedback, before any further land acquisition.	The landowner requested that updates on alignment adjustments and decisions on the double-decker stretch be communicated before any further land acquisition.
5	A college administrator (Male) expressed that the proposed alignment would affect Gupta College, which has over 500 students and 70 staff. They were concerned about the impact on students' education.	BMRCL officials clarified that educational institutions fall under the Community Property Resources (CPR) category. Possibilities for relocation will be explored, and compensation will be paid.	The administrator requested a detailed relocation plan and timeline for review.
6	A school operator (Female) raised similar concerns that the metro alignment would affect their institution and impact young students. They stressed that education must be prioritised over infrastructure development.	BMRCL officials stated that schools are categorised under CPR. Options for relocation will be explored, and compensation will be provided in accordance with the relevant laws.	The operator requested formal written assurance that student access and safety would be maintained during construction.
7	A landowner (Female) requested BMRCL's engineering team to explore alternative alignments by conducting site inspections to understand ground realities and reduce impact on private lands.	BMRCL acknowledged the suggestion and stated that all recommendations would be considered during the review process.	The landowner thanked BMRCL and requested periodic updates on alignment review progress.
8	A Landowner (Female) emphasized that a long continuous stretch from JP Nagar to Kadabagere should include more access points (up and down ramps) at key junctions. They also suggested reviewing land use efficiency in the portal design.	BMRCL officials responded that all technical suggestions regarding design and connectivity will be forwarded to the technical design team for assessment of additional access points and more efficient portal designs	The landowner requested confirmation once design adjustments are finalised.
9	A property owner (Male) questioned the logic of issuing notices and proceeding with design before conducting a detailed feasibility study, including site inspections of private and public structures.	BMRCL officials clarified that a dedicated feasibility team carries out site inspections and structural assessments after design approval. Their findings will be documented and shared with stakeholders before construction begins.	The property owner expressed understanding but requested that feasibility findings be shared before further construction notices.
10	A landowner (Male) questioned why such large infrastructure projects are focused solely on Bengaluru and not on other underdeveloped cities, despite high land costs and taxes here.	BMRCL officials explained that the project was planned and approved by the GoK and GoI, and BMRCL is the executing agency. Bengaluru was prioritised due to its urban density, infrastructure needs, and economic significance. The suggestion to expand metro benefits to nearby towns will be communicated to GoK/GoI for consideration in future phases.	The landowner acknowledged the explanation and requested that the possibility of including benefits for nearby towns be actively considered in future phases.
11	A Landowner (Female) suggested that the existing one-way flyover should be demolished to accommodate the metro and double-decker instead of affecting private properties, especially when	BMRCL officials acknowledged the concern and assured that demolition of the existing flyover as an alternative will be technically assessed, balancing cost, safety, and feasibility.	The landowner requested written feedback on whether the flyover demolition option would be feasible.

09 May 2025 11:00 am at Gupta College, #808, 100 Feet Ring Road, Banashankari 3rd Stage, Near Hosakerehalli, Bengaluru-560 085			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	infrastructure like ramps, lifts, and borewells is involved.		
12	A Landowner (Male) requested additional meetings with senior officials, including BMRCL leadership, to clarify project changes post-consultation.	BMRCL official acknowledged the request and noted that further consultations may be arranged based on project requirements.	The landowner expressed willingness to attend additional meetings and requested prior notice for scheduling.
13	A Landowner (Male) suggested that, instead of acquiring private land, nearby available government land could be used for construction.	BMRCL officials stated that the option of using nearby government land will be studied in coordination with revenue authorities and project engineers for feasibility	The landowner requested a formal feasibility report once the review is completed.
14	The landowner (Male) proposed submitting a formal letter to BMRCL requesting that the pocket track be shifted slightly forward to use government land and avoid the acquisition of private property.	BMRCL acknowledged the proposal and assured that it would be considered during design and implementation reviews.	The landowner confirmed they would submit the formal letter and requested confirmation once the proposal is reviewed.

Table 5.9: the first SCM on 09 May 2025, 2:30 pm

09 May 2025, 02:30 pm at Regional Institute of Co-operative Management, Near Ashok Pillar Park, Bengaluru-560 070.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	Multiple stakeholders (Male) questioned whether there is any plan to shift the alignment to the Outer Ring Road, stating that if it is not proposed, then the rationale behind marking private properties needs to be clarified. They also sought clarity on the actual space requirement for the metro and double-decker.	BMRCL officials acknowledged the concerns and stated that the request to shift alignment to Outer Ring Road and clarify space requirements will be technically and legally reviewed, and outcomes will be shared with stakeholders.	Stakeholders requested that updates on alignment feasibility and space requirements be communicated in writing.
2	A tenant (Male) occupying an empty land where a building was constructed on lease inquired about the compensation scheme applicable in such cases and whether they would receive reduced compensation.	BMRCL officials clarified that compensation will be provided as per the RFTLARR Act-2013 and R&R provisions on the principles of full replacement cost. Tenants are eligible for R&R benefits, provided there is a valid rental agreement. It was also mentioned that there is still time to formalise such an agreement.	The tenant expressed intent to formalise the rental agreement promptly and requested guidance on required documentation.
3	A landowner (Male) humbly requested that if the alignment of the project could be moved slightly, it might save his house, pointing out that a park exists just 150 meters away that could be utilized instead.	BMRCL officials acknowledged the request and assured that the proposal to utilize the nearby park and adjust alignment to save the house will be reviewed by the technical and environmental teams, and feasibility findings will be communicated to the landowner	The landowner requested periodic updates on the outcome of the feasibility review and alignment decisions.
4	Several stakeholders (Male) requested that local elected representatives, such as MLAs, MPs, or corporators, be involved in the consultation process to represent and support public interests.	BMRCL officials acknowledged the suggestion and assured that it would be taken into consideration, and appropriate coordination would be done.	Stakeholders expressed satisfaction with the inclusion of elected representatives and requested notification of their participation in future meetings.
5	Residents (Male) requested that senior BMRCL officials, including the MD and design team, conduct direct meetings with the public in accessible venues such as Ambedkar College. They expressed concern that indirect communication may dilute public input.	BMRCL officials acknowledged the suggestion and stated that direct meetings involving senior officials, including the MD and design team, will be arranged where feasible, and public inputs will be recorded and addressed.	Residents welcomed the proposal and requested that meeting schedules be shared well in advance for broader participation.
6	Stakeholders (Male) demanded the creation of a dedicated WhatsApp group for better communication regarding project updates, meetings, and clarifications.	BMRCL officials responded that wide public announcements were already made through prominent Kannada and English newspapers on April 24th and May 4th, 2025. Additionally, details were available on the BMRCL official website. It was clarified that there is no	Stakeholders acknowledged the current communication methods but requested that BMRCL explore options for more direct digital

09 May 2025, 02:30 pm at Regional Institute of Co-operative Management, Near Ashok Pillar Park, Bengaluru-560 070.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
		provision for individual invitations or digital groups, such as WhatsApp, for public meetings. But will ensure that improvement will be made in communication.	communication for timely updates.

Table 5.10: the first SCM on 12 May 2025, 11:00 am

12 May 2025, 11:00 am at M.R. Convention Hall # 18, Outer Ring Road, Near Mysore Road Metro Station, Opp Kalyani Motors, Bengaluru-560 026.			
SI No	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Male) expressed concern that although they had submitted their documents and phone number to BMRCL, they were not personally informed about the meeting and only got to know through a neighbour. They requested that meetings be publicised more widely, beyond just two newspapers. They also asked who would be responsible for shifting utilities like sanitary lines, electricity, and water supply.	BMRCL officials responded that extensive public notification regarding these stakeholder meetings was disseminated through prominent Kannada and English newspapers on April 24th and May 4th, 2025. Additionally, the information was made available on the official BMRCL website. It was clarified that public notification was made through newspapers and the official website; future efforts will include exploring additional communication channels to proactively inform stakeholders. Responsibility for shifting utilities will be clarified and communicated	The landowner requested more proactive communication through multiple channels in the future and confirmation on responsibility for utility shifting.
2	A Landowner (Male) questioned the ratio of compensation, noting that National Highways offer 1:4 compensation. They requested the timely issuance of notices, hard copies of the CDR (Compensation Determination Report), and clarity on why land markings vary from 20 to 60 metres.	There is no specific report by the name Compensation Determination Report. BMRCL officials stated that compensation will be paid as per the RFCTLARR Act-2013 and R&R provisions on the principles of full replacement cost.	The Landowner requested written clarification on land markings and timelines to better understand compensation eligibility.
3	A Landowner (Male) stated that they own four properties, and a partial acquisition is creating unusable property and rental loss. They expressed concern about tenants being displaced.	BMRCL responded that tenants are eligible for R&R benefits if they have a valid rental agreement. There is still time to formalise such agreements.	The Landowner expressed intent to formalise rental agreements and requested guidance on the required documentation for tenants.
4	A landowner (Male) requested information on when the project would start and requested timely notification as any delay or sudden notice would affect income from their property.	BMRCL officials stated that notices will be issued within 10 to 15 days, and compensation will be disbursed following the final notification. Possession will be taken at the time of final disbursement.	The landowner appreciated the clarification and requested advance notice before any possession or construction activities.
5	A landowner (Male) supported the metro project but expressed concern about traffic management at signals and junctions, and the lack of coordination among departments. For instance, BWSSB carries out roadworks after metro construction is complete.	BMRCL acknowledged the concern and stated that traffic management concerns will be reviewed, and a detailed traffic management plan will be prepared and shared with residents before construction begins.	The landowner requested that a detailed traffic management plan be shared with residents before construction.
6	A resident (Male) from JP Nagar 4th Phase, representing an association, asked if compensation differs between residential tenants and owners.	BMRCL stated that compensation will be paid according to the principles of full replacement cost. Tenants must have a valid rental agreement to claim benefits.	The association requested clear communication of the compensation criteria for tenants versus owners.
7	An industry owner (Male) asked about the compensation type (guidance vs. market value) and expressed concern that the front portion of their property was being acquired without providing project maps.	BMRCL confirmed that compensation will be paid as per the principles of full replacement cost.	The owner requested that maps and calculation details be shared in writing for transparency.
8	A tenant (Male) stated they would be forced to relocate and requested additional compensation for educational and other essential expenses.	BMRCL reiterated that tenants relocating are eligible for R&R benefits, including support for educational and essential expenses; assistance will be provided for formalising agreements and documentation.	The tenant expressed intent to formalise agreements and requested support in preparing documentation for claiming benefits.

12 May 2025, 11:00 am at M.R. Convention Hall # 18, Outer Ring Road, Near Mysore Road Metro Station, Opp Kalyani Motors, Bengaluru-560 026.			
SI No	Stakeholder Category and concerns	BMRC Response	Stakeholder Response
9	A landowner (Male) stated that people are emotionally attached to their property and urged for fair and transparent compensation through meaningful dialogue.	BMRC responded that compensation will be paid as per the applicable Act and policy and that public concerns are being carefully considered.	The landowner appreciated the assurance and requested ongoing updates on compensation progress.
10	A landowner (Male) requested copies of the permission granted by the central and state governments and asked about the procedure to file objections or petitions.	BMRC acknowledged the suggestion and stated that copies of permissions from central and state governments will be provided, along with a clear procedure for filing objections or petitions.	The landowner requested the timely provision of permission documents and a clear procedure for filing objections.
11	A landowner (Male) asked whether compensation in Nayandahalli would be based on or higher than the guidance value, which they noted was ₹6,000.	BMRC reiterated that compensation will be paid in line with the principles of full replacement cost.	The landowner requested written confirmation of compensation rates for clarity.
12	A landowner (Male) expressed concern about the timing of relocation as their children were midway through the school year.	BMRC assured that there is no need to relocate immediately. Notices will be issued within 10 to 15 days, and possession will only be taken after final compensation disbursement.	The landowner requested a schedule that minimizes disruption to the children's schooling.
13	A landowner (Female) asked whether loss of liveability, such as reduced light and ventilation due to partial land acquisition, would be factored into compensation and SIA. They argued that the metro's benefits are negated by the double-decker's larger footprint.	BMRC acknowledged the concern and assured that appropriate precautions would be taken and all possibilities reviewed. Also, the landowner can request full acquisition.	The landowner requested written confirmation that these factors would be considered in the final compensation.
14	A landowner (Male) stated that they had taken a building on backup in anticipation of acquisition and requested support for the financial loss incurred.	BMRC stated that notices will be issued within 10 to 15 days, and compensation will follow the final notification. R&R benefits, including shifting allowance, business loss, and BPRA, will be provided as per the principles of full replacement cost.	The landowner requested detailed documentation on the R&R benefits and timelines for disbursement.
15	A landowner (Male) noted that 80% of their property is being acquired, and the remainder would be unusable. They requested full acquisition and clarity on how compensation would be split between owners and tenants.	BMRC responded that the remaining unusable land will be acquired as per the principles of full replacement cost norms. Compensation will be paid according to the Act, and tenants are eligible for benefits if they have rental agreements.	The landowner requested that tenants be formally notified of their entitlements and that the acquisition plan be shared publicly.
16	Several stakeholders (Female) requested clarity on project start dates, timelines for notices, and whether tenants and owners would receive separate notifications.	BMRC responded that notices will be issued within 10 to 15 days, with compensation disbursed after final notification. Possession will occur only after disbursement.	Stakeholders requested that a consolidated timeline for notices, disbursement, and possession be published for transparency.

(1) Photos



<p>Dhananjaya Palace 05-05-2025, 10:30 am session</p> 	<p>C.V Gurukula College Dasarahalli 05-05-2025, 02:00 pm session</p> 
<p>Manju Shree Kalyana Mantapa 06-05-2025, 10:30 am session</p> 	<p>Jnanavahini Public School 06-05-2025, 02:00 pm session</p> 
<p>Dinesh Enterprises 07-05-2025, 10:30 am session</p> 	<p>Dr. Ambedkar Institute of Technology 07-05-2025, 02:00 Pm session</p> 
<p>Marigold function hall 08-05-2025, 10:00 am session</p>	<p>Gupta College 09-05-2025, 10:30 am session</p>



Regional Institute of Cooperative Management
09-05-2025, 02:00 pm session



MR Convention Hall
12-05-2025, 10:30 am session

APPENDIX 6 : The Second SCMs

(1) Question and Answers

Table 6.1: the 2nd SCM on 4 August 2025, 10:30.AM

4 August 2025, 10:30 am at PoojaShree Convention Hall, Magadi Main Rd, Pete Channappa Estate, Kamakshipalya, Bengaluru, 560079			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	<p>A tenant (Male) stated that he operates an ITI college and an advanced diploma program, along with managing a Devanga Foundation documentary. Owing to the ongoing developments of the Bangalore Metro Rail Project, he was considering relocating the institution. He sought clarification on what support could be provided to facilitate this relocation process.</p> <p>He further noted that the relocation of the institution would involve compliance with several regulatory procedures and asked how the relevant authorities would assist in navigating these formalities.</p> <p>He also enquired whether BMRCL or associated government departments would provide guidance or facilitation in understanding and complying with the new regulatory requirements applicable to relocated educational institutions.</p>	<p>The General Manager of BMRCL addressed the concerns and informed that BMRCL would extend necessary assistance at the government level to support institutions affected by the project. He acknowledged that relocating institutions may involve complex regulatory challenges due to updated policies. BMRCL is committed to addressing these issues and will coordinate with the relevant government departments to facilitate the required processes for a smooth transition. There is a High-Power Committee chaired by the Chief Secretary of GoK, which addresses the inter-departmental matters connected to the BMRCL project implementation. Unique issues will be solved in a timely manner.</p>	<p>The tenant appreciated the assurance from BMRCL but reiterated that timely guidance and written instructions would be crucial. He expressed cautious optimism and requested follow-up support during the actual relocation phase.</p>
2	<p>A landowner (Male) and businessman stated that he owns a commercial building that has been in existence for over 35 years. He reported that commercial and BBMP property taxes had been paid regularly and that the building provided him with rental income, which is his primary livelihood. He expressed concern that if the building were acquired and demolished for the Metro project, he would face a significant financial loss with no alternative source of livelihood.</p> <p>He requested that the alignment of the Metro line be reconsidered to avoid affecting his property. He also mentioned that he had already submitted a formal request letter to BMRCL regarding this concern, but had not received any response or acknowledgement. He urged BMRCL to provide clarity or assistance at the earliest.</p>	<p>The General Manager of BMRCL addressed the concerns and clarified that the metro alignment had been planned in accordance with the Government Order and approved designs. He explained that BMRCL had explored an alternative alignment through a detailed survey; however, it was found to be technically unfeasible. He also recalled earlier discussions with the landowner and assured that a formal reply to the submitted request would be sent shortly.</p>	<p>He acknowledged the assurance of a formal written reply and insisted that timely communication would be essential to build trust.</p>
3	<p>A Land Owner(Male) raised concerns regarding unresolved queries from previous meetings. He highlighted that while a recent presentation had outlined procedures, several earlier questions remained unanswered. He reiterated the community's suggestion for an alternative alignment through the toll gate area and noted that no technical justification had been provided for its rejection.</p> <p>He further requested that the Kamakshipalya Metro station be located within or near Kamakshipalya itself, as there was ambiguity about the proposed location.</p> <p>He also expressed concern over the lack of</p>	<p>The General Manager of BMRCL addressed the concerns and explained that, unlike earlier phases of Metro construction where public consultations were not commonly held, BMRCL was now conducting meetings in accordance with the Karnataka Industrial Policy and Social Impact Assessment (SIA) framework to ensure transparency. He clarified that, as per the DPR approved by the Government, a Metro station is planned at Kamakshipalya, and the location cannot be altered at this stage. He noted that most of the common queries had already been addressed through the</p>	<p>The Landowner welcomed the increased transparency through stakeholder meetings, acknowledged the compensation clarification, and requested written responses and periodic updates to avoid ambiguity.</p>

