



दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड
Delhi Metro Rail Corporation Limited



DELHI MRTS PROJECT PHASE V(A)

Resettlement Action Plan

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List of Abbreviation

Abbreviation	Full Form
DDA	Delhi Development Authority
DEO	Data Entry Operator
DMRA	Delhi Metro Rail Academy
DMRC	Delhi Metro Rail Corporation
DPR	Detailed Project Report
DUSIB	Delhi Urban Shelter Improvement Board
EWS	Economically Weaker Section
FS	Feasibility Study
GESIAP	Gender Equality and Social Inclusive Action Plan
GNCTD	Government of National Capital Territory of Delhi
GoI	Government of India
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
JICA ESC GL	Japan International Cooperation Agency Environmental and Social Consideration Guidelines
JJ	Jhuggi-Jhopri
LAC	Land Acquisition Collector
LD	Land Department
LIG	Lower Income Group
LIRP	Livelihood and Income Restoration Program
LRIP	Livelihood and Income Restoration Program
MIG	Middle Income Group
MoHUA	Ministry of Housing and Urban Affairs
NULM	National Urban Livelihoods Mission
PAF	Project Affected Family
PAP	Project Affected Person
PIU	Project Implementation Unit
PWD	Public Works Department
R&R	Resettlement and Rehabilitation
RAP	Resettlement Action Plan
RFTCTLARR Act 2013	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
ROW	Right of Way
UDD	Urban Development Department
UTD	Urban Transport Division

CHAPTER 1. NECESSITY FOR LAND ACQUISITION AND RESETTLEMENT

1.1. Background of the Project

The Delhi Metro network, implemented and operated by Delhi Metro Rail Corporation (DMRC), has been a cornerstone of sustainable urban transport in the National Capital Territory (NCT) of Delhi. With continuous expansion across multiple phases, the metro system has significantly contributed to reducing traffic congestion, travel time, and vehicular emissions while improving urban mobility and accessibility.

Delhi Mass Rapid Transport System (MRTS) Project Phase V (A) is proposed as a further extension to strengthen network connectivity, improve last-mile accessibility, and accommodate increasing travel demand in densely populated and rapidly urbanizing areas. The Project is aligned with national and regional urban transport policies promoting rapid mass transit systems as a sustainable alternative to private vehicle use.

1.2. Project Rationale

Delhi faces acute urban transport challenges characterized by rapid population growth, increasing motorization, traffic congestion, and deteriorating air quality. Despite the extensive metro network, several areas remain under-served or experience capacity constraints.

The Phase V (A) Project is necessitated by the following key factors:

- **Growing Travel Demand:** Increasing population and economic activities have resulted in higher commuter volumes, exceeding the capacity of existing transport systems.
- **Traffic Congestion:** Heavy reliance on road-based transport has led to chronic congestion on major corridors.
- **Environmental Concerns:** High vehicular emissions contribute significantly to air pollution in Delhi. Expansion of metro services supports modal shift to public transport.
- **Network Integration:** The Project aims to enhance connectivity with existing metro lines, bus systems, and other transport modes.

By addressing these challenges, the Project contributes to improved mobility, reduced environmental impacts, and enhanced quality of life.

1.3. Necessity for Land Acquisition

Although metro systems are designed to minimize land requirements – particularly through elevated and underground alignments – certain components of the Project inevitably require land acquisition. Due to Delhi's being dense and highly urbanized, land acquisition becomes unavoidable for integrating these infrastructure elements into the cityscape.

Land acquisition under Phase V (A) is required for the following:

(1) Permanent Land Requirements

- Underground station entry and exit structures
- Elevated station entry / exits and viaduct
- Viaduct piers and associated structural elements.

- Depot

(2) Temporary Land Requirements

- Construction sites and staging areas, and material storage

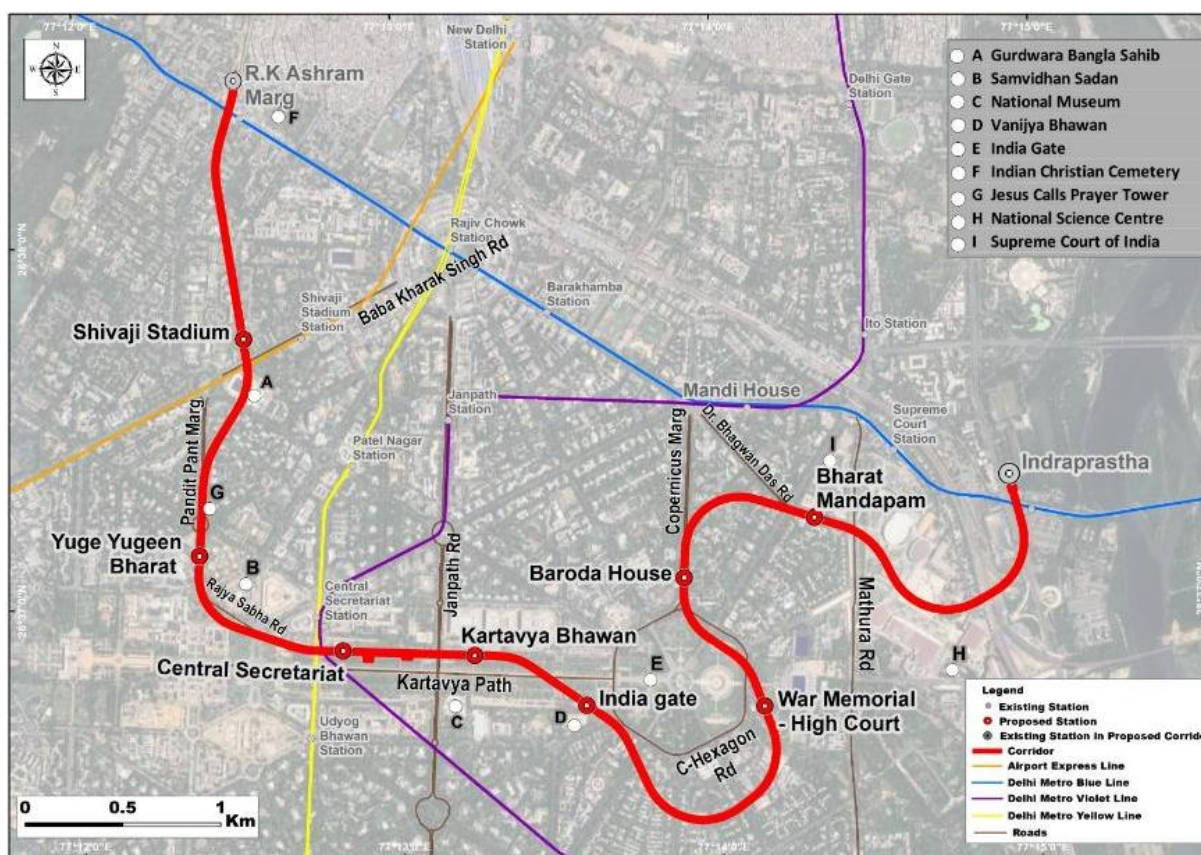
The Project requires acquisition of government lands only as summarized in Table 1-1.

Table 1-1: Permanent and Temporary Land Requirements for Three Corridors

Corridor	Permanent Area (m ²)			Temporary Area(m ²)			Total(m ²)
	Gov't.	Pvt.	Total	Gov't.	Pvt.	Total	
1 Rama Krishna Ashram Marg to Indraprastha	137,845.23	--	137,845.23	161,613.51	--	161,613.51	299,458.74
2 Aerocity to IGD T-1	2,177.00	--	2,177.00	19,677.00	--	19,677.00	21,854.00
3 Tughlakabad to Kalindi Kunj	29,599.05	--	29,599.05	89,001.72	--	89,001.72	118,600.77
Total Phase V(A)	169,621.28	--	169,621.28	270,292.23	--	270,292.23	439,913.51

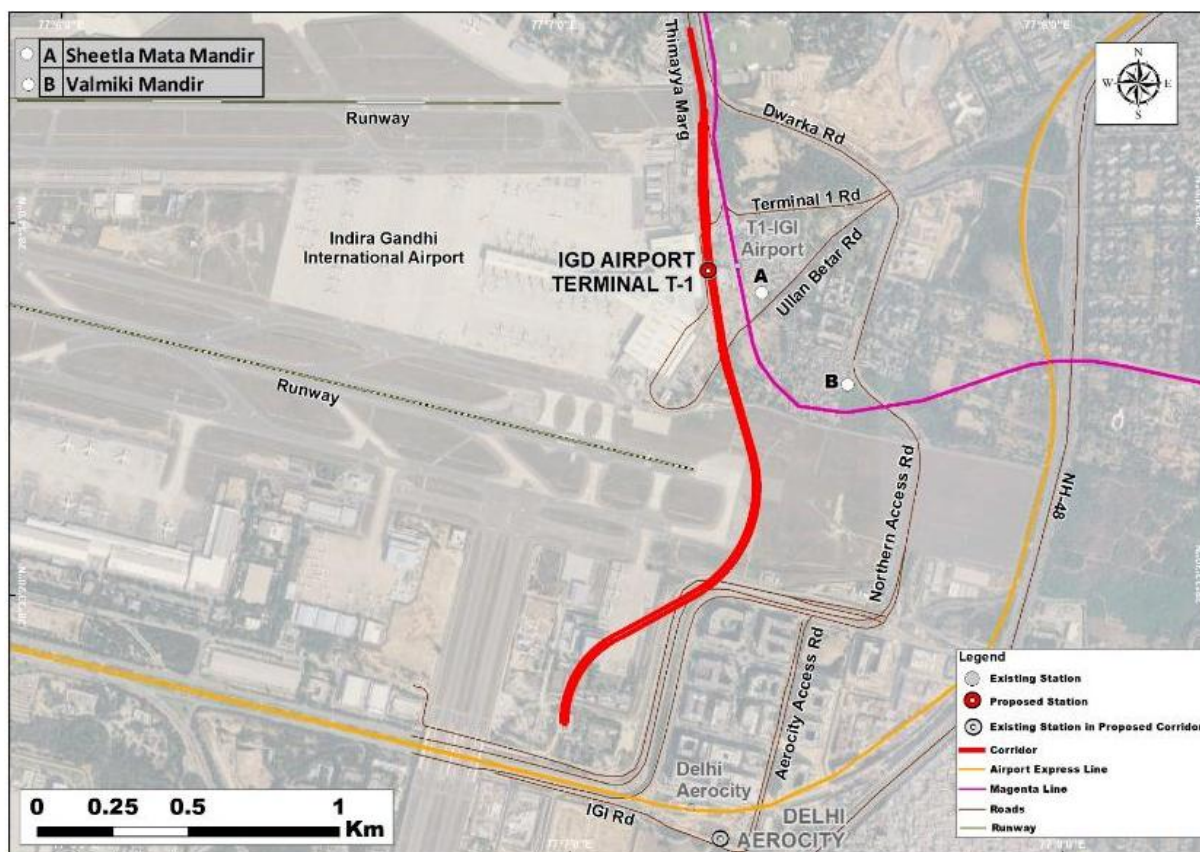
Note: Gov't.: Government, Pvt.: Private

Source: DMRC (DPR Ph V(A))