4 August 2025, 10:30 am at PoojaShree Convention Hall, Magadi Main Rd, Pete Channappa Estate, Kamakshipalya, Bengaluru, 560079			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	<p>timely and detailed communication from BMRCL to the public.</p> <p>Finally, he sought clarity on the compensation policy, including the basis of valuation, whether it would be market value, sub-registrar value, or agreement value and the exact compensation formula being applied. He requested that BMRCL provide official written responses to these queries.</p>	<p>PowerPoint presentation, and BMRCL would make further efforts to clarify pending individual queries.</p> <p>Regarding compensation, he stated that land acquisition is being carried out based on market value, in line with CRP Guidelines 2019, with compensation fixed at a ratio of 1:2, that is, twice the determined market value to ensure fairness.</p>	

Table 6.2: the 2nd SCM on 4 August 2025, 02:00 PM

04 August 2025, 02:00 pm at G.B.B Kalyana Mahal, #3/1 1st Main 1st Cross, M.C.R Layout Vijayanagar, Bengaluru - 560 079.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	<p>A landowner (Female) raised a concern regarding partial acquisition. He asked whether, if a portion of his building is acquired and demolished for the Metro project, and he is required to carry out alteration or reconstruction works on the remaining structure, BMRCL would provide compensation or cover the associated costs. He requested a clear response regarding the policy or provision for such partial demolition cases.</p>	<p>The General Manager of BMRCL addressed the concern and clarified that compensation will be provided for any damages incurred due to the construction of the Metro project. This includes damages arising from partial demolition, structural alterations, or any impact to the remaining portion of the property. BMRCL is committed to ensuring fair compensation in accordance with these guidelines.</p>	<p>The landowner was assured that damages to the remaining portion of the property would be compensated.</p>
2	<p>A landowner (Female) stated that his property was marked with a measurement of 29.11 meters, but he was unclear about which specific portion of his building was proposed to be acquired. The current marking created confusion, and she requested detailed information or a site-specific plan to understand the extent of acquisition.</p>	<p>The General Manager clarified that the measurement of 29.11 meters was taken based on the total area of the front portion of the property, including its depth. However, to ensure clarity and transparency, BMRCL is open to rechecking the measurements. The Design Engineer was made available during the meeting for direct discussion regarding the marking and portion proposed for acquisition.</p>	<p>The landowner verified the measurement details with the Design Engineer.</p>
3	<p>A landowner (Male) informed that he had met with Shri PriyaKrishna, MLA, regarding the issue. She emphasized that residents and property owners in the area were united in their demand to retain their properties rather than accept compensation. They urged BMRCL to explore an alternative alignment, specifically through the toll gate route, to preserve existing homes and livelihoods.</p>	<p>The General Manager clarified that, as per established rules and regulations, it is not possible to change the alignment or length of the Metro line once the design has been finalised and approved. He emphasized that BMRCL does not forcibly evict the public; all acquisitions are carried out lawfully and transparently. Prior notice is always issued, and stakeholder concerns are considered. A formal response from property owners will be sought to confirm whether they accept compensation, which is calculated under the LARRAC Act 2013. Market value is assessed using property registration data from the past three years. The compensation is provided at twice the assessed market value (1:2 ratio), ensuring transparency and fairness on the principles of full replacement cost. Only after completion of all regulatory procedures' notification, consultation, response, and consent does land acquisition proceed.</p>	<p>The landowner acknowledged the clarification provided and agreed to review the compensation process under the stated legal framework. They expressed optimism that their concerns would be duly considered during further consultations.</p>
4	<p>A Landowner (Female) observed that most property registrations are based on the Sub-Registrar (SR) value rather than the actual market value. Since very few properties are registered at true market</p>	<p>The General Manager clarified that BMRCL strictly follows the RFCTLARRAC Act 2013. Compensation is calculated based on market value derived from property registrations of the past three years. This market value is assessed</p>	<p>The landowner expressed appreciation for the clarification and acknowledged the assurance of</p>

04 August 2025, 02:00 pm at G.B.B Kalyana Mahal, #3/1 1st Main 1st Cross, M.C.R Layout Vijayanagar, Bengaluru - 560 079.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	rates, clarification was sought on how compensation is calculated in such cases. The stakeholder requested transparency regarding the assessment of market value, especially where no recent transactions had occurred or where registration values were lower than actual rates.	using official registration data, and compensation is then provided at a ratio of 1:2, twice the assessed market value. The process is designed to remain transparent and fair for all affected property owners, on the principles of full replacement cost.	transparency in the compensation process.
5	A tenant (Male) expressed appreciation to BMRCL for addressing and clarifying the questions raised during the previous session. The responses provided had been helpful. However, the tenant raised a further concern: after BMRCL acquires the land and completes Metro construction, if BBMP or another government department later requires land for purposes such as drainage or public utilities, will residents be expected to surrender land again? Clarification was requested on whether further acquisitions would be required after project completion.	The General Manager clarified that, based on field assessments, the Metro pillar alignment has been planned in the centre of the road, ensuring minimal disturbance to private properties. After the construction of the Metro and associated road works, a proper drainage system will also be built as part of the project scope. Once completed, these works will be formally handed over to BBMP for future maintenance. To the best of BMRCL's knowledge and planning, there will be no need for any additional land acquisition for drainage or related works in the future after project completion.	Tenant welcomed the assurance and expressed satisfaction that no further acquisition would be required once the Metro project and related works are completed.
6	A resident (Male) of MC Layout near the proposed Metro station highlighted that, despite a designated parking facility, members of the public frequently park vehicles in residential areas. When residents requested removal, they often refused or argued, causing tension in the neighbourhood. The resident sought clarification on whether BMRCL, BBMP, or the concerned authorities had strict regulations or enforcement mechanisms to address unauthorised parking.	The General Manager apologised for the inconvenience and clarified that BMRCL has constructed designated parking facilities near Metro stations. However, if the public continues to park irresponsibly in residential areas, the matter falls under the jurisdiction of the BBMP and local traffic enforcement authorities. BMRCL does not have the authority to take legal or enforcement action in such cases. For stricter action and long-term resolution, residents were advised to approach the BBMP or local traffic police.	Concerned resident acknowledged the explanation and will escalate the issue to the BBMP and the traffic authorities.
7	A landowner (Male) raised a concern that if part of a 50-year-old building were acquired and the remaining portion was damaged or rendered unusable during demolition or construction, whether BMRCL would provide full compensation for the entire building under the CRP Guidelines 2019.	The General Manager clarified that, as per the principles of full replacement cost, if any damage occurs to private property during construction or demolition, compensation will be provided for such damage. If the remaining structure becomes unsafe or unusable, full compensation for the entire property will be provided in accordance with the guidelines. BMRCL is committed to ensuring fair and just compensation for all affected property owners under regulated procedures.	The Landowner expressed relief and confidence in the assurance that full compensation would be provided in such circumstances.
8	A landowner (Male) noted that property values under BDA auctions were significantly higher than general guidance values. He sought clarification on whether compensation would be calculated based on guidance value or auction rates. Additionally, clarification was requested on whether deductions such as TDS or other taxes would apply to the compensation amount.	The General Manager clarified that, as per RFCTLARR Act 2013, compensation is based on market value as per RFCTLARRAC Act 2013 and provided at a 1:2 ratio. No deductions, including TDS or other taxes, will be applied; the full eligible compensation amount will be disbursed to landowners	The Landowner expressed appreciation for the clarification and welcomed the assurance that compensation would be issued in full without deductions.

Table 6.3: The 2nd SCM on 5 August 2025, 10:30 AM

5 August 2025, 10:30 am at Sri Ravinandana Palace, #162, DoddaGollahatti, Magadi Main Road, Bengaluru – 560 091.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A Landowner (Male) raised Concerns Regarding Down Ramp Construction in Dodda Gollaratti. One of the affected	The General Manager of BMRCL addressed the public concerns during the meeting and clarified that BMRCL is representing the	The Landowners expressed appreciation that their concerns

5 August 2025, 10:30 am at Sri Ravinandana Palace, #162, DoddaGollarahatti, Magadi Main Road, Bengaluru – 560 091.

Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	landowners stated that they had received the official notice from BMRCL and, in response, attended the public meeting conducted thereafter. During the meeting, the residents submitted an alternative sketch plan to BMRCL, specifically aimed at avoiding the construction of the proposed down ramp in Gollaratti. The local community strongly opposes the construction of the down ramp in this area. The request is not from an individual alone but represents a collective voice of the villagers and local residents of Gollaratti. They emphasized that the ramp should either be realigned towards NICE Road or not be constructed at all on private lands in their locality. In addition, the public suggested that instead of constructing frequent up and down ramps, BMRCL should consider building a double-decker structure, like the one implemented in Ragi Gudda, which would help avoid direct impact on residential properties while maintaining traffic flow and design efficiency. It was also noted that no response or official communication has been received from BMRCL regarding the submitted alternative plan or public concerns. Furthermore, the representatives pointed out that many residents are uneducated and unable to access digital platforms such as QR codes and websites to submit documents or raise grievances. In this context, they urged BMRCL to consider offline or alternative modes of communication and submission to ensure inclusivity and accessibility. Finally, the public requested that these concerns, especially the demand to cancel the down ramp in Gollaratti and explore alternative engineering options, be formally communicated to the Managing Director of BMRCL and other senior authorities for further review and consideration.	Government of Karnataka and working in alignment with its long-term infrastructure development goals. He acknowledged that it is natural for some inconvenience or resistance to arise during major public infrastructure projects but emphasized that such challenges do not reflect any negative intent. The purpose of these developments, he stated, is to address growing traffic issues and plan the architectural and mobility needs of Bengaluru over the next 50 years. In response to concerns about digital accessibility, particularly regarding the use of QR codes for information access and document submission, he assured the public that BMRCL will provide printed copies of the presentation (PPTs) in PDF format to ensure that those who are unable to use digital platforms are not excluded from the process. Regarding the proposed down ramp location in Gollaratti, he informed the attendees that the Managing Director and the Executive Engineering Team are actively reviewing the alternate ramp suggestions. He confirmed that the location of the ramp is still under discussion, and once a final decision is made, BMRCL will immediately communicate the outcome to the public. He concluded by reiterating BMRCL's commitment to transparent communication, inclusive planning, and minimizing public inconvenience while delivering a future-ready Metro network for Bengaluru. The Engineer addressed the concern raised regarding the proposed down ramp at Gollaratti by noting that the Ragi Gudda model may not be directly applicable to this location, as it could lead to significant traffic congestion in the future. However, he assured the public that the engineering team is taking the down ramp issue seriously. He further stated that a detailed feasibility and technical survey will be conducted again to assess all possible alternatives. The matter is under active review, and the outcome of the study will be communicated to the public in due course.	were heard and recorded. They welcomed the assurance that technical surveys would be revisited and that the Managing Director would review their suggestions. Residents conveyed hope that a balanced and fair decision would be taken, protecting both livelihoods and infrastructure goals.
2	One of the landowners (Male), speaking on behalf of the residents of Gollaratti village, strongly urged BMRCL to reconsider the proposed down ramp planned within their village limits. He stated that the entire village community is united in opposing the construction of the ramp at the current location. The representative warned that if the proposed ramp is not shifted to an alternative location, the villagers may be compelled to organise a public protest. He further suggested that at the next station stop, there exists a much wider road, which would be a more appropriate and less disruptive location for the down ramp. According to him, shifting the ramp to that location would also help ease traffic flow more efficiently. In conclusion, he requested that BMRCL seriously consider	General Manager, BMRCL: In response to the concerns raised by the landowner and villagers of Gollaratti regarding the proposed down ramp, the General Manager of BMRCL acknowledged the seriousness of the issue and assured that the public's collective concerns have been noted. He clarified that the proposed ramp is part of the larger design aligned with technical feasibility and future traffic management plans. However, he confirmed that the ramp location is currently under review and that the suggestion to shift the ramp to the next station, where a wider road is available, is being actively considered by the technical and executive planning teams. He reiterated that BMRCL values public input and is committed to minimizing disruptions to local communities. He assured the attendees that the matter has been	The villagers expressed cautious optimism that their proposal for relocating the ramp to a wider road would be given due weight. They appreciated the assurance that senior authorities are reviewing the matter and agreed to await the outcome before considering further action.

5 August 2025, 10:30 am at Sri Ravinandana Palace, #162, DoddaGollarahatti, Magadi Main Road, Bengaluru – 560 091.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	the collective concern of the Gollaratti residents and ensure that the down ramp is not constructed within the village boundaries.	escalated to senior management, including the Managing Director, and that a decision will be made only after careful evaluation of both engineering feasibility and public sentiment. He respectfully requested the villagers to remain patient during this review process and assured them that any confirmed changes or decisions would be communicated transparently and without delay.	
3	A landowner (Male) asked about the Economic Impact Concerns Related to the Down Ramp in Gollaratti. Another landowner, who is also a resident of a neighbouring village near Gollaratti, expressed support for the earlier concerns raised by fellow villagers. He emphasized that the construction of the proposed down ramp would severely impact local commercial establishments in the area. He noted that several businesses may be forced to shut down, leading not only to loss of livelihoods for the affected traders and workers but also resulting in a loss of commercial tax revenue for the government. Even after the completion of the ramp, the speaker highlighted that business activities would decline, as operating in a congested and obstructed space would not be viable for traders. He further stated that the cumulative impact of this would disrupt the local economy, directly affecting both business owners and the villagers of Gollaratti.	General Manager, BMRCL: Acknowledged the concerns raised by the residents and business owners of Gollaratti regarding the proposed down ramp. He stated that the project is being executed as per the Government of Karnataka's vision for long-term traffic management and urban planning. He assured that the suggestion to shift the ramp toward NICE Road has been taken seriously and is currently under discussion with higher authorities. A final decision is pending, and the public will be informed as soon as it is confirmed.	The stakeholders welcomed the acknowledgement of potential economic impacts and expressed hope that the ongoing review would consider the livelihoods of business owners and residents. They conveyed confidence that their concerns will be given fair consideration in the decision-making process.
4	One of the landowners (Male) highlighted that the affected residents had already lost a substantial portion of their properties during the earlier acquisition for the NICE Road project. He appealed to BMRCL to allow them to sustain their livelihoods with the remaining land and avoid further acquisition from private holdings. It was further suggested that, since the terms of the NICE Road agreement have concluded and the land now falls under BBMP jurisdiction, BMRCL could consider utilizing that corridor for future development requirements instead of targeting additional private land in the locality.	General Manager, BMRCL: Acknowledged the concerns raised regarding previous land loss due to the NICE Road project. He assured the public that BMRCL is sensitive to the challenges faced by affected landowners and is committed to minimizing additional impact wherever feasible. He clarified that all alignments and land acquisition processes are being planned in accordance with government regulations and technical feasibility. While the suggestion to utilize land from the NICE Road corridor will be examined, he emphasized that any such consideration must align with engineering constraints, project design, and legal approvals. He further assured that all concerns raised during the meeting will be duly conveyed to higher authorities for review and necessary consideration.	The affected residents welcomed the assurance that their concerns would be conveyed to higher authorities. They expressed hope that alternative corridors, such as the NICE Road alignment, would be seriously evaluated to safeguard their remaining landholdings.
5	Collective Representation (Male and Female Groups) from Gollaratti Landowners and Business Owners: The landowners and residents of Gollaratti reiterated their support for the Metro project but expressed strong opposition to the proposed double-decker alignment due to the down ramp planned within their locality. They stated that if the ramp is cancelled, the community is willing to cooperate with the double-decker proposal. Otherwise, they do not consent to the current plan. Residents also recalled their earlier request for a technical team visit, emphasizing that current engagements	General Manager, BMRCL: Acknowledged the concerns raised by the landowners and business stakeholders of Gollaratti. He clarified that the purpose of the current meeting was to address land acquisition-related issues, but assured that all concerns regarding the proposed down ramp, business displacement, and technical team engagement have been noted and will be communicated to higher authorities, including the Managing Director of BMRCL. He emphasized that the feasibility of the down ramp is still under evaluation by the engineering and planning teams, and no final decision has been taken. Suggestions such as	The community acknowledged the assurance that their concerns would be escalated to higher authorities, and appreciated the commitment to consider business displacement challenges. They expressed willingness to cooperate if fair solutions are found and conveyed optimism

5 August 2025, 10:30 am at Sri Ravinandana Palace, #162, DoddaGollahatti, Magadi Main Road, Bengaluru – 560 091.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	have been limited to land acquisition officers. They urged BMRCL to arrange a meeting with technical experts and senior authorities who are empowered to reconsider the alignment, possibly shifting the ramp towards NICE Road, now under government control. The villagers are prepared to escalate their concerns to higher authorities, including the Chief Minister, if needed. In addition, business owners along the proposed alignment, especially those operating licensed wine shops and bars, raised serious concerns about relocation. They explained that moving their businesses would trigger numerous regulatory hurdles, including the need for new licenses, adherence to zoning restrictions, and compliance with updated policies, all of which would result in financial strain and operational disruption. They urged BMRCL to take these challenges into account when making final decisions regarding the down ramp alignment.	realigning the ramp toward NICE Road are under serious discussion, and once finalised, the public will be informed. Regarding business relocation, the Manager assured that in cases of involuntary displacement, matters will be placed before the Excess Committee, and no additional licensing or compliance costs should be imposed on project-affected persons (PAPs). He further agreed to consider the request for a technical team to attend future meetings and appreciated the community's constructive engagement in supporting the Metro project.	that BMRCL would take their inputs into account during final decision-making.