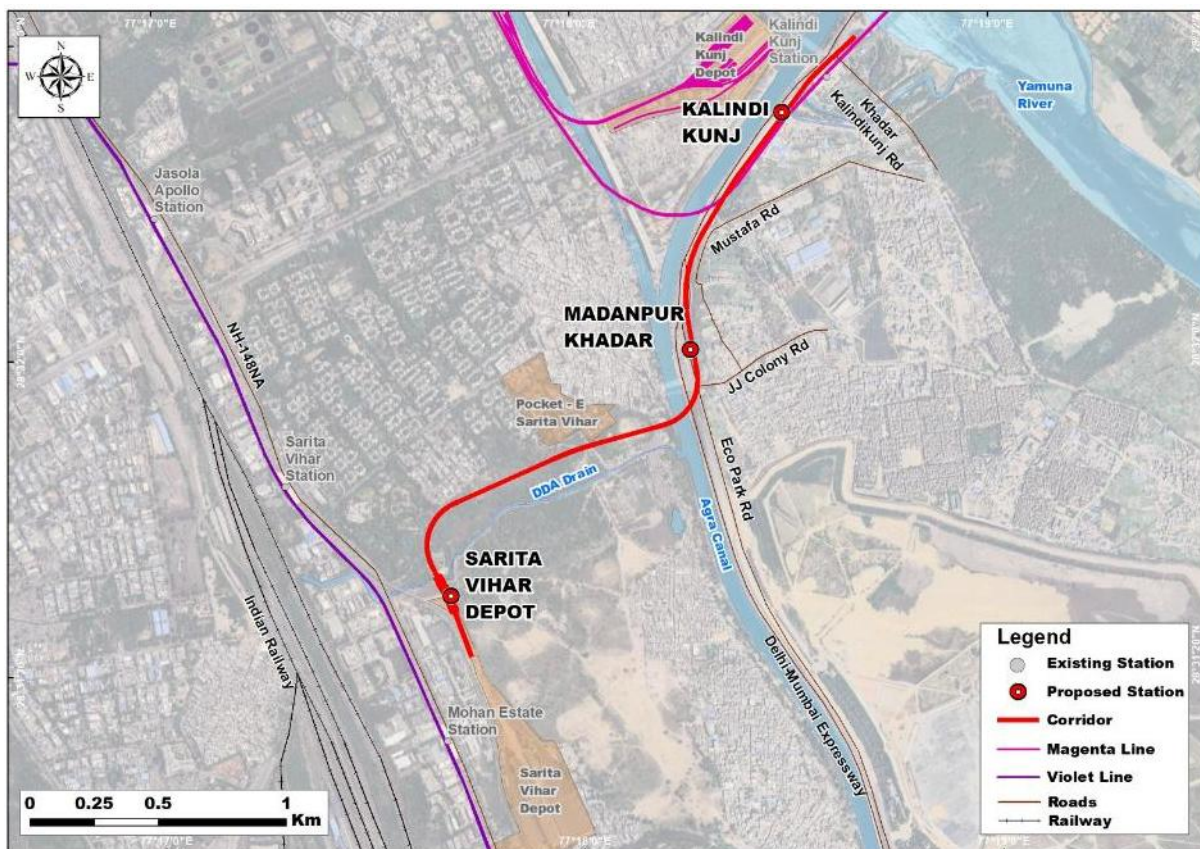
Source: Vardan

Figure 1-1: Alignment of Corridor 1 (Ramkrishna Ashram Marg to Indraprastha)



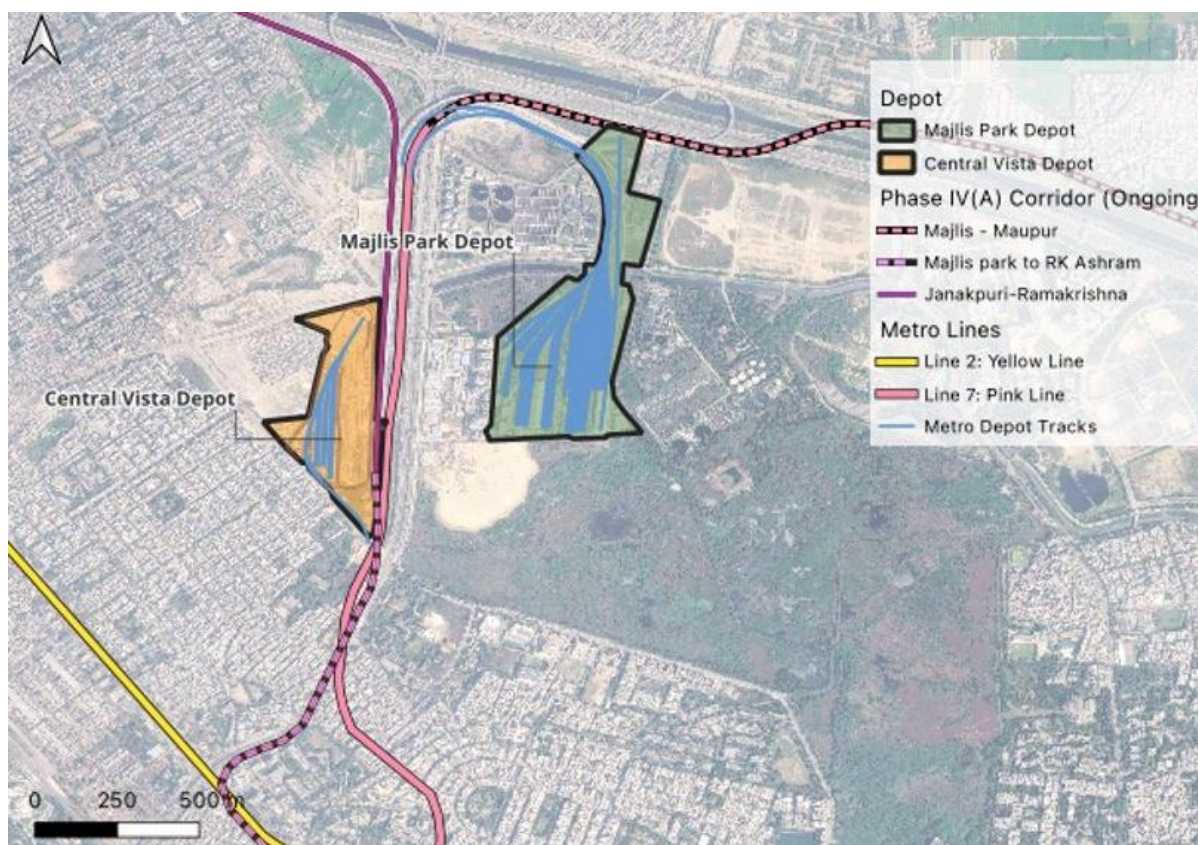
Source: Vardan

Figure 1-2: Alignment Map of Corridor 2 (Aerocity to IGD Airport T-1)



Source: Vardan

Figure 1-3: Alignment Map for Corridor 3 (Tughlakabad to Kalindi Kunj)



Source: JST

Figure 1-4: Location of Central Vista Depot for the Delhi Metro Phase V(A)

1.4. Minimization of Resettlement Impacts

1.4.1. Initial Design Alternatives to Minimize Resettlement

To limit the need for land acquisition and resettlement, DMRC integrated the design alternatives during the Project planning phase. The core strategy, mainly in the densely populated area, is to adopt underground tunnel using Tunnel Boring Machine (TBM) method for underground tunnelling and to locate structures on government-owned plots. This approach mitigates impacts on private property and significantly minimizes the need for additional land acquisition.

Environmentally and socially sensitive areas – including places of worship, schools, hospitals, slum areas, 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 environmentally sensitive zones with minimal disruption.

To further optimize the Project design, DMRC undertook a comprehensive project alternative analysis as documented in the Environmental and Social Impact Assessment (ESIA) Report. The assessment compared feasible alignment and design options based on environmental, social, technical, economic, and operational criteria. Although some alternatives offered shorter routes, or greater operational efficiency, the preferred alignments were selected because they minimized land acquisition and resettlement, avoided environmentally and socially sensitive areas, enhanced connectivity to key destinations, reduced construction and operational risks, and supported broader urban development objectives. Overall, the selected alignments represent the most balanced and sustainable solution, maximizing public benefits while minimizing adverse environmental and social impacts.

1.4.2 Methods to Minimize Resettlement during Implementation

During implementation, DMRC will ensure that public access is maintained throughout construction and operation phases by adopting TBM method, 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, by: 1) Managing the ROW after the cut-off date through periodic inventories of assets and Project Affected Person (PAP), 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 impacts, transparency and support are offered through helpdesks and public notices, reflecting a sensitive and inclusive implementation strategy.

1.5. Necessity for Resettlement

Corridor 1 has 96 central government structures (former PWD quarters) which have already been vacated in early 2026. These quarters, which are more than 50 years old and owned by CPWD, have already been scheduled for demolition due to their age. CPWD has allotted new residential quarters to the affected government employees. Residents were shifted to another government residential blocks.

Corridor 2 has four structures which are owned by Delhi International Airport Limited (DIAL) and leased to contractors of DIAL. Arrangements have already been made to relocate all four structures outside the Project's Right of Way (ROW) before construction begins. Corridor 3 has two non-title holders who have no legal ownership rights of land but have physical possession of structures.

In view of these potential impacts, the preparation of a RAP is necessary for Corridor 3 only to ensure that all affected persons are treated in a fair and equitable manner.

Accordingly, this report presents corridor specific assessment for Chapter 3 and 4, and Chapter 7 to 10, while the remaining chapters contain common information applicable to all three-phase V(A) corridors.