Table 6.4: the 2nd SCM on 5 August 2025, 02:00 PM

5 August 2025, 02:00 pm at Shivanandi Convention Hall, Srigandhada Kaval, Health Layout, Magadi Main Road, Sunkadakatte, Bengaluru – 560 091.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Female) expressed concern that they were not informed about the first stakeholders' meeting. They urged that all public concerns be conveyed to higher authorities to ensure that decision-makers are fully aware of the ground realities faced by affected communities. While appreciating BMRCL's use of QR codes, PowerPoint presentations, and websites for public outreach, it was pointed out that many residents, especially those who are uneducated, find it difficult to access and understand digital content. As a result, the landowner requested that BMRCL provide physical paper forms, printed notices, and better communication to improve public understanding of project updates and procedures.	Response by Tahsildar, BMRCL. He acknowledged the concern raised regarding the lack of communication for the earlier stakeholder meeting. He assured that BMRCL is committed to improving its outreach efforts and will work towards ensuring that all affected parties are well-informed in a timely manner for future engagements. He also took note of the challenges faced by residents in accessing digital platforms such as QR codes and websites, especially among the uneducated and elderly population. The Tahsildar stated that the suggestion to provide physical communication materials such as printed forms and public hoardings, would be considered. He reiterated BMRCL's intention to maintain transparency and accessibility in the land acquisition process.	The landowner appreciated the assurance given by BMRCL and expressed optimism that improved outreach and communication measures would ensure inclusivity and transparency.
2	A landowner (Male) raised multiple queries regarding the post-demolition scenario following land acquisition. The individual sought clarity on how permissions will be obtained for constructing a new residence on alternate premises, specifically pointing to requirements such as water connections, electricity supply, and BBMP building approvals. They questioned who would bear the associated costs for these new permissions and utilities. Additionally, the landowner raised concerns about the entitlement to tenant allowances and business rehabilitation support. They inquired whether compensation would be provided for the loss of business goodwill after relocation, and what measures are in place to support displaced workers who	The Tahsildar, BMRCL, acknowledged the concerns raised by the landowner regarding post-acquisition challenges such as obtaining new permissions for residential construction, utility connections, and compensation for tenants and businesses. He clarified that such matters, especially related to rehabilitation and resettlement (R&R), are governed by the principles of full replacement cost guidelines. Depending on eligibility and documentation, costs related to relocation, business disruption, and tenant compensation will be examined under the applicable framework. He assured the attendees that any cases involving involuntary relocation, loss of business goodwill, and impacts on workers will be carefully reviewed by the competent committees. He further mentioned that these	The landowners appreciated that informal businesses would be considered and were optimistic about fair escalation of concerns.

5 August 2025, 02:00 pm at Shivanandi Convention Hall, Srigandhada Kaval, Health Layout, Magadi Main Road, Sunkadakatte, Bengaluru – 560 091.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	may be affected by the shift in business operations.	issues will be escalated to the Excess Compensation Committee, where applicable, and necessary recommendations will be forwarded to the General Manager of BMRCL for further decision-making.	
3	A landowner (Female) shared that while the Metro project is broadly welcomed and seen as beneficial for the public, the double-decker model, with its multiple up-ramps and down-ramps, is causing significant concern and hardship to local residents. The individual emphasized that if it were only a Metro line, there would be no major objections. However, the current proposal is seen as disproportionately impacting private landowners while benefiting other segments of the public. The speaker pointed out that more properties are being acquired for the double-decker alignment, leading to increased displacement and economic distress. A strong request was made for transparent disclosure of the ramp alignments so that the affected public can understand the design and even suggest better traffic alternatives that could minimize acquisition. It was further expressed that many small and medium businesses have been built over the years under financial strain, involving tax burdens, mortgage loans, and the struggle of building from scratch. Now that many owners have achieved financial stability after years of effort, they are too old to rebuild or relocate elsewhere. Forced migration could result in their economic collapse. A particular concern was raised for micro-businesses like pawn shops, tea stalls, and other informal shops, which may not have formal tenancy documents and thus risk exclusion from compensation frameworks. The speaker urged BMRCL to ensure clarity and fairness in the rehabilitation of all categories of affected persons, land losers, business owners, and livelihood earners.	The Tahsildar, BMRCL, acknowledged the concerns raised by the landowner regarding the challenges posed by the double-decker alignment and the resulting impact on private properties, businesses, and livelihoods. He clarified that the primary objective of the current meeting was to address land acquisition-related queries under the LARRAC Act 2013 and CRP 2019 on the principles of full replacement cost guidelines, and that all individual and collective grievances are being duly documented for further escalation to senior authorities. He assured the stakeholders that fair compensation and resettlement assistance would be extended as per the applicable legal and policy frameworks. He further explained that property values are determined based on guidance value (SR value), recent registered transactions, and valuation committee recommendations and that each case is evaluated accordingly. Special attention will be given to vulnerable and informal business owners, such as small shopkeepers and tenants without formal agreements. All eligible affected persons, including business and livelihood losers, will be considered for livelihood restoration or rehabilitation support, as per the resettlement policy. In conclusion, he reiterated BMRCL's commitment to ensuring a balanced approach supporting infrastructure development while minimizing hardship for affected communities. He assured that the concerns shared in this meeting would be communicated to the competent authorities for further action.	The landowner appreciated the assurance and hoped cultural and religious sentiments would be respected in final decisions.
4	A representative (Female) from the Lakshmi Narasimha Swamy Temple expressed deep concern regarding the proposed land acquisition under the BMRCL metro development project, which includes the temple premises. It was conveyed that the temple is one of the oldest and most sacred religious sites in the area, serving as the Grama Devate (village deity) for the local community. The temple holds profound religious and cultural importance, with rituals and ceremonies of several surrounding villages commencing from this temple. The representative shared that their family has been serving this temple for over eight to nine generations, maintaining its religious and social significance. The community is deeply distressed by the marking of this temple for acquisition and strongly appeals for its exclusion from the project limits. They requested guidance from BMRCL on the appropriate procedure	The Tahsildar, BMRCL, acknowledged the concerns raised by the representatives of the Lakshmi Narasimha Swamy Temple and assured that sensitive religious structures such as temples are treated with utmost respect and consideration during the planning and land acquisition process. He informed that the matter will be thoroughly reviewed in coordination with the engineering and legal teams, and if the temple is found to be an active place of worship with historical and cultural relevance, the possibility of realigning the project to avoid impacting the temple will be examined. He further advised the stakeholders to submit all relevant documents and representations pertaining to the temple's heritage, religious functions, and community importance, so that the issue can be escalated to higher authorities within BMRCL for appropriate consideration. He reiterated that preservation of cultural and religious sentiments remains a priority, and	Stakeholders appreciated the assurance and hoped cultural and religious sentiments would be respected in final decisions.

5 August 2025, 02:00 pm at Shivanandi Convention Hall, Sriganadhada Kaval, Health Layout, Magadi Main Road, Sunkadakatte, Bengaluru – 560 091.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	to follow to protect the temple and asked that this concern be urgently escalated to higher authorities for review and reconsideration.	that the final decision will be taken in consultation with the concerned departments following due process.	
5	A landowner (Male) expressed concern that, upon hearing about the proposed Metro project, several tenants have already vacated their premises, leading to a sudden and unmanageable loss of rental income. Despite this, the landowner is still liable to pay commercial taxes, compounding their financial stress. Additionally, they have not yet received any official notice from BMRCL regarding the acquisition. The landowner further raised questions about post-demolition responsibilities: if reconstruction or alterations are required after the acquisition, fresh approvals and permissions, such as new water connections, BESCOM approvals, and BBMP building sanctions, would be necessary. They requested clarification on whether BMRCL would compensate for these new procedural costs and sought information on what support mechanisms or compensatory actions BMRCL has planned in such situations.	The Tahsildar, BMRCL, acknowledged the concerns raised by the landowner regarding the premature departure of tenants following news of the Metro project and the resulting financial burden, including continued liability for commercial taxes. He clarified that official notifications regarding land acquisition will be served through the proper legal process in a timely manner. He further explained that the principles of full replacement cost guidelines, provisions exist to address issues such as rental loss and business disruption, and all eligible claims will be considered accordingly. In cases where property owners may need to reconstruct or alter remaining structures post-acquisition, he stated that requests for additional expenses related to water, BESCOM, and BBMP permissions can be submitted for review. Such claims may be evaluated by the BMRCL's Excess Compensation Committee, based on merit and documentation. He reassured the attendees that all legitimate grievances will be escalated to higher authorities, and that BMRCL remains committed to ensuring that the rehabilitation and compensation processes are conducted transparently and equitably.	Landowner expressed satisfaction and had no further questions.
6	A landowner (Male) raised a specific concern regarding the current markings and design of the Metro project alignment. He inquired whether the present markings and design layout will remain unchanged or if any further modifications are expected. Additionally, he sought clarity on the timeline for the demolition process and questioned when exactly it is expected to begin. Further, the landowner requested clarification on whether, after the commencement of construction, property owners are required to leave any setback or front portion of their remaining land vacant while reconstructing new buildings. This query was raised to understand compliance requirements and to plan future constructions accordingly.	Responding to the landowner's concern, the Engineer clarified that the markings currently visible on-site are based on the preliminary alignment and engineering design. However, these are still subject to minor adjustments based on technical feasibility, utility mapping, and structural considerations during the final stage of execution. Regarding the demolition timeline, he informed that it would only commence after the legal acquisition process is completed, and notices are officially issued to the concerned property owners. He also advised that no immediate action should be taken by the landowners until formal communication is received from BMRCL. With respect to reconstruction, the Engineer stated that landowners are not required to leave additional front setbacks beyond what is mandated under the prevailing BBMP or local building bye-laws. BMRCL does not impose any extra setback requirements once the acquired portion is relinquished. Landowners may proceed with reconstruction as per applicable civic regulations once the acquisition process is completed.	Landowners were satisfied with the explanation and had no further questions.

Table 6.5: the 2nd SCM on 6 August 2025, 10:30am

6 August 2025, 10:30 am at M.R Convention Hall#18, Outer Ring Road, Near Mysore Road Metro Station, Opp Kalyani Motors, Bengaluru – 560 026.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	<p>A landowner (Female) raised a series of critical questions regarding the compensation framework being applied by BMRCL. The individual sought clarity on the legal provisions under which compensation is being disbursed and whether formal written consent had been obtained from property owners before finalizing the compensation amounts. It was pointed out that while BMRCL had stated compensation would be determined using either the market value or the government guidance value (SR value), whichever was higher, there appeared to be a significant disparity in implementation. Specifically, the landowner noted that in areas such as Nayandahalli, the prevailing market rate was understood to be approximately ₹15,000 per square foot, whereas compensation was reportedly fixed at about ₹7,000 per square foot. This discrepancy raised serious concerns about fairness and transparency. The speaker emphasized that landowners must be consulted meaningfully to arrive at a mutually agreeable and realistic compensation value, reflective of actual market conditions. They further questioned whether BMRCL had conducted any structured market survey or valuation study to justify its figures and suggested that compensation should at least consider valuations used in bank loan sanction documents as a reference point. Additionally, it was reported that after prolonged delays, some landowners were finally able to meet with the General Manager, BMRCL. However, the interaction was described as dismissive, as the officer allegedly conveyed that landowners must either accept the compensation amount as fixed by BMRCL or seek recourse through the courts, implying there would be no further negotiation or discussion. These concerns highlighted a growing sentiment among affected parties for greater transparency, fairness, and participation in the compensation determination process.</p>	<p>General Manager, BMRCL, addressed the concerns regarding compensation rates and valuation methodology. He clarified that BMRCL is operating under the provisions of the KIADB Act, specifically Section 29(2) relating to the Consent Award. Under this provision, landowners are issued a notice detailing the offered compensation and are provided with an opportunity to submit representations if they wish to contest or negotiate the value. He informed the gathering that BMRCL had applied the highest available SR value and shared this with affected parties. If the compensation is acceptable, the award is finalized; if not, representations are invited and reviewed. He emphasized that perceived or speculative market rates, including informal estimates such as bank loan valuations, cannot be considered unless substantiated through official sub-registrar records. Manager noted that while this issue fell outside the scope of the current meeting, BMRCL is committed to organising a dedicated consultation to address the matter. He assured that the concerns would be escalated to the Managing Director and the legal advisor for formal review, and outcomes would be communicated to stakeholders.</p>	<p>The Landowner acknowledged the explanation but reiterated that the gap between market perception and compensation remained a major concern. They expressed guarded optimism that BMRCL's assurance of a dedicated consultation and review by senior officials would create an opportunity for a more transparent and fair resolution.</p>
2	<p>A group of landowners (Female) expressed deep frustration and raised several concerns regarding the timeline, transparency, and public engagement process of the BMRCL Metro project. A key issue was the project timeline, specifically how the year 2031 was determined as the projected operational date. The participants emphasized that when private land is being acquired, landowners should be treated with dignity and provided full clarity about the value of their property per square foot. They expressed disappointment that senior officials, including GM, had not attended any of the public consultations, which was seen as a</p>	<p>The General Manager, BMRCL, addressed the concerns regarding compensation, market value assessment, and engagement with senior officials. He clarified that compensation is being provided under the KIADB Act, Section 29(2) – Consent Award. Under this provision, affected persons may submit representations on the compensation amount. He explained that the highest applicable guidance value (SR value) was considered, and that consent is sought from each property owner. If the owner agrees, the award is processed; if not, the representation is recorded and reviewed.</p>	<p>The stakeholders acknowledged the clarifications provided but reiterated their demand for a meeting with senior decision-makers. They emphasized that they expected more direct accountability from top officials and expressed cautious optimism that their concerns would be escalated appropriately.</p>

6 August 2025, 10:30 am at M.R Convention Hall#18, Outer Ring Road, Near Mysore Road Metro Station, Opp Kalyani Motors, Bengaluru – 560 026.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	<p>lack of accountability. They questioned the relevance of repeatedly meeting with middle-level officers who, in their view, were unable to provide clear answers on valuation and compensation.</p> <p>The stakeholders demanded a comprehensive meeting with higher authorities responsible for market value determination, stating that without such engagement, they would not consent to hand over their lands. They also described the mental and physical toll of the prolonged uncertainty, citing health issues such as high blood pressure and stress-related complications.</p> <p>Furthermore, they noted that several technical suggestions submitted by external consultants, such as PowerPoint (a local design firm or civil expert), had not been acknowledged by BMRCL, which was perceived as a deliberate avoidance of public input. They concluded that if meetings continued to focus only on compensation without genuine dialogue, they would be considered futile and cause further distress.</p>	<p>He stated that perceived or speculative market rates cannot be applied unless supported by sub-registrar records.</p> <p>He further noted that feedback from all consultations is compiled and escalated to the Managing Director and legal team, even if senior officials are not physically present.</p> <p>He acknowledged the emotional stress faced by the public and assured that transparency and legal compliance would be maintained.</p>	
3	<p>A landowner (Male) expressed dissatisfaction with the lack of transparency in compensation determination. It was recalled that during an earlier engagement, members of the BMRCL-appointed committee had assured the public that a consultation on price fixation would be held before finalising compensation. However, no such consultation took place. The landowner questioned the legal basis under which compensation was being determined without prior consultation and consent. It was alleged that the process appeared to favour BMRCL's interests over those of landowners, who were losing both land and livelihood. The landowner demanded disclosure of the basis and methodology used to determine market value and requested immediate clarification on the rate being applied.</p>	<p>General Manager, BMRCL clarified that the compensation process follows KIADB norms under Section 29(2) – Consent Award. He stated that landowners were given a consent window to submit representations regarding valuation. Compensation was determined based on the highest available guidance value (SR value).</p> <p>He emphasized that speculative market values are not binding unless supported by sale registrations or official records.</p> <p>He reassured participants that the issue would be escalated to the Managing Director and the legal team for further clarity. He also stressed the importance of communication and transparency going forward.</p>	<p>The Landowner acknowledged the explanation but maintained that proper consultation should have been conducted earlier. They expressed hope that future decisions would be more transparent and participatory.</p>
4	<p>A landowner(Female) expressed dissatisfaction with delays in engagement by senior officials, stating that despite several weeks of waiting, neither the General Manager nor other higher authorities had addressed public concerns. The community proposed that landowners themselves would fix a specific date, time, and venue for a dedicated meeting, requesting the participation of all relevant senior officials. They urged BMRCL to take this request seriously so that transparent and accountable discussions could take place on compensation, resettlement, and other pending issues.</p>	<p>General Manager, BMRCL acknowledged the concern and assured that the suggestion of a dedicated meeting with senior officials had been noted. He confirmed that the request would be communicated to the concerned departments and conveyed BMRCL's willingness to facilitate such a meeting, subject to availability and coordination.</p> <p>He reiterated BMRCL's commitment to addressing grievances transparently and lawfully.</p>	<p>The Landowner expressed cautious optimism, stating that if senior officials participate in the proposed meeting, it will restore trust and enable more meaningful dialogue.</p>

Table 6.6: the 2nd SCM on 6 August 2025, 02:00 PM

6 August 2025, 02:00 pm at Amma Party Hall, #11, Nandishwara Complex, Nagarabhavi 2nd stage, Opp KLE College Near BDA Complex Outer Ring Road, Nagarabhavi, 560 072.			
Sl. No.	Stakeholder Category and concerns	Respondent and Response	Stakeholder Response
1	One participating landowner (Male) raised a suggestion and concern regarding the proposed metro alignment. The individual questioned why BMRCL could not explore constructing an underground metro tunnel instead of an elevated line, specifically for the concerned 3 km stretch, citing successful implementation in sensitive areas such as Vidhana Soudha. They emphasized that an underground line would preserve numerous commercial properties and significantly reduce displacement costs. The landowner highlighted that their commercial property generates approximately ₹5 lakhs per month in rental income and expressed concern about sustaining this loss during the five-year construction period. They asked whether BMRCL would compensate for rental income loss. They further suggested that while a double-decker flyover could be planned along the Ring Road, a tunnel could serve as an alternative in congested zones and requested that the alignment be reconsidered to minimize livelihood impacts.	The Section Engineer of BMRCL explained that the option of constructing an underground metro tunnel had been thoroughly evaluated during the feasibility and planning stages. However, due to technical, geological, and cost constraints, an underground alignment was deemed unviable for this stretch. He clarified that underground construction is significantly more expensive and time-consuming and poses challenges in areas with dense utility networks, groundwater conditions, and narrow working corridors. He further noted that design alternatives were assessed in consultation with technical committees, and the double-decker alignment was finalised based on those findings. Regarding rental income loss, he acknowledged the difficulty and assured that eligible compensations on the principles of full replacement cost guidelines would be provided. Legitimate representations could also be submitted for further review. He concluded by stating that public suggestions would be compiled and presented to higher authorities for consideration, where technically and legally feasible.	The landowner acknowledged the explanation and expressed appreciation that their concerns and suggestions would be escalated to higher authorities.
2	During the public consultation, several participants (Female) expressed dissatisfaction over the lack of clarity and transparency in BMRCL's response to inputs. They observed that while such consultations aim to gather feedback, public suggestions appeared not to influence decisions. Participants reiterated that, although the compensation framework was explained, they had yet to receive clarity on actual compensation amounts. Concerns were also raised about the alignment through Nagarbhavi Road, as repeated queries had not received definitive responses. They asked why properties had already been marked if the alignment was not final and requested confirmation on whether markings were subject to change with modifications in the double-decker design. Participants strongly urged BMRCL to provide transparent and conclusive clarification.	The Section Engineer clarified that the alignment of the metro line through Nagarbhavi Road had not yet been finalised, as the project remains in the detailed design and feasibility stage. He assured that markings on properties are tentative and for survey purposes only, not final acquisition boundaries. No demolition or acquisition will proceed until the alignment is confirmed and statutory procedures are completed. The Tahsildar of BMRCL further explained concerns related to property markings and public consultation. He emphasized that the markings currently visible are only for survey and planning purposes and do not represent confirmed acquisition boundaries. Once the final alignment is approved, affected parties will be issued official notices as per legal procedures under the KIADB Act. It is an ongoing and essential process, and inputs are forwarded to higher authorities for review. He encouraged stakeholders to continue submitting written representations for follow-up.	The participants welcomed the clarification and expressed hope that the final alignment and compensation details would be communicated transparently.
3	A landowner (Male) questioned why, along the entire 33 km metro stretch from J.P. Nagar to Vinayakanagar, deviations occur only in Vinayakanagar and Nagarbhavi. While willing to part with residential properties if required, they firmly opposed the acquisition of commercial properties, citing severe impacts on businesses, including loss of customer base, goodwill, and income. They urged BMRCL to consider altering the alignment in these zones or to adopt a standalone metro line without affecting established commercial spaces.	The Section Engineer clarified that alignment decisions are based on technical feasibility, topographical constraints, existing infrastructure, and safety standards. He acknowledged the challenges faced by commercial property owners and emphasized that minimizing the displacement of active commercial establishments is a critical consideration. However, certain deviations are unavoidable due to limited space, road widths, and the need to integrate with existing infrastructure. He assured that BMRCL would examine practical representations from stakeholders and that	The landowner acknowledged the response and appreciated that minimizing displacement was recognised as a key concern.