The RAP aims to provide compensation at replacement cost, support the restoration as well as improvement of livelihoods and living standards, extend special assistance to vulnerable groups, and ensure that the Project complies with applicable legal frameworks as well as JICA safeguards requirements.

1.6. Policy Context

1.6.1. Key Policy

Land acquisition and resettlement for the Project will be carried out in accordance with:

- Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013)
- Applicable state regulations of the Government of NCT of Delhi (GNCTD)
- Relevant provisions of metro railway legislation
- Japan International Cooperation Agency Environmental and Social Considerations Guidelines 2022 (JICA ESC GL), where applicable.

1.6.2. Eligibility for Compensation

The following categories of affected persons are eligible for compensation and livelihood support of the Project, as per RFCTLARR Act 2013.

- Those who have legal rights to the land
- Those who do not have legal rights to the land, but whose rights are recognized under the legal system (RFCTLARR Act 2013) of the host country if they claim
- Those whose legal rights and claims on the occupied land cannot be ascertained (e.g., tenants, merchants, workers, employees, illegal occupiers, other building owners, etc.)
- Those who lose their main livelihood due to the impact on their land or structures.

1.7. Objectives of the Resettlement Action Plan

The primary objectives of the RAP are as follows:

- To identify and assess the impacts of land acquisition and resettlement
- To define eligibility and entitlements for affected persons
- To ensure compensation at replacement cost
- To assist affected persons in restoring livelihoods and living standards
- To establish institutional mechanisms for implementation and grievance redress.

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. The following discussions highlight the national and state legal laws, policies, rules and regulations 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 DMRC 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 amendments
- The Metro Railways (Construction of Works) Act, 1978 and, Metro Railways (Operation and Maintenance) Act, 2002

Among these, the RFCTLARR Act 2013 is the principal legislation governing land acquisition, compensation, and rehabilitation and resettlement (R&R) in India. It establishes a comprehensive legal framework that ensures fair compensation, transparency in the acquisition process, and the provision of resettlement and livelihood restoration measures for affected persons. The Act represents a significant shift from the earlier Land Acquisition Act of 1894, by incorporating social impact assessment, participatory processes, and statutory R&R entitlements.

The Metro Railways (Construction of Works) Act of 1978 (as amended) also provides the legal and procedural framework for the implementation of metro rail projects, including powers for survey, land entry, construction and regulation of activities in proximity to metro infrastructure. While the Metro Act enables project execution, it does not provide a comprehensive framework for compensation and R&R. Therefore, in practice, DMRC adopts a complementary legal approach, wherein the Metro Act is used for executional authority, while compensation and R&R are governed by the RFCTLARR Act of 2013.

2.1.1. Constitution of the Republic of India

The Constitution of India, adopted on 26 November 1949 and in force since 26 January 1950, is the supreme legal framework governing all state actions, including land acquisition and resettlement. It establishes the principles of rule of law, equality, and social justice, which underpin all related legislations. Among the constitutional provisions are defined the legal competence across sectors that include relevant to land acquisition and involuntary resettlement. In addition, Directive Principles of State Policy, particularly Article 46, emphasize the protection of weaker sections, including Scheduled Castes and Scheduled Tribes. These provisions collectively ensure that land acquisition and resettlement processes adhere to due process, equity, and protection of vulnerable groups, forming the constitutional basis for all subsequent legislation.

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

The RFCTLARR Act of 2013 is the primary legislation governing land acquisition and resettlement in India. It establishes a rights-based and participatory framework that ensures fair compensation, transparency in the acquisition process, and restoration of livelihoods for affected persons.

Under the Act, land may be acquired only for a defined public purpose, which includes infrastructure projects such as railways and metro systems, as well as planned urban development and government-administered schemes.

The Act is structured around three key components: (i) Social Impact Assessment (SIA) for the assessment of social impacts, conduct of public consultations, and independent appraisal prior to acquisition (ii) compensation determination, and (iii) Rehabilitation and Resettlement (R&R).

The SIA process (Sections 4-8) mandates the assessment of social impacts, conduct of public consultations, and independent appraisal prior to acquisition. Subsequent stages include notification, hearing of objections, and award of compensation (Sections 11-25), ensure procedural transparency and due process.

The Act also mandates Schedules to operate compensation and R&R provisions. The First Schedule (Sections 20-30) defines the methodology for determining compensation, including market value, valuation of assets, and solatium. The Second Schedule (Sections 31-38) and Section 41) outlines R&R entitlements for affected families, covering housing, subsistence allowances, and livelihood support. The Third Schedule (Section 32) specifies minimum infrastructure and services at resettlement sites. The Fourth Schedule (Section 105) addresses the applicability of R&R provisions to projects under certain exempted enactments, ensuring that safeguard principles are maintained.

The Act also provides for a formal grievance redress mechanism through the Land Acquisition, Rehabilitation and Resettlement Authority (Sections 49-62), enabling affected persons to seek resolution of disputes related to compensation and R&R.

2.1.3. The Metro Railways (Construction of Works) Act, 1978 and Metro Railways (Operation and Maintenance) Act, 2002

The Metro Railways (Construction of Works) Act, 1978 (as amended) provides the statutory framework for the planning and execution of metro rail projects in India. The Act empowers metro railway authorities to undertake surveys and investigations, enter upon land for project purposes, acquire land in accordance with applicable laws, construct metro railway infrastructure, and regulate activities that may affect the safety and integrity of metro works.

The Metro Railways (Operation and Maintenance) Act, 2002 complements this framework by governing the operational and maintenance phase of metro systems. The Act includes provisions relating to passenger safety, regulation of metro operations, removal of obstructions, and control of activities that may adversely affect metro railway operations and safety.

While the Metro Railways Acts provide the enabling framework for land acquisition and implementation of metro projects, they do not prescribe detailed provisions for compensation, resettlement, and rehabilitation. Accordingly, compensation and R&R measures are guided by the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013), wherever applicable.

2.1.4. Subsurface Rights

For Delhi Metro Phase V (A), the Metro Railways (Construction of Works) Act of 1978 (as amended) provides the statutory authority for land entry, survey, and execution of underground works. The underground works therefore entail dealing with subsurface rights of way which refers to the legal authority to utilize the space beneath the surface of public or private land for infrastructure, such as underground pipelines, cables, metro lines, or sewage systems. This right is governed by the Indian Easements Act of 1882 for private agreements, and specific utility rules.

While subsurface rights rest with the Government, irrespective of tunnel depth, compensation depends on damages if any. All government projects including metro projects do not require compensation unless there is evidence of the occurrence unforeseen situations that require compensation to be paid.

2.2. Land and Structure Tenure System in India

In India, the land tenure system is shaped by a combination of statutory laws, historical land records and evolving urban governance practices. Ownership is generally established through registered sale deeds and supporting revenue records; however, India follows a presumptive (non-conclusive) title system, where ownership is based on a chain of documents rather than a single state-guaranteed title. This complexity necessitates careful verification of land and structure ownership to ensure fair and accurate determination of entitlements under the Project's resettlement framework.

2.3. Land Acquisition and Resettlement Process

2.3.1. Private Land Acquisition

(1) Process

Land Acquisition and Resettlement for the Project will be carried out in accordance with the provisions of the RFCTLARR Act 2013 and applicable rules. Land (including structure and immovable assets) is acquired by GNCTD and transferred to the Delhi Development Authority (DDA) and to DMRC and the Government of Delhi. The Land Acquisition and Resettlement process ensures transparency in public consultation and in providing fair compensation, and R&R support to affected persons.

a. Statutory Acquisition under the RFCTLARR Act, 2013

Following approval of the Social Impact Assessment (SIA), land acquisition (including structure) process proceeds through a series of statutory steps which includes preliminary notification, detailed survey, preparation and approval of the R&R Scheme, declaration of acquisition, valuation, award, and disbursement of compensation. The process ensures transparency, public participation, and provision of compensation and R&R assistance prior to taking possession of land, in accordance with the RFCTLARR Act 2013.

Under the RFCTLARR Act 2013, compensation for private land acquisition is determined through a statutory award process by the Collector. Consultations are conducted and affected landowners may agree to the compensation offered. All compensation is determined based on prescribed valuation principles and formalized through an award in accordance with the Act.

A Land Acquisition Plan is also produced to indicate respective land plot (Khasra) revenue survey map boundaries and numbers referring to the land registration maps maintained by village level administration, together with detail average measured in hectares. It also includes collecting

details such as owner of property, type of structure, number of floors and land use patterns, such as agriculture, commercial, barren, forest, etc.

Table 2-1: Land Acquisition Process through RFCTLARR Act 2013

Step	Stage	Key Activities	Responsible Authority	Relevant Sections
1	Identification of Land & Preparation of Land Acquisition Plan (LAP)	Finalization of alignment; identification of required land parcels (vis-à-vis Khasra); preparation of Land Acquisition Plan including plot boundaries, ownership details, land use, and preliminary structure information based on revenue records	Implementing Agency (IA)/ Revenue Authorities	
2	Administrative Decision	Government reviews Expert Group recommendations and confirms public purpose and need for acquisition	Appropriate Government	Sec. 8-9
3	Preliminary Notification	Issue of notification indicating intent to acquire land; publication in Gazette and local media; marking of affected area; cut-off date for title holder established	Appropriate Government	Sec. 11
4	Updating Land Records & Survey	Detailed survey, demarcation, and updating of land records; identification of affected land parcels	Collector / Land Acquisition Officer	Sec. 12
5	Census & Inventory of Losses	Enumeration of affected persons, structures, and assets; socio-economic data collection; cut-off date for non-title holder established	Collector / Implementing Agency (e.g., DMRC)	Sec. 16 (linked with SIA findings)
6	Hearing of Objections	Affected persons submit objections; hearings conducted; recommendations made	Collector	Sec. 15
7	Preparation of R&R Scheme	Draft Rehabilitation and Resettlement Scheme prepared based on census and impacts; includes entitlements and relocation measures	Administrator for R&R	Sec. 16-17
8	Disclosure & Public Hearing	R&R Scheme disclosed locally; public hearing conducted; feedback incorporated	Administrator / Collector	Sec. 17
9	Review & Approval of R&R Scheme	R&R Scheme reviewed and approved by Commissioner for R&R / Government	Commissioner for R&R	Sec. 18
10	Declaration of Acquisition	Formal declaration confirming acquisition for public purpose; must be issued within statutory timeline	Appropriate Government	Sec. 19
11	Land Measurement & Valuation	Measurement of land; valuation of land and attached assets (structures, trees, etc.)	Collector	Sec. 20, 26-30
12	Notice to Interested Persons	Notification to landowners and affected persons to submit claims for compensation and R&R	Collector	Sec. 21
13	Preparation of Award	Determination of compensation and R&R entitlements; preparation of award	Collector	Sec. 23
14	Disbursement of Compensation	Payment of compensation to landowners and assistance to affected persons	Collector / IA	Sec. 31
15	R&R Implementation	Provision of relocation support, housing, and livelihood restoration measures.	Administrator / IA	Sec. 31-42
16	Taking Possession	Land possession taken only after compensation and R&R provisions are in place	Collector	Sec. 38
17	Handover and Clearance of Land	Encumbrance-free land is handed over to the project authority; clearance of structures and site readiness for construction	Collector / IA	