6 August 2025, 02:00 pm at Amma Party Hall, #11, Nandishwara Complex, Nagarabhavi 2nd stage, Opp KLE College Near BDA Complex Outer Ring Road, Nagarabhavi, 560 072.			
Sl. No.	Stakeholder Category and concerns	Respondent and Response	Stakeholder Response
		technical teams would revisit suggestions where feasible, though some decisions are bound by broader planning and engineering constraints.	
4	A landowner (Female) near the SBI building, adjacent to the Telephone Junction, expressed concern about the partial acquisition of approximately 50% of their commercial building. They sought clarity on the compensation process and requested details on: (i) compensation criteria for partial acquisitions, and (ii) official approval of the Detailed Project Report (DPR) for the corridor. The concern was raised in the context of ensuring transparency in valuation and timelines.	The Section Engineer of BMRCL clarified that compensation for partially acquired properties will be determined as per the Karnataka Determination of Market Value by Agreement Act (KDBA). The higher of the prevailing guidance value or surveyed market value will be adopted, and formal communication will be issued during the notification and consent award process. Regarding the DPR, he explained that while the full report is compiled at the head office, landowners can access alignment and design details by scanning the QR code provided in public notifications. The QR code links to an official portal with maps, layouts, and other technical documents. He further stated that additional clarifications can be raised through formal representation for official responses.	The landowner expressed satisfaction with the clarification and welcomed the availability of project details through the official portal.
5	A landowner (Male) raised concerns regarding compensation and post-acquisition implications. They sought clarity on (i) whether tax deductions would be applied to compensation, (ii) whether government exemptions or benefits would apply for utilities and civic permissions when purchasing alternate property, and (iii) when official notices for acquisition and compensation would be issued. They also requested an approximate per square foot compensation figure to enable better planning for resettlement.	The Tahsildar of BMRCL clarified that no tax deductions will be made by BMRCL on compensation; however, any income tax liability lies with the Income Tax Department, and landowners should consult tax professionals for exemptions or liabilities. He added that exemptions for utilities and permissions fall under other departments, but KIADB can provide an official certificate confirming land acquisition details. This certificate can be used to claim stamp duty exemptions when purchasing an alternate property, as per government norms. Regarding timelines, he stated that notices will be issued under the Karnataka Development of Towns Act (KDBA) in a phased manner, and compensation rates will be based on the higher of the guidance value or market rates, subject to consent procedures.	The landowner appreciated the clarification and expressed hope that the compensation and notification process would proceed in a timely and transparent manner.

Table 6.7: the 2nd SCM on 7 August 2025, 10:30 AM

7 August 2025, Time: 10:30 am at Raghothaman Party Hall (Mari Gold) #01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sanjaynagar, Bengaluru – 560 094.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	A landowner (Male) raised a concern regarding the methodology adopted for building compensation during the feasibility assessment and acquisition process. The participant questioned whether compensation is calculated based on actual structural plans and the current condition of the building. It was pointed out that some existing buildings have a remaining lifespan of 20–30 years and are structurally sound. However, the compensation offered may not be adequate to reconstruct a building of similar quality and scale in the current market, given the sharp rise in construction costs and additional legal requirements. The owner emphasized that compensation should reflect the prevailing per square foot construction rate and	The General Manager, BMRCL, clarified that during the land and building acquisition process, compensation for structures is assessed as per the principles of full replacement cost, in alignment with the KIADA. He explained that qualified valuers and engineers appointed by BMRCL conduct detailed on-site assessments to determine the structural condition, integrity, age, and remaining lifespan of each building. Compensation is not based on historical construction costs but on the current Public Works Department (PWD) schedule of rates, which reflects prevailing market construction values. He assured that buildings with a remaining life of 20–30 years will be appropriately valued and that any rise in	The landowner acknowledged the explanation and expressed appreciation that current construction rates and building conditions will be factored into the valuation.

7 August 2025, Time: 10:30 am at Raghohtaman Party Hall (Mari Gold) #01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sanjaynagar, Bengaluru – 560 094.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	account for the present condition and usability of the structure. They urged BMRCL to adopt updated valuation metrics so that affected owners can rebuild in line with current standards.	construction costs will be taken into account during compensation.	
2	A landowner (Female) shared that approximately 90% of their property is being acquired by BMRCL, leaving behind only 10%, which they described as practically unusable and economically unviable. They further noted that their ancestors had developed the layout nearly a century ago, including setting aside land for internal roads, which they claimed was originally part of their private holdings. Although the TDR road was later constructed by BBMP, the owner stated that the space was originally left voluntarily during layout formation. The landowner questioned whether compensation would be provided for the land surrendered for road development, as they believe it was part of their family's property.	The General Manager, BMRCL, clarified that compensation is provided strictly as per legal ownership records and in line with the principles of full replacement cost. If land, including roads, was formally relinquished during layout formation and transferred to BBMP or the public domain, such areas are not eligible for compensation, as they no longer fall under private ownership. However, if ownership still rests with the claimant and no formal transfer has occurred, they may submit supporting documents. Such cases will be reviewed based on records, mutation entries, and layout approvals. He added that in cases where 90% of the property is acquired and the remainder is deemed non-functional, full acquisition and compensation may be considered in line with the principles of full replacement cost provisions for partially affected properties.	The landowner appreciated the clarification and expressed hope that their documentation, once submitted, would be carefully considered by the acquisition team.
3	A senior landowner (Male) stated that his property is a well-built G+3 structure, structurally sound and expected to last another 70 years. He raised concerns about whether compensation would be sufficient to reconstruct an equivalent building in today's economic conditions, where construction costs have risen significantly. He also explained that he is 70 years old, with two daughters, and though he owns alternative land in a rural area, constructing there would involve complex regulatory procedures. Given his age and circumstances, he conveyed his inability to manage the bureaucratic process of obtaining approvals for building plans, electricity (BESCOM), water (BWSSB), and other municipal clearances. He inquired whether BMRCL could provide support in securing these permissions and requested that humanitarian considerations be factored into the resettlement process.	The Tahsildar, BMRCL, clarified that building compensation is assessed based on structural condition and specifications at the time of acquisition, in line with CRP 2019 on the principles of full replacement cost. Valuation is carried out by certified engineers and revenue officials to ensure fair market value, including current construction costs, material specifications, and depreciation. He acknowledged the difficulties faced by senior citizens in managing regulatory approvals. While BMRCL cannot directly obtain building plan approvals, it can issue acquisition certificates that facilitate stamp duty exemption when purchasing new property. These certificates can also support applications to local authorities for clearances, although final approval rests with the respective agencies. The Tahsildar further stated that BMRCL recognizes the hardships of senior citizens and vulnerable households and will extend facilitation support where possible, in line with equitable resettlement principles.	The landowner expressed gratitude for the assurance of facilitation support and welcomed the recognition of senior citizens' challenges in the acquisition process.
4	A tenant (Female) expressed concern regarding displacement and the implications for business continuity. The tenant highlighted loss of goodwill, customer base, and the challenges of restarting operations in a new area. He inquired whether BMRCL would provide compensation or allowances to assist tenants during this transition. Another tenant, operating a business requiring an excise license, highlighted the financial burden of relocation, as shifting such a license requires a 1:3 cost ratio under current excise rules. She emphasized that BMRCL's compensation does not adequately cover costs related to license	The Tahsildar, BMRCL, explained that tenants are recognized under the principles of full replacement cost, which provide for shifting assistance, rental support, and transition allowances depending on occupancy and tenure. He clarified that business losses are considered under economic displacement provisions, though intangible goodwill is not directly compensated. However, BMRCL seeks to minimize disruption and will assess claims case by case, provided tenants submit documentation of business tenure and registration. Regarding excise-licensed businesses, he clarified that while BMRCL cannot directly reimburse statutory license transfer costs, such matters may be escalated	The tenants acknowledged the explanation and expressed hope that their specific concerns would be escalated to the appropriate authorities for possible relief.

7 August 2025, Time: 10:30 am at Raghothaman Party Hall (Mari Gold) #01 & 24, Raghothaman Smaraka Bhavana, RMS Colony, Sanjaynagar, Bengaluru – 560 094.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	transfer, business migration, and compliance. She requested reconsideration of compensation policies to address the unique challenges faced by tenants with licensed businesses.	to relevant government departments for review. He encouraged affected tenants to submit detailed representations with supporting documents so that special cases may be considered for policy-level interventions.	
5	A landowner (Male) expressed concern about the acquisition of a functioning bore well located within the affected portion of their property. The bore well serves as the primary water source for the property, which accommodates both owners and tenants, and is also used by adjacent buildings. The landowner explained that BWSSB officials had indicated that BMRCL must take the initiative in securing alternate arrangements, since the bore well loss is a direct outcome of the project. They urged BMRCL to assume responsibility for facilitating an alternative water source in coordination with BWSSB.	The Tahsildar, BMRCL, acknowledged the concern and confirmed that BMRCL is aware of such utility-related impacts. Where borewells or essential water sources are acquired, BMRCL can issue formal acquisition certificates that may be submitted to BWSSB to seek new borewell or piped water connections. He assured that BMRCL will coordinate with BWSSB where necessary to ease procedural requirements, particularly in cases where the bore well was the only source of water. He further stated that such cases would be examined under CRP 2019 on the principles of full replacement cost provisions, and facilitation support would be extended in coordination with utility agencies.	The landowner expressed appreciation that facilitation with BWSSB would be provided and hoped the transition to an alternate water source would be managed smoothly.

Table 6.8: the 2nd SCM on 9 August 2025, 10:30 AM

9 August 2025, 10:30 am at Sindhoor Convention Hall, No.48/75, 15th Cross, Sarakki 1st Phase, Ring Road, J.P. Nagar, Bengaluru – 560 078.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	Participants (Male) expressed concern that they had not yet received official notices or identification numbers from BMRCL, nor any information regarding the exact alignment of the proposed metro line within the 1.5 km stretch under consideration.	The Tahsildar of BMRCL clarified that alignment details and official notices will be communicated to all affected property owners once the ongoing survey work is completed. He assured that identification numbers and relevant documentation will be issued in due course.	Stakeholders acknowledged the assurance and expressed willingness to wait for official notices, while requesting timely communication once surveys are concluded.
2	A Landowner (Male) from Ramakrishna Layout raised concerns about the proposed metro and double-decker construction near the Ganesha Temple, stating that the area is already congested and that elevated structures would worsen public inconvenience, particularly regarding parking and vehicular movement during and after construction.	The Tahsildar of BMRCL explained that the current alignment and design were finalized based on feasibility studies, technical considerations, and cost factors. He assured that traffic management measures and adequate provisions for public convenience would be incorporated during and after construction.	The landowner appreciated the explanation and emphasized the importance of effective traffic management during construction, noting that proper implementation would help reduce inconvenience.
3	A landowner (Male) affected by metro station construction raised concerns about severe traffic congestion and parking shortages near stations. The individual inquired about precautions for Phase 3 (covering 31 stations) to avoid repeating such issues. They also questioned whether compensation would be based on outdated guidance values or current market rates, whether land had been officially marked, and whether 12% interest would apply in case of payment delays. The concern was also raised that if construction is delayed by two years, rebuilding costs could escalate significantly, making compensation unfair.	The Tahsildar clarified that compensation would follow the RFCTLARR Act, 2013. Market value will be determined as per prescribed procedures, ensuring fairness. He assured that delays in compensation disbursement will attract statutory interest, including 12% per annum where applicable. Planning has accounted for a 200-day timeframe to avoid prolonged delays. Regarding parking and congestion, Phase 3 includes improved traffic management and parking provisions. On cost escalation, it was clarified that compensation will be calculated as per prevailing legal provisions at the time of acquisition.	The landowner noted the assurances on fair valuation and interest on delayed payments. They welcomed the inclusion of parking and traffic management in Phase 3 and expressed cautious optimism that timely execution would prevent undue financial burden.
4	A landowner (Female) noted that compensation discussions focused mainly	The Tahsildar clarified that compensation under the RFCTLARR Act, 2013, covers land,	Landowner acknowledged the

9 August 2025, 10:30 am at Sindhoor Convention Hall, No.48/75, 15th Cross, Sarakki 1st Phase, Ring Road, J.P. Nagar, Bengaluru – 560 078.			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	on land and structures, while overlooking consequential losses such as business goodwill and rental income. As an example, the participant mentioned losing a Hyundai showroom tenant due to project-related uncertainty, resulting in a rental loss of ₹3 lakhs/month. The participant also expressed concerns about environmental and health impacts from the proposed double-decker structure, including loss of natural light, reduced ventilation, and associated health risks.	structures, and certain allowances. Business displacement will be compensated through relocation assistance, and rental loss will be partly addressed through a fixed amount. The Section Engineer assured that environmental and design aspects will be carefully evaluated, with measures such as adequate spacing, ventilation, and modern urban design principles to minimize negative impacts.	clarification on business-related compensation and appreciated the commitment to consider environmental design aspects. They emphasized the need for transparent implementation of these assurances.
5	A Landowner (Male) raised doubts about the impartiality of feasibility studies for valuing properties in cases of partial acquisition. They suggested involving an independent third-party agency to ensure fairness and accuracy.	The Tahsildar explained that feasibility studies are conducted by qualified engineers and approved valuation experts as per government norms. Partial acquisitions include the evaluation of both structural stability and usability of the remaining property. He assured that the process is transparent, and disputes can be reviewed through the grievance Redressal mechanism.	Landowner took note of the assurance but reiterated their preference for independent review mechanisms to further strengthen transparency and trust.
6	A resident (Male) from the Dalmia Flyover area raised concerns that the proposed down ramp at Dalmia Junction would increase traffic congestion in residential areas. They suggested connecting the ramp to Bannerghatta Road, reportedly the earlier alignment, and requested proof that proper feasibility studies were conducted before the shift.	The Section Engineer of BMRCL clarified that the shift from Bannerghatta Road to Dalmia Circle was based on feasibility and traffic flow studies, which showed better integration with road infrastructure and reduced overall travel time. He confirmed that the impact assessment compared multiple alignment options and assured that survey reports and feasibility data can be shared upon formal request.	Stakeholders acknowledged the explanation and appreciated the willingness to share feasibility reports. They expressed hope that the final alignment will balance commuter convenience with minimal residential disruption.

Table 6.9: the 2nd SCM on 9 August 2025, 02:00 PM

9 August 2025, 02:00 pm at Regional Institute of Co-operative Management, #67, near Devegowda Petrol Bunk, Gururaja Layout, Padmanabhanagar, Bengaluru – 560 070			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
1	Stakeholders (Male) urged BMRCL to expedite project completion so that compensation amounts could be finalized without further delay. They noted that uncertainties regarding land measurements were causing significant anxiety among affected property owners. They also sought clarity on the exact extent of land being acquired and the precise compensation to be paid, emphasizing that valuations must reflect prevailing market rates to ensure fairness.	The Tahsildar of BMRCL assured that the land survey process is actively underway and will be completed at the earliest possible time. He explained that once the survey is finalized, compensation amounts will be determined and communicated promptly to all affected parties. He further clarified that compensation will be calculated in accordance with the applicable Act and Rules, based on prevailing market values, to ensure fairness and transparency in the process.	Stakeholders acknowledged the assurance and expressed cautious optimism, while stressing the importance of the timely completion of surveys and transparent disclosure of compensation details.
2	A participant (Female) inquired whether any changes had been made to the IRC alignment near JP Nagar 4th Stage, noting that numerous rumours were circulating within the locality. The participant requested that BMRCL issue clear and official information on alignment updates, suggesting dissemination through newspapers, WhatsApp messages, or other suitable platforms to avoid misinformation.	The Tahsildar of BMRCL clarified that there are currently no changes to the IRC alignment near JP Nagar 4th Stage. He assured that if any modifications are proposed in the future, BMRCL will communicate updates transparently and promptly. Information will be shared through appropriate channels, including newspapers, official notices, and digital platforms such as WhatsApp, to ensure stakeholders receive accurate and timely updates, thereby preventing the spread of rumours.	Stakeholders expressed relief at the clarification and appreciated the commitment to transparent communication, while encouraging BMRCL to proactively update the public to avoid speculation.
3	A landowner (Male) highlighted that many patients and senior citizens reside in the	Responding to the concern, the Tahsildar of BMRCL assured that the issue of accessibility	The landowner appreciated the

9 August 2025, 02:00 pm at Regional Institute of Co-operative Management, #67, near Devegowda Petrol Bunk, Gururaja Layout, Padmanabhanagar, Bengaluru – 560 070			
Sl. No.	Stakeholder Category and concerns	BMRCL Response	Stakeholder Response
	affected area and face severe challenges in emergencies due to restricted vehicular access. The participant urged BMRCL to expedite civil works to prevent such difficulties and noted that prolonged delays could negatively affect the health of residents.	for emergency services is being duly considered. He stated that arrangements will be made to ensure ambulance and emergency vehicle movement is not obstructed during construction. He added that efforts will be taken to complete civil works in residential stretches at the earliest and confirmed that BMRCL is coordinating with the Traffic Police Department to ensure smooth vehicular access during emergencies.	assurance and emphasized the urgency of prioritising emergency access, expressing hope that coordination with the Traffic Police would effectively address this concern.
4	A landowner (Male) requested that once the double-decker and metro designs are finalised, BMRCL should provide the approved sketches on the official QR code-linked website for public access. The participant also recommended publishing a stakeholders' helpline number and appointing one designated officer per package to address safety, traffic management, and other challenges. In cases of partial building acquisition, it was suggested that more comprehensive feasibility studies be conducted to ensure fairness and minimize adverse impacts.	The Tahsildar acknowledged the requests and confirmed that once the designs are finalised, the approved plans will be uploaded on the official QR code-linked website for public access. He assured that a stakeholders' helpline number will be provided to enable feedback and grievance Redressal. He further stated that a dedicated officer will be appointed for each package to coordinate safety measures, liaise with the traffic police, and address pre-construction and construction-related issues.	The Landowner welcomed the commitments and expressed confidence that proactive publication of designs, dedicated helplines, and package-wise officers would strengthen transparency and accountability.

Table 6.10: the 2nd SCM on 11 August 2025, 10:30 AM

11 August 2025, 10:30 am at Manjusree Function Hall, #10, 17th Main Road, Swathantra Yodhara Nagar, Laggere, Bengaluru – 560 058.			
Sl. No.	Stakeholder Category and concerns	Respondent and Response	Response from Stakeholder
1	One of the landowners (Male) expressed that compensation should be calculated at twice the prevailing market value. It was noted that only BMRCL can conduct an official survey to establish this value, as landowners themselves are unable to independently prove market rates, which may differ significantly from the Sub-Registrar (SR) value due to various factors. The landowner also highlighted the need for provisions to avoid stamp duty charges and emphasized that the acquired land should not fall within an unnecessary buffer zone. In addition, the landowner requested a copy of any revised alignment plans and proposed that lifetime metro access passes be granted to all land-losing families as part of compensation and rehabilitation measures.	The Tahsildar of BMRCL clarified that the compensation process is being carried out strictly in accordance with the provisions of the applicable Act and Rules, which prescribe the method for determining market value and the multiplier for land acquisition. He explained that market value is assessed based on official records and surveys, with variations from the SR value considered as per guidelines. Regarding stamp duty, he informed that KIADB will issue a land acquisition certificate to help reduce stamp duty charges. On the request for a copy of the revised alignment plan, he assured that it would be shared once the final design is approved. With respect to the proposal for lifetime metro access passes, he noted the suggestion and confirmed that it would be forwarded to higher authorities for consideration.	The landowner expressed satisfaction that their concerns regarding compensation calculation, stamp duty, and alignment transparency were acknowledged. They appreciated that their suggestion on lifetime passes would be formally conveyed for further consideration, reflecting responsiveness to community inputs.
2	A landowner (Male) expressed that, as per the current guidance value (SR value), the rate is ₹5,000 per sq. ft., whereas the prevailing market value is approximately ₹15,000 per sq. ft. Even if BMRCL provides double the SR value, it will amount to only ₹10,000 per sq. ft., which still falls short of the actual market rate. The landowner questioned how valid proof of prevailing market value could be provided in such circumstances. They emphasized that they were not opposed to the metro project but sought clarity on compensation, noting that land purchases today would require payment at current market value rather than	The Tahsildar of BMRCL explained that compensation will be determined in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. He clarified that the guidance value is revised periodically by the government, while the market value is determined through official valuation procedures. Authorised valuation officers will assess compensation, and eligible landowners will be informed of the valuation with the opportunity to raise objections or submit documents. He further assured that concerns regarding disparities	Landowner acknowledged the explanation and welcomed the assurance that official valuation officers would review prevailing rates. They expressed cautious optimism that their concerns regarding SR value versus market value disparities would be considered fairly

11 August 2025, 10:30 am at Manjusree Function Hall, #10, 17th Main Road, Swathantra Yodhara Nagar, Laggere, Bengaluru – 560 058.			
Sl. No.	Stakeholder Category and concerns	Respondent and Response	Response from Stakeholder
	outdated guidance values. The landowner stressed that this concern was common among all affected landowners.	between SR value and market value would be communicated to higher authorities for review.	during the compensation process.
3	A landowner (Male) emphasized the need for representatives from both the Land Acquisition Department and the Technical Department to be present during the marking process to ensure transparency and accuracy. The landowner noted that while a 5-foot setback was maintained in their property, the proposed acquisition indicated a cut of 4 metres, raising doubts about the feasibility study. They also questioned why the alignment required demolitions between JP Nagar and Kempapura when an alternative along the existing 150-foot road could reduce displacement. Further, they raised concerns about the diversion in Nagarbhavi increasing costs and travel time, suggesting instead that alignment along the Outer Ring Road from Nagarbhavi to Summanahalli would be more cost-efficient. The landowner also requested the presence of a Chief Engineer during site visits for technical clarifications. Additional concerns included increased travel time, higher fuel consumption, and environmental impacts from the current alignment, along with the suggestion that a double-decker road be designed for efficiency.	The Tahsildar of BMRCL acknowledged the concerns and assured that coordination between the Land Acquisition and Technical Departments would be ensured during the marking process. He clarified that alignments are based on feasibility studies, engineering considerations, and urban planning requirements. Concerns regarding the use of the 150-foot road, minimizing acquisition along the 80-foot road, and alternate alignments would be reviewed and communicated to higher authorities. He also confirmed that the request for a Chief Engineer's presence during site visits would be considered to provide on-site technical clarifications. Feedback on travel time, fuel use, environmental impacts, and alternate routes would be forwarded to decision-making bodies for further assessment.	The landowner appreciated the assurance of departmental coordination and the possibility of involving senior engineers for transparency. They acknowledged that their feedback on alignment and environmental impacts would be considered and expressed hope that alternative options could reduce displacement and costs.
4	A Landowner (Male) inquired whether proposed stations would have entry and exit points on both sides and sought clarity on parking facilities, citing issues faced in earlier phases of the metro. They requested specific details on precautions and planning for parking at the 31 stations proposed under Phase 3.	The Section Engineer of BMRCL clarified that entry and exit points would be provided on both the right and left sides to ensure smooth passenger movement. He added that detailed planning is underway to prevent parking-related challenges experienced in earlier phases. Adequate parking facilities will be incorporated, and 11 of the 31 proposed stations under Phase 3 are planned as multimodal hubs to enable seamless connectivity with other transport modes.	The landowner welcomed the assurance of improved facilities and multimodal hubs. They expressed optimism that planned measures for entry, exit, and parking would enhance commuter convenience and avoid challenges experienced in earlier phases.

(2) Photos

1) 04-08-2025 10:30 AM at Poojashree Kalyana Mantapa



2) 04-08-2025 14:00 PM at GBB Kalyana Mantapa



3) 05-08-2025, 10:30 AM at Sri Ravinandhana Palace



4) 05-08-2025, 2:00 PM at Shivanandi Convention Hall



5) 06-08-2025, 10:30 AM at MR Convention Hall



6) 06-08-2025, 2:00 PM at Amma Party Hall



7) 07-08-2025, 10:30 AM at Marigold Party Hall



8) 09-08-2025, 10:30 AM at Sindhoor Convention Hall



9) 09-08-2025, 2:00 PM at Regional Institute of Cooperative Management



10) 11-08-2025, 10:30 AM at Manjushree Kalyana Mantapa



APPENDIX 7 : Focus Group Discussion

(1) Discussion

1) Landowners

Table 7.1: Landowners

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
07 July 2025, 10:00 am at Sindhoor Convention Centre: Private Landowners				
1.	What is your current understanding of the BMRCL project in this area?	We are not sure what kind of compensation BMRCL will provide to us, and we have many doubts.	Male	Officials explained that compensation will follow the RFCTLARR Act 2013 and CRP-2019, with detailed entitlements communicated in public meetings and written formats.
2.	How do you anticipate this project might affect your land?	We expect significant disruption, including loss of income, relocation challenges, impact on tenants, and potential business loss.	Male	Officials assured livelihood restoration support, business loss compensation, rental income consideration, and R&R benefits. Tenancy issues will be addressed through valid agreements.
3.	What are your initial thoughts or concerns about the possibility of your land being acquired for this project?	We request alternative land or higher compensation (up to four times market value) and clarity on the inclusion of GST, taxes, and past sacrifices.	Male	Officials clarified that land-to-land compensation is not provided; monetary compensation follows market value guidelines with a 1:2 ratio and multiplier provisions. Compensation is exempt from GST/taxes; previous BDA land sacrifices are not linked.
4.	How is your land currently being used (e.g., agriculture, vacant, commercial, future plans)?	We have invested heavily in borewells, water, and electricity infrastructure.	Male	Officials confirmed that assets like borewells and utilities will be assessed and compensated.
5.	What are your expectations regarding the process BMRCL will follow for land acquisition?	We want advance notice before marking, clear updates on compensation, and information about grievance redressal channels.	Female	Officials agreed to provide advance notices, conduct meetings, explain grievance redressal committee procedures, and improve future communication
6.	Are you aware of any government policies or BMRCL's existing compensation frameworks related to land acquisition (e.g., RFCTLARR Act, etc.)?	We are aware of CRP 2019 but seek clarity on how market value is determined. We are confused about whether compensation includes GST, taxes, and previous sacrifices of land for the Bengaluru Development Authority (BDA).	Male	Officials clarified that compensation is free of GST and taxes, and past BDA sacrifices are not linked.
7.	Besides the loss of land, what other potential impacts or challenges do you foresee if your land is acquired?	After marking, tenants are scared and have stopped paying rent; our rental income is affected. Some said that if they migrate, their children's education may be affected.	Male	Officials stated that tenancy issues can be resolved through valid agreements, and compensation for loss of rent is covered in R&R. Officials assured that vulnerable families will be given additional R&R support, including education-related allowances.
8.	If only a portion of your land is acquired, how might that affect the remaining portion and your ability to use it effectively?	Approximately 85% of our land has been identified for acquisition, leaving the remaining 15% unusable.	Male	Officials explained that unviable remainders will also be considered for acquisition under policy upon request from the affected people.
9.	What measures do you think BMRCL should take to minimize negative impacts on landowners?	Compensation should also cover goodwill, utilities setup, and business relocation.	Female	Officials said goodwill is difficult to quantify, but utilities and relocation will be compensated and assisted
10.	What do you think are the common concerns or opinions about the project among other landowners in the area?	People are worried about inadequate compensation, sudden marking, and forced relocation.	Male	Officials explained that the compensation is provided and explained the different types of allowances that would be paid.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
11.	How do you feel about the overall development impact of the Metro project on your community?	There are mixed feelings; some see development, others fear business losses and displacement.	Male	Officials stated that the metro will bring long-term connectivity and economic growth benefits.
07 July 2025, 2:00 pm at SDK Party Hall: Private Landowners				
12.	If only a portion of your land is acquired, how might that affect the remaining portion and your ability to use it effectively?	Many lands are affected by more than 50%. In such cases, the remaining part is useless. We request full acquisition with proper compensation.	Male	BMRCL reiterated that full acquisition will be examined where partial acquisition renders the remaining land impractical.
13.	Besides the loss of land, what other potential impacts or challenges do you foresee if your land is acquired?	Migrating a business may result in loss of customer base and goodwill, affecting operations and income. Some lands are under litigation, but tenants are paying rent; owners seek clarity on compensation for both parties.	Male	BMRCL acknowledged these concerns and confirmed that livelihood restoration support and compensation will follow legal provisions. Cases under litigation will be resolved in consultation with the authorities.
14.	What kind of information do you expect to receive from BMRCL, and when?	Many of us have not received notices yet. We need clear information and procedures about how BMRCL will process compensation for losses.	Male	BMRCL assured that formal notices will be issued to all concerned parties, along with transparent guidelines on compensation.
08 July 2025, 10:00 am at Manjushree Convention Hall: Private Landowners				
15.	What is the significance of this particular land parcel to you and your family/business? (e.g., source of livelihood, ancestral property, investment)	Our temple and temple land are being acquired without the approval of the landowners or trustees. Many devotees visit the temple. We request BMRCL to change the alignment or exclude the temple property.	Female	BMRCL acknowledged the concern and stated that sensitive cases involving religious structures will be reviewed with higher authorities to explore possible alternatives.
16.	Besides the loss of land, what other potential impacts or challenges do you foresee if your land is acquired (e.g., loss of income, disruption to farming practices, loss of access)?	In the relocated place, we need electricity and water supply to be provided by BMRCL without additional payment.	Male	BMRCL confirmed that basic infrastructure facilities such as electricity and water would be ensured at the resettlement site.
17.	What measures do you think BMRCL should take to minimize negative impacts on landowners?	We request a rental allowance for relocating or constructing a new house. Until construction is complete, we seek continued rental support while residing elsewhere.	Male	BMRCL assured that provisions for rental allowance and temporary accommodation will be examined in line with the Resettlement Action Plan (RAP).
18.	What are your expectations regarding the process BMRCL will follow for land acquisition?	Will we be required to pay taxes or face deductions on the compensation amount, or will BMRCL cover those taxes on our behalf? Who will pay land tax and other related taxes at the relocated site?	Male	BMRCL clarified that compensation will be tax-free and there will be no deduction. Tax liabilities at the new site will follow prevailing laws.
08 July 2025, 02:00 pm at SLV Party Hall: Private Landowners				
19.	What documentation or formalities do you expect to be followed by BMRCL before acquiring your land?	We want clarity on the formal process: whether acquisition will be through direct agreement or notification, what documents are required (sale deed, Pani documents, agreements), and how combined sites will be compensated. We also asked whether e-Katha is compulsory.	Male	BMRCL explained that both consent award (direct purchase) and compulsory acquisition under the Land Acquisition Act are possible. Registered title deeds are the primary basis for compensation, with supporting documents considered for verification. Compensation for combined sites will be based on acquisition extent and property records. E-Katha is not compulsory; ownership will be validated primarily through registered sale deeds and updated revenue records.
20.	What concerns or questions do you have regarding the compensation process or timeline?	We need timelines for notices and compensation. How do we manage loans on land or business, especially when land value is dropping and notice is not yet provided?	Male	BMRCL informed that notices will be served as per statutory timelines, and compensation will be processed following verification of documents.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
21.	What measures do you think BMRCL should take to minimize negative impacts on landowners?	BMRCL engineers should visit the actual site to see the ground realities, not rely only on maps.	Male	BMRCL agreed to undertake site inspections for accurate assessment.
22.	Are there any specific compensation measures you think would be most appropriate (e.g., monetary, land-for-land, job opportunities)?	Is there any special compensation for senior citizens and especially disabled persons who may face greater difficulty due to pollution, relocation, etc.?	Male	BMRCL assured that vulnerable people will be given additional assistance.
09 July 2025 10:00 am at MR Convention Hall: Landowners				
23.	Has the purpose of the land acquisition been clearly explained to you?	Participants requested simplified language in official communications, especially in the Gazette, so even less-educated individuals can understand the process.	Female	BMRCL assured that simplified communication in Kannada and English will be provided.
24.	Was any notice or information shared before the land survey?	Participants stated that Gazette notification was shared, but also emphasized the need for prior information to landowners and tenants before any acquisition or action, to help plan their next steps.	Male	BMRCL is committed to sending written notices in advance of surveys.
25.	Have you been informed about the compensation amount or valuation method?	Participants requested clarity on compensation slabs and per-square-foot rates. They also asked whether market value or SR value was used and what methodology applies to landowners, tenants, leaseholders, and business owners.	Male	BMRCL explained that compensation will follow the RFCTLARR Act with a fair market value assessment. The compensation will be paid.
26.	Has anyone explained the process for receiving compensation?	There is confusion about methodology and who qualifies. Participants requested direct meetings with higher authorities for clear communication.	Male	BMRCL agreed to conduct awareness meetings and provide a contact point for clarifications.
27.	Is the compensation being given in line with your expectations?	Participants raised concerns about a lack of clarity, indirect communication, and exclusion of lease amounts from compensation.	Male	BMRCL acknowledged concerns and said leaseholder claims would be reviewed as per the law.
28.	What would be your preferred method of compensation (cash, land-for-land, resettlement, etc.)?	Participants requested rental allowances during reconstruction and utilities at the new site. There were no specific mentions of land-for-land preference.	Male	BMRCL said the rental allowance provided to the PAPs.
29.	Will you face challenges in relocating?	Multiple participants mentioned concerns about a lack of utility support (electricity, water) at the relocated site, inability to relocate due to age, and lack of rental income post-eviction of tenants.	Male	BMRCL assured coordination with utility providers and consideration for vulnerable groups.
30.	Are there any specific community structures (e.g., temples, schools) that will be affected by the acquisition?	A temple trustee raised concerns about the temple land being acquired without the trustee's consent. They requested that the alignment be changed to exclude the temple property.	Male	BMRCL stated alignment is finalised, but such cases will be reviewed.
31.	Do you have any other concerns regarding the acquisition process?	<ul style="list-style-type: none"> - Request for the Social Impact Assessment report to be made public for transparency. - Requests for meetings with senior BMRCL authorities. - Concern that past meetings promised alignment changes, but no updates were shared. - Desire for route diversion to avoid private land. - Tenants vacated, leaving owners to pay taxes without rental income. 	Male	BMRCL is committed to sharing the SIA report summary and holding regular stakeholder meetings.
09 July 2025 2:00 pm at MR Convention Hall: Landowners				