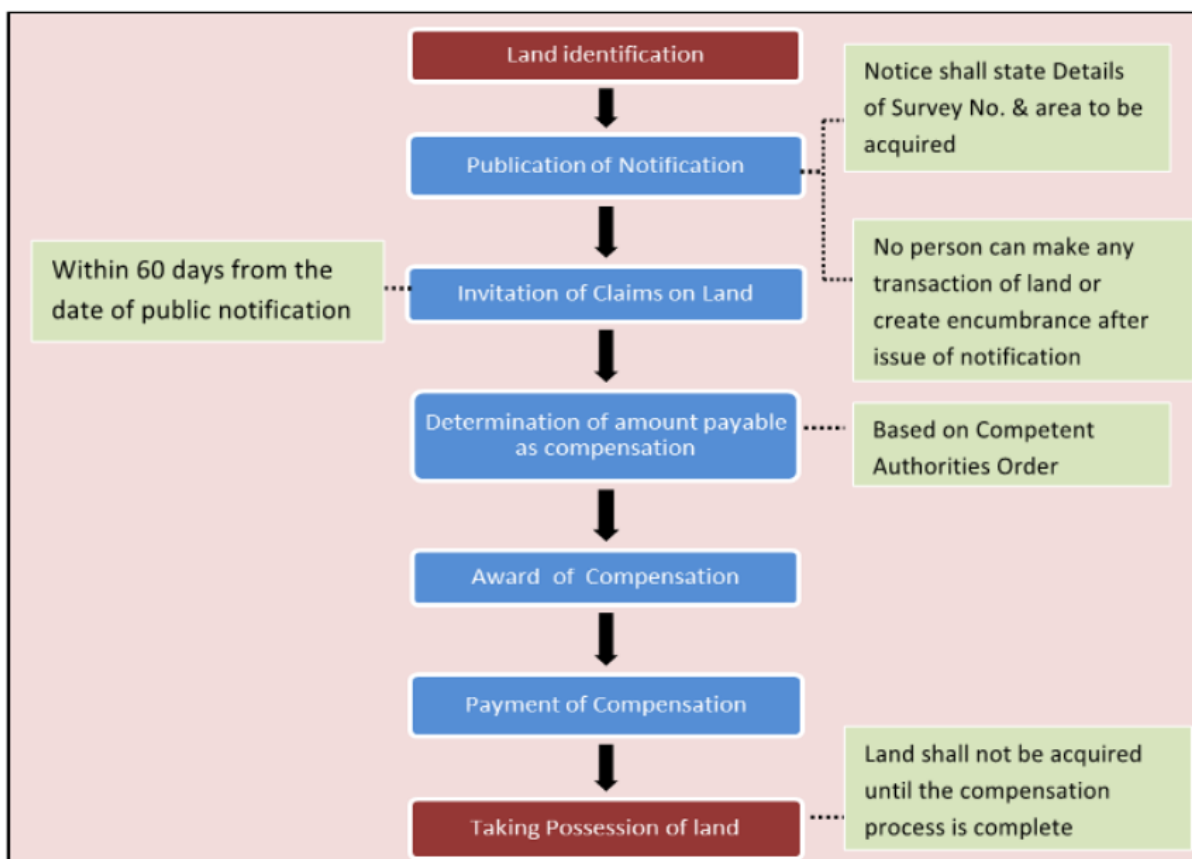


Figure 2-1: Land Acquisition Flow (RFCTLARR Act, 2013)

b. Direct Purchase / Negotiated Settlement (Consent Award)

As per the circular issued by DMRC (No. DMRC/15/LM-DP/1221/312 dated 08 September 2014), land may also be acquired through mutual agreement with landowners.

(2) Compensation Calculation for Private Land

Compensation for acquired land is determined by the Collector in accordance with Sections 26-30 and the First Schedule of the RFCTLARR Act of 2013.

The process under the RFCTLARR Act of 2013 involves the following steps:

- **Determination of Market Value:** The market value of land is assessed based on the higher of: (i) the minimum land value specified under the Indian Stamp Act, 1899 for registration purposes; or (ii) the average sale price of similar land in the vicinity, based on recent registered transactions.
- **Application of Multiplication Factor:** A multiplication factor is applied to the market value, varying by location (higher in rural areas and up to 1.0 in urban areas, as notified by the state government).
- **Valuation of Attached Assets:** The value of assets attached to the land - such as buildings, trees, and other immovable property- is added based on applicable valuation norms.
- **Solatum:** A solatium of 100% of the total compensation amount is added.
- **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.