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
32.	Was any notice or information shared before the land survey?	Without giving prior notice of marking, how can BMRCL come and mark our lands?	Male	BMRCL assured that prior written notice will be issued before any marking.
33.	Do you know why your land is being acquired?	Participants requested proper documentation, including plans, rules, compensation slabs, required documents, and written commitments.	Male	BMRCL agreed to prepare an information booklet in simple language, providing clear documentation and guidelines for all stakeholders.
34.	Have you been informed about the compensation amount or valuation method?	We need clarity on the compensation slab and a written commitment for what compensation will be given.	Male	BMRCL stated that compensation will follow the RFCTLARR Act, CRP based on JICA GL, with fair market value assessments and detailed slabs communicated.
35.	Do you have any other concerns regarding the acquisition process?	Requests for accurate notice delivery, transparency in addressing previous objections, and on-site visits by engineers before finalising alignment.	Male	BMRCL assured notices will go to the correct owners, alignment decisions are based on technical and feasibility studies, and engineering teams will revisit affected areas for review.
10 July 2025, 10:00 am at Marigold Party Hall: Landowners				
36.	Have you received any official notice regarding the acquisition?	Many people have still not received any notice regarding the acquisition.	Male	BMRCL will verify gaps in notice distribution and ensure timely issuance to all affected persons.
37.	Are you aware of the compensation process?	Yes, we are aware that an agreement is compulsory to receive compensation.	Male	BMRCL confirmed the requirement of agreements and assured assistance for smooth processing.
38.	What would you do if the compensation offered is not acceptable?	If we do not agree to the compensation amount that you have fixed, we will wait for the notification. BMRCL has told us that the amount can be revised as per the CRP 2019 guidelines.	Male	BMRCL clarified that compensation and provisions for revision are available.
39.	Have you received any information on how compensation is calculated?	We request that a written statement or printed document detailing the compensation slabs be provided to the public for better understanding and transparency.	Male	BMRCL agreed to provide explanatory documents on compensation slabs and methodology.
40.	Do you expect compensation for utilities or non-land assets (e.g. borewell)?	We have a borewell on our land, and the portion being acquired includes it. If we relocate, we will need a new borewell, which now requires multiple permissions from BWSSB. We want to know what support BMRCL will provide.	Male	BMRCL will assess borewells and other utilities in valuation and coordinate with BWSSB to facilitate relocation support.
41.	Have you had adequate access to BMRCL officials for clarifications?	I have visited the BMRCL office three to four times, but I still don't have clarity on what exactly is being acquired. We need proper and clear information.	Male	BMRCL will strengthen grievance redressal mechanisms and ensure officials provide one-on-one clarifications.
42.	Have your concerns from previous experiences with land acquisition (by other agencies) been considered?	In 2008, land was acquired by BDA, and we faced issues due to improper compensation and a lack of follow-up. We are still suffering from that process. We do not want BMRCL to repeat the same mistakes.	Male	BMRCL assured PAPs that lessons from past experiences are being factored into planning and execution.
43.	What are your concerns about documentation or readiness for acquisition?	We need sufficient time for document preparation. Many landowners do not have all papers ready due to tenancy or revenue complications.	Male	BMRCL will provide a checklist of required documents and extend support for revenue/legal clarifications.
44.	What support do you expect after relocation?	We are all farmers in this area. After relocation, we request that Kaveri water be made available freely and without restrictions, as it is essential for our livelihood.	Male	BMRCL will consult with BWSSB and state authorities to evaluate post-relocation water support.
45.	Are you satisfied with the information and timeline shared by BMRCL?	We need clarity on timelines. How long will it take for BMRCL to process compensation, relocation, and settlement? People are anxious and cannot wait endlessly.	Male	BMRCL will publish a timeline with key milestones for compensation and relocation.
46.	Are you expecting compensation for investments made in	We constructed the road in our private layout with our own funds. It is not a government road. If it is being acquired,	Male	BMRCL will assess private infrastructure assets during valuation.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
	infrastructure (e.g. private roads)?	compensation must be provided accordingly.		
47.	Do you understand why land is being acquired and how it will be used?	We are unclear because the land market survey has not yet been conducted for our property. We do not know how much of our land is being acquired.	Male	BMRCL reiterated that clarity would follow post-survey, with official communication to all affected owners.
11 July 2025, 10:00 am at Ganga Party Hall: Landowners				
48.	What support do you expect after relocation?	We don't have any other income source. We have only one rental home. If we shift to another place, we can't reconstruct the building in time. We can't stay in a rental house; if we do, who will pay the rent?	Male	BMRCL explained that resettlement assistance will be provided, including rental assistance during transition.
49.	What are your concerns about documentation or readiness for acquisition?	Some participants raised concerns about outstanding loans taken for constructing their buildings and asked how such liabilities would be addressed in compensation. Others stated they only possess ancestral wills as proof of ownership and worried about the validity of their documents.	Male	Compensation will be provided, including market value and solatium. Loan liabilities are outside the purview of BMRCL. Ownership and claims will be verified by the Revenue Department, and genuine cases with limited documentation will be considered after due diligence.
11 July 2025 2:00 pm Pooja Shree Kalyana Mantapa				
50.	What support do you expect after relocation?	Participants requested clarity on compensation slabs, including per-square-foot rates, and raised concerns about high expenses already incurred for utilities (electricity connections, permissions, charges). They also requested that Revenue Department officials be present in meetings to address compensation issues.	Male	BMRCL informed that compensation slabs follow CRP based on EM, with land rates paid at a 1:2 ratio. Compensation will cover affected structures and utilities as per valuation norms. Revenue officials will be involved in subsequent meetings to clarify compensation.
51.	What are your concerns regarding the alignment or design of the Metro line?	If you want to construct a double-decker, what are the up ramp and down ramp? We need clear information to plan our businesses.	Male	BMRCL explained the design through maps and committed to sharing alignment details with landowners.
52.	What livelihood concerns do you have regarding relocation?	During construction after the acquisition, it will affect our business and transport. How will BMRCL address these issues?	Male	BMRCL said that access during construction will be managed, and business disruption allowance will be considered under the RAP.
14 July 2025 10:00 am Sri Ravinandana Palace				
53.	What are your concerns regarding the alignment or design of the Metro line?	Participants requested that the Double Decker structure (including up/down ramps) be designed within public road medians rather than private lands, similar to Silk Board. They suggested using NICE Road or government land, avoiding commercial/private properties, and requested on-site inspections and coordination between government departments to minimize public fund wastage. Traffic concerns near NICE Road were also highlighted.	Male	The design team will review Double Decker options to minimize private land impact. The feasibility of using NICE/government land will be discussed with the relevant authorities. Field verification visits will be organised, and coordination with BBMP/PWD strengthened. Traffic mitigation measures will be included in the design, and detailed drawings will be shared with stakeholders.
54.	What support do you expect after relocation?	Participants expressed difficulty in relocating due to ancestral/long-term property ownership, emotional attachments, and the inability to buy similar commercial-cum-residential land. They requested mental well-being considerations, senior officer site inspections, and alignment shifts to reduce land acquisition.	Male	Land value compensation will follow fair market valuation. Counselling and grievance redressal support will be provided under RAP. Alignment optimisation is ongoing; unavoidable acquisitions will be compensated per law. Senior officer site inspections will be scheduled.
55.	What livelihood concerns do you have regarding relocation?	Many business owners expressed that relocation would disrupt their enterprises and affect their ability to repay loans taken against properties.	Male	Livelihood restoration measures will be implemented under the RAP. These include transitional assistance, skill training, and livelihood support programs to help

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
		Participants also raised concerns about potential job losses for local workers and the broader impact on financial stability		affected households and workers restore income sources.
04 Sep 2025 10:00 AM at JP Nagar				
56.	What is your understanding of the survey and notification process?	Landowners expressed concern over the lack of transparency and clarity in the survey and notification stages.	Male	BMRCL said that land is acquired under the RFCTLARR Act, 2013, following the survey, notification, and award process.
57.	How do you understand compensation value determination?	Landowners were confused between the guidance value and the market value.	Male	It was explained that compensation is based on the market value as fixed by the Single Man Land Committee.
58.	What is your perception of how valuation is applied?	Many landowners believed that only the guidance value would be used.	Male	BMRCL said that the market value is applied, which is usually higher than the guidance value.
59.	What are your views on tenant-related compensation?	Landowners had mixed awareness; some supported compensation for genuine tenants.	Male	It was explained that eligible tenants, with proper documentation, will receive shifting and business-related compensation.
60.	Do you have updated land ownership records?	Some landowners lacked updated land records.	Female	BMRCL said that owners should submit the sale deed, RTC, mutation, Khata, etc., for verification.
61.	What are your expectations for timely compensation after possession?	Landowners expressed concerns about delays after possession.	Male	It was explained that compensation is typically disbursed within 60–90 days, subject to legal and verification processes.

2) Business owners

Table 7.2: Business Owners

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
07 July 2025, 10:00 AM at Sindhoor Convention Centre: Business Owners				
1.	Are there any specific assets or aspects of your business (e.g., specialised equipment, unique fit-out, long-standing customer relationships) that you believe are not adequately covered by the existing compensation framework?	We have GST-paid bills for all our expenses. Will we receive any refund or additional compensation for the GST amounts paid?	Male	Compensation is based on asset valuation, not indirect taxes. GST or service taxes paid earlier are not reimbursable. GST will be used for the calculation Business loss allowance.
2.	What is your understanding of the current compensation process and the various components offered by BMRCL (e.g., land value, structure value, business loss, inconvenience allowance, re-establishment allowance)?	We are not sure what kind of compensation BMRCL will provide to us, and we have many doubts. We need a clear clarification on compensation.	Female	BMRCL explained the detailed entitlement matrix as per CRP-2019 with affected persons, explaining land value, structure, business loss, and re-establishment allowance.
3.	How satisfied are you with the communication you have received from BMRCL regarding the land acquisition process so far?	BMRCL did not give prior information before marking. We need prior information in the presence of owners and tenants before any marking activity is done.	Male	BMRCL is committed to issuing advance notices and conducting markings in the presence of owners/tenants.
4.	What information do you feel is missing or unclear?	For example, the guidance value is 100, but the actual market value is 700 or 800. In such cases, what compensation guidelines are you following, and how much extra compensation are we receiving for land, business, and income losses?	Male	Compensation is determined based on guidance value or market value, whichever is higher and paid at a ratio of 1:2.
07 July 2025, 2:00 pm at SDK Party Hall: Business Owners				
5.	How many people are employed by your business, and how do you anticipate the acquisition might affect their livelihoods?	We are a joint family, and we are running a family-based business where 14 members are dependent on only one business. If we relocate the business or house, it will impact 14	Male	Livelihood assistance will be provided as per RTFCTLARR and RAP provisions.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
		family members. Due to this project, we are facing a huge loss in our family.		
6.	What do you foresee as the immediate impacts of losing your current business premises?	If I migrate my business to another place, the circle of customers will change, and the goodwill of the business will be affected.	Male	Compensation includes shifting and re-establishment allowances. Goodwill is not directly compensated.
08 July 2025, 10:00 am at Manjushree Convention Hall: Business Owners				
7.	What is your understanding of the current compensation process and the various components offered by BMRCL (e.g., land value, structure value, business loss, inconvenience allowance, re-establishment allowance)?	Will we be required to pay taxes or face deductions on the compensation amount, or will BMRCL cover those taxes on our behalf? Additionally, if we relocate to another place, who will be responsible for paying the land tax and other related taxes at the new location?	Male	Compensation is exempt from income tax under the law. Land/municipal taxes at the new premises are the responsibility of landowners.
08 July 2025, 02:00 pm at SLV Party Hall Private: Business Owners				
8.	What is your understanding of the current compensation process and the various components offered by BMRCL (e.g., land value, structure value, business loss, inconvenience allowance, re-establishment allowance)?	As a landowner, what documents do I need to submit to receive compensation? Are Pani documents and agreements sufficient, or do I also need to provide the sale deed and other ownership records? What is the exact timeline for notices and compensation? How do we manage loans on lands or businesses, especially when there is no prior information and the land value is dropping?	Male	Owners must submit the sale deed, RTC, tax receipts, and other ownership proof. BMRCL will publish a detailed checklist of required documents. Official timelines for notice issuance and compensation disbursement will be made publicly available. For those with loans, NOCs from banks are required, and BMRCL will coordinate where needed to facilitate smooth processing.
09 July 2025, 10:00 am at MR Convention Hall: Business Owners				
9.	What is your understanding of the current compensation process and the various components offered by BMRCL (e.g., land value, structure value, business loss, inconvenience allowance, re-establishment allowance)?	Will lease amounts also be paid by BMRCL or only compensation to owners? How are compensation slabs divided? What methodology is used for calculating compensation for landowners, tenants, and leased properties market value, SR value, or other methods?	Male	Compensation is provided according to legal rights: owners receive land/structure value, and lease-related claims are verified separately. Compensation is based on the higher of guidance value or market survey, with rates applied at a 1:2 ratio. Detailed slabs and methodology are communicated to all affected parties.
10.	How satisfied are you with the communication you have received from BMRCL regarding the land acquisition process so far?	I am the owner of a commercial building. After hearing about the Metro Project notice, my tenants have vacated the premises. However, I am still paying commercial property tax, electricity, and water bills. Without any rental income, how can I continue to bear these expenses on my own?	Male	Rental loss allowance is available only in notified cases.
09 July 2025, 2:00 pm at Sri Krishna Vaibhava Party Hall: Business Owners				
11.	What is your understanding of the current compensation process and the various components offered by BMRCL (e.g., land value, structure value, business loss, inconvenience allowance, re-establishment allowance)?	If you are issuing the notice, make sure you are issuing it to the right person. There should be no confusion. While issuing the notice, make sure you are issuing it to the right owner, not any others. Even if we are not at home, we need prior information so we can be present to receive it.	Male	BMRCL is committed to strengthening verification and delivering notices to rightful owners.
12.	Have BMRCL officials visited your business premises and assessed the likely impact of land acquisition?	When planning a new Metro line, you should visit the ground first. If engineers had seen the situation on-site, the alignment could have been better planned. We request that authorities visit and assess the ground realities before finalising the line.	Male	BMRCL agreed to conduct joint inspections with landowners.
10 July 2025, 10:00 am at Marigold Party Hall: Business Owners				
13.	What is your understanding of the current compensation process and the various components offered by BMRCL	If we do not agree on the compensation amount that you have fixed, what is the next step? We request that a written statement or printed document	Male	Compensation will be disbursed as per the CRP 2019. If a loan exists, the beneficiary must provide a No Objection Certificate (NOC) from the

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
	(e.g., land value, structure value, business loss, inconvenience allowance, re-establishment allowance)?	detailing the compensation slabs be provided to the public. Compensation now must be calculated based on the current market value. There should be no depreciation applied to old buildings or materials. Many families are still dealing with financial losses from the previous acquisition.		lending institution confirming loan clearance. Once submitted, BMRCL will release compensation promptly.
14.	Do you have any concerns regarding the valuation methods used for your business and assets (e.g., goodwill, equipment, depreciation)?	We are concerned that depreciation should not reduce compensation for old buildings or materials. Will compensation cover borewells (including permissions for relocation), private roads, and business goodwill?	Male	Compensation will be based on fair market value. Depreciation will not be applied to eligible assets. Borewells, private infrastructure, and other utilities will be assessed and compensated appropriately. Loss of business goodwill is recognised, and livelihood and resettlement assistance will be provided as per policy. Necessary facilitation will be extended, including coordination with banks for NOCs.
15.	What kind of documentation have you submitted or been asked to submit for claiming compensation?	Submission of the agreement is compulsory. Also requested: Pani, sale deed, ownership documents. Many people need more time to prepare documents due to ongoing tenancy or land revenue issues.	Male	Compensation covers land, structures, and eligible assets. Expenses related to the shifting and reinstallation of utilities may be reimbursed under relocation assistance. Claims will be verified and processed accordingly.
10 July 2025, 10:00 am at Marigold Party Hall: Business Owners				
16.	Have you availed any loan or financial assistance for your business, and how will relocation impact your ability to repay these obligations?	We have taken loans to construct the building or run the business. How can we repay the loans with compensation, and what documents do we need to provide?	Male	Compensation will be disbursed. Beneficiaries must submit a No Objection Certificate (NOC) from the lending institution confirming loan clearance. BMRCL will provide the necessary facilitation to expedite the process and release compensation promptly.
11 July 2025, 2:00 pm Pooja Shree Kalyana Mantapa: Business Owners				
17.	Do you feel the compensation offered adequately reflects the market value of your property and the potential loss of business/goodwill?	Relocating our business will affect goodwill, requiring us to rebuild a customer base. Many business owners have invested through loans and have a sentimental attachment to their properties, making relocation mentally and financially challenging.	Male	Compensation will be determined based on the fair market value of land/buildings and applicable assistance. Loss of business goodwill is recognised, and livelihood and resettlement support will be provided. BMRCL also considers emotional and social aspects of displacement in its measures.
18.	Are there any specific assets or aspects of your business (e.g., specialised equipment, unique fit-out, long-standing customer relationships) that you believe are not adequately covered by the existing compensation framework?	We have spent lakhs of rupees for obtaining electricity connections, including permissions and related charges. If we are asked to relocate, how will the new electricity connection expenses be covered? Will we receive any compensation for the charges already paid?	Male	Compensation covers land, structures, and eligible assets. Expenses related to the shifting and reinstallation of utilities may be reimbursed under relocation assistance. Claims will be verified and processed accordingly.
19.	What do you foresee as the immediate impacts of losing your current business premises?	During the time of under construction of the Metro after the acquisition, it will be a bigger problem for our business, transportation, and other things. How could you overcome this issue?	Male	Construction activities will be planned to minimize disruption. Traffic management and business access arrangements will be implemented wherever feasible.
14 July 2025, 10:00 am Sri Ravinandana Palace: Business Owners				
20.	Do you feel the compensation offered adequately reflects the market value of your property and the potential loss of business/goodwill?	Many of the business people here have made investments by taking loans on properties. There are sentimental values attached to these properties by ancestors. Kindly consider the mental state of the landowners. Other than that, this could be a more serious issue.	Male	BMRCL confirmed compensation will be provided as per market value and policy guidelines. Livelihood restoration measures will supplement monetary compensation where eligible.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
21.	Do you have any suggestions for how BMRCL could facilitate a smoother transition for affected businesses?	Stakeholders suggested minimizing private land acquisition by designing the Double Decker structure within public road medians (like Silk Board), using NICE Road government property instead of private land, and modifying the project line to reduce impact on commercial lands and maintain economic activity.	Male	Alignment design was finalised considering technical feasibility, safety, connectivity, environmental, and social factors. Use of NICE Road or other alternatives will be reviewed if technically and legally feasible. While major realignments are not possible at this stage, stakeholder concerns will be documented and submitted to the competent authority for consideration.
22.	What are the critical aspects of your business that are tied to this specific location (e.g., customer base, supply chain, visibility, infrastructure)?	We have worked very hard and own our properties here. Also, a few properties are our ancestors'. We have nowhere else to go, as we have been living here for 30-plus years. Please shift our ramp area to save our private lands and properties rather than coming in the middle of private properties. This could affect a lot for the public. Please don't waste the public money in the name of the development of infrastructure. If you want to develop, do it in one shot, not digging and redoing repeatedly.	Male	Alignment and ramp locations have been finalised to meet engineering and operational requirements. Concerns about repeated disruption are noted and will be conveyed to the design team for review.
23.	How many people are employed by your business, and how do you anticipate the acquisition might affect their livelihoods?	People who work in businesses will be affected. How will they lead their lives after losing their jobs? And what about the livelihoods of these localities?	Male	BMRCL will provide livelihood restoration support, including assistance for affected workers. Efforts will be made to link displaced persons to skill development and income generation programs.

3) Auto/Taxi Drivers

Table 7.3: Auto/Taxi Drivers

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
07 July 2025 10:00 AM Sindhoor Convention Hall / 11 July 2025 10:00 AM Gagan Party Hall				
1.	What are your expectations regarding the provision of auto/taxi stands or other transport facilities near upcoming Metro stations to support last-mile connectivity?	Is there any provision for auto stands from Vegacity Mall to Nayandahalli?	Male	Provision of auto stands near major metro stations will be coordinated with the BBMP and the Traffic Police. Specific requests for the Vegacity Mall to Nayandahalli stretch will be examined during the station access planning stage.
2.	Do drivers' associations or the public have suggestions for facilities or naming related to stations or auto/taxi stands that you would like BMRCL to consider?	As we are all Bangaloreans, we need a metro station named after Shankar Nag, and auto stands near the metro station to be named Shankar Nag auto stands. He was the first to propose a Metro system in Bangalore.	Male	Suggestions for station and stand naming will be placed before the Naming Committee and relevant authorities for consideration, in line with established guidelines.
3.	Are any drivers, transport workers, or informal workers currently depending on roadside trees or open spaces for parking, waiting, or resting, and how might Metro construction affect this?	There are around 380 trees along the proposed line. Many workers, shopkeepers, and auto/cab drivers rely on the shade of these trees. What precautions are being taken to protect them and support those who use these areas?	Male	Tree cutting will be minimized, and compensatory plantation will be carried out as per statutory norms. Temporary shelters and alternative resting areas will be considered for workers and drivers during construction.
4.	From your experience, what traffic-related issues do you anticipate during Metro construction (e.g., diversions, congestion, or	There will be huge traffic problems when Metro construction starts. What are the precautions being taken, and how will traffic be controlled?	Male	Traffic Diversion Plans will be prepared in coordination with the Traffic Police. Measures such as barricading, signage, and alternate routes will be implemented to minimize disruption.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
	restricted access), and how should they be managed?			
5.	How do you expect the movement and parking of autos, taxis, or goods vehicles to be impacted during construction in busy areas?	Near Kadirenalli Park, around 150 goods vehicles are parked regularly. Their movement will be affected during construction, and other vehicles cannot move freely there. What precautions and suggestions are planned to address this?	Male	BMRCL will coordinate with local authorities to identify alternative parking areas for goods vehicles during the construction period. Traffic marshals will be deployed to regulate movement.
6.	Would a formal procedure for submitting requests for auto/taxi stands or related facilities through your unions/associations be useful? If so, how should BMRCL organise this	They asked if there are any special permissions or procedures to request an auto stand from the BMRCL Metro authority near metro stations for public convenience?	Male	Requests for auto stands must be submitted through local auto associations or RWAs to BMRCL, which will forward them to the Traffic Police/BBMP for joint approval.
07 Sep 2025 10:00 AM at Bydrahalli				
7.	What are your expectations regarding the provision of auto/taxi stands or other transport facilities near upcoming Metro stations to support last-mile connectivity?	Drivers requested designated auto/taxi stands near major stations, particularly at Bydrahalli, Summanahalli, and Peenya, to ensure last-mile connectivity and safeguard income. They stressed that without such facilities, they risk losing passengers to other modes of transport.	Male	BMRCL confirmed that integration of auto/taxi stands is part of last-mile connectivity planning. Specific locations near key stations will be identified in coordination with the BBMP and traffic police.
8.	What traffic-related issues are anticipated during Metro construction, and how will they be managed?	Drivers expressed concern about severe congestion, diversions, and restricted access during construction, especially in bottleneck-prone areas like Bydrahalli and Peenya. They feared reduced daily trips and income loss.	Male	BMRCL clarified that comprehensive traffic management plans are prepared in consultation with the traffic police. Diversions, signage, and phased construction will be implemented to minimize disruption, with advance information shared through driver associations.
9.	From your experience, what traffic-related issues do you anticipate during Metro construction (e.g., diversions, congestion, or restricted access), and how should they be managed?	Drivers noted that the lack of parking/waiting areas, especially in places like Summanahalli and Peenya, could force vehicles to idle on main roads, worsening congestion and cutting earnings.	Male	BMRCL assured that temporary arrangements for parking and vehicle holding areas will be planned in consultation with local authorities and driver unions to reduce disruption.
10.	Would a formal procedure for submitting requests for auto/taxi stands or related facilities through your unions/associations be useful? If so, how should BMRCL organise this	Drivers said they were unclear about the process and requested a formal channel for unions to submit requests for stands and facilities.	Male	BMRCL replied that driver associations can submit official requests to BMRCL, which will be reviewed and coordinated with BBMP and the traffic police for action.

4) Tenants

Table 7.4: Tenants

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
07 July 2025, 10:00 am at Sindhoor Convention Centre: Tenants				
1.	What are your biggest concerns for the future of your business/livelihood?	If we shift to another place, our goodwill will be lost, and we will have to restart our business from scratch. Will we receive any compensation for this?	Male	Compensation for structures and business-related losses will be provided. Livelihood restoration measures will also be extended to affected tenants.
07 July 2025, 2:00 pm at SDK Party Hall: Tenants				
2.	What are your concerns about the adequacy of documentation for tenant claims?	For the compensation and verification process, is it necessary to submit the current active agreement, or will the original/old agreement made at the beginning be sufficient?	Male	Valid proof of tenancy, such as an active rent/lease agreement, is required for eligibility. Old agreements alone may not suffice unless verified with supporting evidence.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
08 July 2025, 02:00 pm at SLV Party Hall: Tenants				
3.	What kind of compensation or support do you expect for relocation, including costs of shifting or loss of business/goodwill?	We have dedicated space for delivery workers like Swiggy and Zomato. What kind of compensation can we expect for losing this business activity? Our business does well in the current location, and relocation may affect it.	Male	Relocation assistance covers shifting costs and livelihood support. Specific claims related to unique business arrangements will be reviewed on a case-by-case basis.
09 July 2025, 10:00 am at MR Convention Hall: Tenants				
4.	How has the land acquisition impacted your rental or lease agreements, and what kind of support are you expecting?	If an owner has given property on lease, will the lease amount also be paid by BMRCL? Or will only compensation be paid?	Male	Compensation is provided to the legal landowner/lessor. Lease-related claims will be settled between owners and tenants, though eligible tenants may receive livelihood support.
5.	For those who haven't received compensation yet, what are your expectations regarding the compensation amount and type?	I am the owner of a commercial building. After hearing about the Metro Project notice, my tenants have vacated the premises. However, I am still paying commercial property tax, electricity, and water bills. Without any rental income, how can I continue to bear these expenses on my own?	Male	Compensation will be disbursed based on market valuation. Tax and utility liabilities remain with the owner; however, transitional livelihood support may be extended.
6.	Have you received prior information about the acquisition or any official communication regarding your rental/lease status?	We need prior information regarding the acquisition or any other actions taken. We need this information so that landowners and tenants can plan their next steps accordingly.	Male	BMRCL will ensure the timely dissemination of acquisition notices and updates through official channels to landowners and tenants.
09 July 2025, 02:00 pm at Krishna Vaibhava Convention Hall: Tenants				
7.	For those who haven't received compensation yet, what are your expectations regarding the compensation amount and type?	Around 30 to 40 per cent of my building is coming under acquisition. If only that portion is acquired, the remaining part becomes unviable for rental use, leading to a loss of income. How can I sustain myself for the next 5 to 6 years until the project is completed? If BMRCL provides compensation for the rental income lost during this period, it will help me manage my livelihood.	Male	Partial acquisitions are compensated proportionately, with additional support measures if the remaining portion becomes unviable. Livelihood support provisions will be considered in such cases.
11 July 2025, 10:00 am at Gagan Party Hall: Tenants				
8.	How has the land acquisition affected your living situation? (e.g., forced to move, looking for a new place, uncertainty)"	We don't have any other income source. We have only one rental home source. If we shift from this place to another place, we can't reconstruct the building within the time span. We can't stay in the rental home. If we stay in the rental home, who will be paying the rent for the house?	Male	Rental assistance will be provided to displaced tenants until alternative arrangements are made.
11 July 2025, 2:00 pm at Pooja Shree Kalyana Mantapa: Tenants				
9.	Do you feel that the compensation adequately addresses both direct financial losses and indirect costs (e.g., loss of community, disruption to children's education, emotional distress)?	We have spent lakhs of rupees for obtaining electricity connections, including permissions and related charges. If we are asked to relocate, how will the new electricity connection expenses be covered? Will we receive any compensation for the charges already paid?	Male	Relocation assistance may cover new connection charges. Claims for past payments will be reviewed during the compensation process.
14 July 2025, 10:00 am at Sri Ravinandana Palace: Tenants				
10.	What are your biggest concerns for the future of your business/livelihood?	People who work in businesses will be affected. How will they lead their lives after losing their jobs? And what about their livelihoods of these area localities?	Male	Livelihood restoration support, including assistance for affected workers, will be provided. Skill development and linkage to income programs will be explored.
06 Sep 2025 10:00 AM at BMRCL Land Section Office				
11.	What livelihood concerns do you have regarding relocation?	Tenants expressed fear of eviction without support.	Male	Tenants are eligible for shifting allowance, BPRA allowance, and business loss compensation.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
12.	What challenges have you faced in understanding official notices?	Many tenants did not have formal rent agreements.	Male	Advised to submit rent/lease agreements; if unavailable, electricity/water bills, business licenses, GST certificates, etc., can be submitted.
13.	Do you feel the compensation reflects your actual loss?	Shop tenants feared income loss and the inability to restart their business.	Female	BMRCCL clarified that if business is legal and documented, compensation includes business loss and income loss.
07 Sep 2025 10:00 AM Bydrahalli				
14.	What support would help smoother transition?	Tenants were unsure about the next steps after eviction.	Male	Eligible tenants receive relocation assistance, rental support, and help in finding new locations.
15.	Is there anything else you would like to share?	Tenants requested clarity on timelines and documentation requirements.	Female	BMRCCL assured guidance, assistance, and timely disbursement of entitlements.

5) Senior Citizen

Table 7.5: Senior Citizen

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
07 July 2025, 10:00 am at Sindhoor Convention Centre: Senior Citizen				
1.	How important is it for you to remain close to your community and social support networks after relocation?	Migrating from one place to another due to the BMRCL metro project. My neighbour circle and friend circle will be disturbed. I am a senior citizen, and I can't build my nature of living in a migrated place. I need a nearby location, a place to live.	Male	BMRCCL will make efforts to provide relocation support as close as possible to existing communities, considering senior citizens' dependence on social networks. Special care will be taken to minimize social disruption.
2.	Are there any particular difficulties or vulnerabilities that you, as senior citizens, face during a process like land acquisition that might be different from younger generations?	I am a senior citizen, and I can't build my nature of living in a migrated place.	Male	BMRCCL recognises the challenges of relocation for senior citizens and will consider their concerns in the resettlement and rehabilitation (R&R) framework.
08 July 2025, 10:00 am at Manjushree Convention Hall: Senior Citizen				
3.	What challenges have you faced in understanding the official notices or procedures related to land acquisition?	To avoid fraud calls and messages related to the Metro Project Line, whom should we contact for verified and official information from BMRCL? We request clear contact details of authorised personnel for any queries or clarifications.	Male	BMRCCL will publish official helpline numbers, email IDs, and designated contact persons for each corridor to avoid misinformation and fraud.
08 July 2025, 2:00 PM SLV Party Hall: Senior Citizen				
4.	How do you think the land acquisition will affect your daily life or routine?	I own a manufacturing unit on a 30x40 site. If BMRCL acquires 30 feet, the rest is unusable. I have large machinery. Where do I shift it temporarily? How do I run the business after relocation? (Possibly relevant to older business owners struggling to rebuild operations.)	Male	BMRCCL will assess cases where partial acquisition renders land unusable and provide compensation or suitable alternatives as per policy.
5.	Do you have any specific needs related to relocation or compensation due to your age or health conditions?	Is there any special compensation for senior citizens or specially abled persons who may face greater difficulties due to pollution, relocation, and other hardships during the project?	Male	BMRCCL will explore additional support mechanisms for vulnerable groups, including senior citizens and specially abled persons, in line with R&R provisions.
6.	What challenges have you faced in understanding the official notices or procedures related to land acquisition?	Is it necessary to submit the current agreement, or will old/original agreements suffice? Also, E-Katha is not compulsory but helps identify ownership, which can be confusing.	Male	Compensation will be based on registered ownership documents. BMRCCL will guide acceptable documentation and clarify that E-Katha is supportive but not mandatory.
7.	Do you have any specific needs related to relocation or compensation due to	We are completely dependent on our rental income. Tenants vacate due to metro news, and we lose income for 5–6 years. What support do we get? (This reflects economic	Male	BMRCCL will consider rental income dependency in its livelihood restoration measures and compensation framework.

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
	your age or health conditions?	vulnerability, often tied to elderly dependents on passive income.)		
09 July 2025, 10:00 am MR Convention Hall: Senior Citizen				
8.	Do you feel the compensation offered is adequate for your needs as a senior citizen?	We are all senior citizens. We can't migrate from one place to another. At this age, is there any other option?	Male	BMRCL will explore options for in-situ rehabilitation or nearby relocation for senior citizens to minimize displacement stress.
9.	What challenges have you faced in understanding the official notices or procedures related to land acquisition?	The provided information should be in a simplified language, where common people can even less educated people can understand the information in the Gazette and the procedures.	Male	BMRCL will issue simplified guides and FAQs in Kannada and English for better public understanding.
09 July 2025, 2:00 PM Sri Krishna Vaibhava Party Hall: Senior Citizen				
10.	Do you feel the compensation offered is adequate for your needs as a senior citizen?	If half of the building is acquired, how can I live or reconstruct my house in the remaining portion? It is not possible to continue living in a partially acquired and damaged structure.	Male	BMRCL will assess the feasibility of continued use after partial acquisition and provide alternate solutions or compensation.
11.	What challenges have you faced in understanding the official notices or procedures related to land acquisition?	If half of the building is acquired, it is impossible to continue living in or reconstruct the remaining portion. Additionally, we lack clarity on the exact extent of the acquisition; many have not received notices, and we need proper documentation, including rules, required papers, compensation slabs, and written commitments.	Male	BMRCL will assess the feasibility of continued use after partial acquisition and provide alternate solutions or compensation. Land surveys will be expedited, notices issued to all affected persons, and detailed guidelines on acquisition and compensation will be circulated to ensure transparency.
10 July 2025, 10:00 am at Marigold Party Hall: Senior Citizen				
12.	What challenges have you faced in understanding the official notices or procedures related to land acquisition?	The land market survey has not yet been conducted for our property, and many people have still not received any notice. How will we know how much of our land is being acquired, and when will the notice reach us?	Male	BMRCL will conduct land market surveys and share details of acquired portions with property owners.
13.	What challenges have you faced in understanding the official notices or procedures related to land acquisition?	When will we receive the notice? Many people have still not received any notice regarding the acquisition.	Male	BMRCL will conduct land market surveys and share details of the acquired portions with property owners. Notices will be delivered to all affected households in a phased and timely manner.
11 July 2025, 10:00 am at Gagan Party Hall: Senior Citizen				
14.	As a senior citizen, do you rely on any specific sources of livelihood that are likely to be affected by the project?	We don't have any other income source. We have only one rental home. If we shift, we can't reconstruct the building in time, and we can't stay in a rental home. If we do, who will pay the rent?	Male	BMRCL will consider transitional housing support or rental assistance for senior citizens who lose rental income.
04 Sep 2025 10:00 am at JP Nagar				
15.	What livelihood concerns do you have regarding relocation?	Seniors rely on pensions, family support, or small, informal work; relocation may disrupt access.	Male	BMRCL said transitional support, social welfare, and temporary assistance will be provided.
16.	Have you availed of any loans or financial assistance? How will relocation affect you?	Some seniors may have small loans; concern about repayment post-relocation.	Male	BMRCL confirmed timely compensation and additional support for vulnerable seniors.
17.	What support is most important for seniors and families?	Access to healthcare, continuity of community services, and safe relocation.	Male	BMRCL will ensure resettlement near health facilities and community services, with priority assistance.
08 Sep 2025 10:00 am at Nagarbhavi				
18.	Do you feel the compensation reflects your actual loss?	Worries about the disruption of income support or savings.	Male	BMRCL said that transitional assistance, social welfare, and support will be provided.