The final compensation amount is thus based on replacement value, ensuring that affected landowners are adequately compensated. In addition to compensation, eligible affected families are entitled to R&R benefits as specified in the Second Schedule of the Act.

2.3.2. Government Land Acquisition Process

(1) Process

Government land for the Project is transferred through administrative procedures and is not acquired under the RFCTLARR Act. Accordingly, compensation for land value is not applicable; however, impacts on structures, utilities, or occupants are addressed in accordance with RAP provisions and applicable regulations. The process is summarized in Table 2-2.

Table 2-2: Process for Land Acquisition of Government Land

Step	Stage	Key Activities	Responsible Agency
1	Survey and Identification of Land	Identification of required land parcels for stations, viaducts, entry/exit structures, and associated facilities based on finalized alignment	Delhi Metro Rail Corporation
2	Ownership Identification	Verification of land ownership and custodial department (e.g., DDA, MCD, PWD, Railways, other central/state agencies) based on land records	DMRC in coordination with land-owning agencies
3	Submission of Requisition	Formal requisition submitted to concerned departments with land details, drawings, and justification for public purpose	DMRC
4	Joint Site Survey	Joint survey conducted with concerned departments to verify land extent, boundaries, and site conditions	DMRC and land-owning agency
5	Stakeholder Consultations	Meetings held at various administrative levels to review land requirements, resolve issues, and agree on transfer modalities	DMRC and concerned agencies
6	Identification of Impacts	Assessment of existing occupants, structures, utilities, and any encumbrances on the land	DMRC
7	In-Principle Approval	Preliminary approval granted by the concerned land-owning agency for transfer or use of land	Concerned agency
8	Clearance of Encumbrances	Removal/relocation of utilities and addressing impacts on occupants in accordance with RAP provisions	DMRC in coordination with relevant agencies
9	Final Approval and Allotment	Formal approval and allotment of land by the competent authority under the Government of NCT of Delhi or concerned central authority	Competent Authority
10	Documentation	Execution of legal documents such as lease agreements, MoUs, or handover certificates	DMRC and land-owning agency
11	Handover of Land	Physical possession of land handed over to DMRC for project implementation	Land-owning agency

Source: DMRC

(2) Compensation Calculation for Government Land

Government land is being transferred on inter-departmental transfer rate as per the sanction order of the MRTS project issued vide Order No. K-14011/60/2014/MRTS-1 (Vol. 1) dated 09 March 2019 by GoI.

2.4. JICA Involuntary Resettlement Policy

According to Section 2.6 of the JICA ESC GL “projects must comply with the laws, ordinances, and standards related to environmental and social concerns established by the government/s that have jurisdiction over the project sites (including both national and local governments). They

must also conform to the environmental and social considerations policies and plans of the governments that have such jurisdiction.

The key principles of JICA Policy on involuntary resettlement described in the guidelines are 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 at full replacement cost for losses including supporting expenses necessary for resettlement as agreed with the affected people
2. Compensation standards are disclosed and consistently applied. The Project affected persons need to be aware of the compensation standards and are explained to the PAPs in writing, and the PAPs can confirm the contents at any time.
3. 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.

In preparing the RAP, consultations must be held with the project affected people in 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.

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.

2.5. Comparison between JICA ESC GL and the Country's Legal System

It has been determined that the comparison between and understanding among JICA ESC GL 2022 and the Indian legislation on land acquisition and resettlement (RFCTLARR Act 2013) have no substantial gaps, therefore the proponent (DMRC) agrees with the Project's Policy Framework.

Table 2-3: Comparing JICA ESC GL and the Host Country's Land Acquisition & Resettlement System

Sl. No.	JICA ESC GL 2022	RFCTLARR Act 2013	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 Guidelines 2022)	Section 4(1) - (4): Mandatory Social Impact Assessment (SIA) to identify affected families and assess necessity of acquisition. Section 4(4)(d)-(e): Requires analysis of extent of displacement and exploration of alternative sites/designs. Sections 7-8: Expert Group appraisal and Government decision must ensure that the proposed acquisition represents the least displacing alternative and is justified only when unavoidable.	No gap	The Project will assess all feasible alignment and design alternatives to avoid or minimize involuntary resettlement and livelihood impacts and adopt the least-impact option.
2	When population displacement is unavoidable, effective measures must be taken to minimize impacts and to compensate for losses. (JICA GL, 2022)	Section 4(4): SIA includes detailed assessment of social and economic impacts and mitigation measures. Section 8(1)(a)-(c): Government shall ensure (i) minimum land acquisition, (ii) minimum displacement, and (iii) minimum	No gap	Ensure that the study is to carry out alternatives analysis to identify the alternative which minimise the project impacts.

Sl. No.	JICA ESC GL 2022	RFCTLARR Act 2013	GAP	Policy of the Project
		adverse impact on livelihoods and environment, based on SIA findings.		
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)	Section 31: Preparation of R&R Award detailing entitlements for each affected family. Section 38(1): Land possession only after full payment of compensation and R&R entitlements. Section 38(2): Resettlement site development and basic amenities (as per Third Schedule) must be provided prior to displacement.	Partial gap	DMRC will provide compensation and assistance to all PAPs, including non-titleholders, and ensure timely disbursement in line with JICA Guidelines.
4.	Compensations must be calculated at full replacement cost as much as possible and provided in advance. (JICA GL 2022)	