6) Women Household Head

Table 7.6: Women Household Head

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
07 July 2025, 10:00 am at Sindhoor Convention Centre: Women-Headed Family				
1.	What are the safety measures and precautions taken by the BMRCL Metro project for senior citizens, kids, and children?	The construction is ongoing, but participants noted that some measures, like reduced noise and dust control through regular watering and protective sheds, seem to be in place. However, women expressed continued concern for children's safety near construction sites.	Female	BMRCL will continue implementing dust suppression, barricading, and controlled working hours. Additional safety signage and monitoring near schools and residential areas will be ensured.
2.	What information do you need regarding compensation to help you plan for relocation?	Women said they need clarity on per sq. ft. compensation rates first. Without this information, they are unable to plan any relocation or next steps. They emphasized the urgency of receiving this information.	Female	Compensation rates are determined based on government-approved valuation. Notifications with detailed rates will be issued promptly to enable informed planning.
3.	What are your specific concerns as a widow or woman-headed household during relocation?	One participant, a widow relying on rental income, shared that relocation would disrupt her only source of livelihood. She asked for special consideration and support, particularly for transportation and housing.	Female	Special cases such as widows and vulnerable households will be reviewed for priority assistance in housing support and livelihood restoration.
4.	What are your expectations regarding resettlement or rehabilitation support?	Many women preferred land or constructed houses in liveable areas over monetary compensation. They stressed the need for access to schools, healthcare, and markets in the new location.	Female	BMRCL will coordinate with relevant agencies to explore land/constructed housing options where feasible, ensuring access to essential services.
5.	What are the challenges you foresee with monetary compensation?	A woman with four children said splitting financial compensation among heirs would be difficult. She feared losing both property and livelihood and reiterated the need for land-based rehabilitation instead.	Female	Concerns about the division of compensation will be addressed during disbursement. Land-based rehabilitation will be considered where applicable. LIPR is prepared to address the issues arising from livelihood disturbance.
6.	When and how do you expect compensation to be provided before or after acquisition?	Participants unanimously stated they expect full compensation before any demolition or acquisition occurs. This was a major concern for all.	Female	Compensation will be disbursed before physical possession of the property, as per legal provisions.
07 July 2025, 2:00 pm at SDK Party Hall: Women-Headed Family				
7.	Are there any specific health concerns you have due to the anticipated changes from the project?	Concerns were raised about vibrations and structural safety due to heavy machinery, particularly in areas with old buildings.	Female	Vibration and structural impact studies will be carried out, and necessary reinforcement measures will be implemented.
8.	What kind of support or information would you like to receive from BMRCL to feel more confident and informed throughout this process?	Women requested more reserved compartments for women and senior citizens in Metro trains, citing safety and increased usage by working women.	Female	BMRCL will review operational measures to enhance women's safety, including reserved spaces and improved security.
9.	What do you understand about the compensation you are entitled to for the acquired land or assets?	Participants asked whether house owners or tenants relocating voluntarily due to noise, dust, or vibration issues would be eligible for rent compensation.	Female	Compensation eligibility is based on ownership records. Rent support will be reviewed in cases of proven displacement.
08 July 2025, 10:00 am at Manjushree Convention Hall: Women-Headed Family				
10.	What are your thoughts on the proposed resettlement options (if any)?	If we are required to vacate our current constructed house for relocation, we request a fully constructed and ready-to-live house. As senior citizens, it is difficult for us to go through the stress and effort of constructing a new house on another plot. At our age, we are unable to handle such physical, financial, and emotional strain.	Female	Ready-to-occupy housing options will be considered for vulnerable groups, including senior citizens.
11.	What kind of support or assistance do you believe is most important for	We currently have convenient access to schools, colleges, and hospitals. If we are required to vacate and relocate, we request that similar	Female	BMRCL will coordinate with urban development bodies to ensure

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
	women and families during resettlement and rehabilitation?	access to essential facilities such as hospitals, educational institutions, and emergency services be ensured near our new place of residence.		resettlement areas have access to key amenities.
12.	What is your expectation regarding the form of compensation? What would you prefer and why?	We request alternative land; however, we will need some time to construct a new house. Until the construction is complete, will BMRCL provide rental assistance for temporary accommodation?	Female	Rental assistance during transition will be examined in line with R&R policies.
13.	What kind of support or information would you like to receive from BMRCL to feel more confident and informed throughout this process?	We have not yet received any official notice regarding the Metro project, including information about the acquisition of our lands, the extent of land being acquired, or the procedures involved. We request that clear and detailed notices be issued to the concerned landowners at the earliest, so that we can have proper clarification and make timely decisions.	Female	BMRCL will issue timely and detailed notices with information on extent, procedures, and compensation.
08 July 2025, 02:00 pm at SLV Party Hall: Women-Headed Family				
14.	When did you first hear about the metro project and the land acquisition in your area?	They asked Exactly when does the acquisition start?	Female	Acquisition timelines will be shared through official notifications.
15.	What information have you received so far about the land acquisition process? From whom did you receive this information?	When will we get the notification from BMRCL to the landowners? We request BMRCL to complete the land acquisition as soon as possible. We cannot remain uncertain without progress, and we request that the process not be delayed.	Female	Notifications are being issued in phases and will be delivered to all affected landowners. The acquisition process will follow the legal timelines under the RFCTLARR Act, 2013, but BMRCL will make efforts to minimize delays and provide timely clarifications.
16.	Are there any specific health concerns you have due to the anticipated changes from the project?	After demolition, once Metro construction begins with barricades and sheds, traffic congestion will become a major issue. What steps are being taken to manage traffic in these areas? It will affect both residential and commercial areas, especially in terms of parking and vehicle movement. Are any additional precautions planned for traffic management during construction?	Female	Traffic management plans will be developed in coordination with the city traffic police to minimize disruptions.
17.	What is your expectation regarding the form of compensation? What would you prefer and why?	We are completely dependent on our rental income. Even if compensation is given, construction takes 2–3 years. During this time, we lose our income. Also, once tenants hear of the project, they vacate. So, we lose rental income for 5–6 years until the Metro work is done. What support do we get during this period?	Female	Rental income loss concerns will be assessed, and support options will be reviewed for households dependent solely on rent.
18.	What is your expectation regarding the form of compensation? What would you prefer and why?	We have built our houses and started our businesses using gold loans and other loans from pawnbrokers. What kind of compensation will BMRCL provide for such situations?	Female	Compensation will be calculated based on property valuation, irrespective of loan liabilities.
09 July 2025, 10:00 am at MR Convention Hall: Women-Headed Family				
19.	Have you had opportunities to participate in discussions or meetings about the land acquisition?	BMRCL has conducted Section 23 inquiries to understand public opinions, and based on these, a report will be submitted to higher authorities.	Female	All feedback collected will be compiled and reviewed for decision-making.
20.	What would make it easier for women to participate effectively in such meetings or consultations?	We request BMRCL to ensure direct interaction with higher authorities. We don't want messages passed through intermediaries; we need decision-makers present.	Female	Efforts will be made to ensure the presence of senior officials at key meetings.
09 July 2025, 2:00 pm at Krishna Vaibhava: Women-Headed Family				

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
21.	What are your biggest concerns or fears related to this land acquisition?	What precautions are taken by BMRCL for vibrations and other sound pollution to neighbouring buildings, and what feasibility study has been done for partial acquisition?	Female	Technical studies on vibration and partial acquisition feasibility will be shared with affected residents.
22.	What kind of support or information would you like to receive from BMRCL to feel more confident and informed throughout this process?	We request a map for a better understanding of the properties, how much will be saved, and what other plans we can make.	Female	Maps with clear demarcations will be provided along with notices.
23.	Is there anything else you would like to share or any questions you have that we haven't covered today?	Requested that the Metro line be shifted to the Outer Ring Road to reduce private land acquisition and compensation costs. Opposed the double-decker design, suggesting a single line would be sufficient. Expressed concerns that the double-decker format causes significant land loss.	Female	Alignment and design decisions are based on technical feasibility, long-term capacity needs, and approvals from competent authorities. While changes may not be feasible at this stage, the concerns raised regarding alignment and land loss will be documented and forwarded for review.
10 July 2025, 10:00 am at Marigold Party Hall: Women-Headed Family				
24.	What concerns do you have about losing your land or property?	We have a borewell on our land, and the portion being acquired includes this borewell. If we relocate, we will need to dig a new borewell, which now requires multiple permissions from BWSSB. What support or alternative solution will BMRCL provide in such cases?	Female	Coordination with BWSSB will be done to facilitate borewell permissions or provide alternate water solutions in resettlement areas.
25.	What kind of support or information would you like to receive from BMRCL to feel more confident and informed throughout this process?	I have visited the BMRCL office three to four times, but many of the issues I'm facing regarding the land acquisition, such as what exactly is being acquired and what is not, are still not clarified. I need proper and clear information to understand the status of my property.	Female	Clear and accessible information will be provided at the local BMRCL helpdesk and through official notices.
26.	What kind of livelihood support would help you or your family after relocation?	We are all farmers in this area. After relocation, we request BMRCL and the government to ensure that the Kaveri water supply is made available freely and without restrictions in our new places. Water access is essential for our livelihood and agriculture, and without it, relocation will affect us severely.	Female	Requests regarding water access will be coordinated with BWSSB and government departments.
11 July 2025, 10:00 am at Ganga Party Hall: Women-Headed Family				
27.	What concerns do you have about losing your land or property?	I am a widowed woman. It is very difficult to lead a life. Moreover, my son is diagnosed with a disease. How can I migrate from one place to another? In this situation, I can't stand and construct a house, and I can't take responsibility for relocating by myself as an alone widow.	Female	Relocation assistance will include special support for households with persons with disabilities and vulnerable people.
07 Sep 2025 10:00 AM at Bydrahalli: Women-Headed Family				
28.	What livelihood concerns do you have regarding relocation?	Women expressed fear of income loss, disruption to daily work routines, and reduced access to informal employment.	Female	BMRCL said transitional livelihood support, skill development, and vocational training will be provided.
29.	Have you availed of any loans or financial assistance? How will relocation affect you?	Some women had small loans for business or household needs and were concerned about repayment.	Female	BMRCL said compensation will be disbursed promptly after NOC submission; additional support will be available for vulnerable groups.
30.	What challenges have you faced in understanding official notices?	Some women are illiterate or not familiar with legal documents and formal notices.	Female	BMRCL will conduct awareness meetings, oral translations, and door-to-door communication.
31.	What support is most important for women and families?	Women requested safe housing, schools, health facilities, and water supply near resettlement sites.	Female	BMRCL said resettlement sites will include basic amenities, health services, and education access.
32.	What concerns do you have about documentation?	Difficulty submitting land/tenancy documents; reliance on informal papers.	Female	BMRCL will simplify documentation processes and

Sl. No	Guiding Question from BMRCL	Response from the PAP	PAP's Gender	BMRCL Response and Action
				verify ownership through the Revenue Department's assistance.
33.	Do you feel the compensation reflects your actual loss?	Concerns about income disruption, loss of informal business, and household support.	Female	BMRCL said livelihood support, market linkages, and transitional allowances will be provided.
34.	What support would help smoother transition?	Requests for help desks, assistance in documentation, and clear guidance.	Female	BMRCL confirmed help desks, facilitation centres, and simplified communication for women.
35.	Is there anything else you would like to share?	Request for advance notice and inclusion in all decision-making.	Female	BMRCL said women will be included in communications, with prior notice of relocation and compensation schedules.

7) Poor and Marginalised

Table 7.7: Poor and Marginalised

Sl. No	Guiding Question	Response from PAPs	PAP's Gender	BMRCL Response
07 Sep 2025 10:00 am Bydrahalli				
1	What concerns do you have about your livelihood regarding relocation?	Informal workers, street vendors, and daily wage earners fear loss of income and customers.	Male	BMRCL said that affected people and marginalised people would receive skill training, job linkage, and transitional livelihood support.
2	Have you taken out any loans or received financial assistance? How will relocation affect you?	Some rely on informal loans (gold, pawnbrokers); repayment may be difficult.	Female	BMRCL said compensation will be disbursed promptly after NOC. Compensation will be provided as per transitional allowance, livelihood support, and R&R provisions.
3	What support is most important for poor/marginalised groups?	Requests for vocational training, help accessing legal aid, and inclusion in livelihood programs.	Male	BMRCL said programs include vocational training, legal aid support, and special assistance for vulnerable households.
08 Sep 2025 10:00 AM at Nagarbhavi				
4	Do you feel the compensation reflects your actual loss?	Concerns about income disruption, loss of small businesses, or daily earnings were raised.	Male	BMRCL replied that they would receive transitional allowance, livelihood support, and R&R provisions.
5	Is there anything else you would like to share?	Request for inclusion in planning, timely disbursal, and assistance for vulnerable groups.	Male	BMRCL said priority will be given to poor/marginalised households in resettlement and compensation.

8) PWD & Disadvantaged

Table 7.8: PWD & Disadvantaged

Sl. No.	Guiding Questions from BMRCL	Response from PAPs	Gender	BMRCL Response
08 July 2025 10:00 AM at Manjushree Kalyana Mantapa				
1	Do you clearly understand the compensation process?	Participants requested a clear, simple explanation of compensation entitlements.	Male	BMRCL officials confirmed that the compensation entitlement will be shared in simple language and explained in public consultations. Specific clarifications will be provided individually to vulnerable groups to ensure they fully understand their entitlements.

2	What support do you expect for livelihood restoration?	Participants requested targeted assistance or livelihood restoration measures tailored to persons with disabilities and other vulnerable groups.	Male	BMRCL officials responded that livelihood restoration under the approved R&R plan will give priority to vulnerable groups. Skill development, self-employment support, and financial assistance linkages will be facilitated through government programs. Persons with disabilities will be given priority consideration for such support measures.
3	Do you have any suggestions for improving project design?	Participants urged BMRCL to ensure barrier-free access across all stations and facilities to meet the needs of persons with disabilities.	Male	BMRCL officials confirmed that barrier-free access is being integrated into all Metro facilities, in line with the Rights of Persons with Disabilities Act, 2016. Suggestions from participants will be considered in the detailed station.
10 July 2025 10:00 AM at Marigold Party Hall				
4	How do you feel the Metro project may affect your daily life?	Participants generally supported the Metro development, noting that it would improve mobility for persons with disabilities by providing easier access to work, healthcare, and daily needs.	Male	BMRCL officials assured that all stations and trains will incorporate features such as ramps, lifts, tactile flooring, audio announcements, and designated spaces for persons with disabilities.
5	What are your displacement-related concerns?	Vulnerable individuals, including widows, persons with disabilities, and those with disabled dependents, expressed emotional distress about their inability to manage relocation or rebuild homes without adequate support.	Male	BMRCL officials assured that special assistance and handholding support would be provided to vulnerable people during relocation. Additional support for managing shifting and rebuilding will be provided through facilitation teams, with priority attention given to persons with disabilities and widows.
11 July 2025 10:00 AM at Gagan Party Hall				
6	What concerns do you have about relocation timing and notice?	Participants feared sudden eviction notices, saying they needed more time to prepare.	Male	BMRCL officials assured that eviction notices will be issued with sufficient time and will be explained in simple terms to enable vulnerable groups to prepare properly.
14 July 2025 10:00 AM at Sri Ravinandana Palace				
7	How can communication with BMRCL be improved for you?	Participants said they prefer face-to-face explanations rather than only written notices.	Male	BMRCL officials confirmed that multiple channels will be used, including public meetings, household visits, and oral translations to ensure vulnerable groups receive and understand information.

(2) Photos

1) 07 July 2025 10:00 AM at Sindhoor Convention Hall



2) 07 July 2025, 2:00 PM at SDK Party Hall



3) 08 July 2025, 10:00 AM at Manjushree Kalyana Mantapa



4) 08 July 2025, 2:00 PM at SLV Party Hall



5) 09 July 2025, 10:00 AM at MR Convention Hall



6) 09 July 2025, 2:00 PM at Sri Krishna Vaibhava Party Hall



7) 10 July 2025, 10:00 AM at Marigold Party Hall



8) 11 July 2025, 10:00 AM at Gagan Party Hall



9) 11 July 2025, 2:00 PM at Pooja Shree Kalyana Mantapa



10) 14 July 2025, 10:00 AM at Sri Ravinandana Palace



11) 04-Sep-25, 10:00 AM at JP Nagar



12) 06-Sep-25, 10:00 AM at BMRCL Office



13) 07-Sep-25, 10:00 AM at Bydrahalli



14) 08-Sep-25, 10:00 AM at Nagarbhavi

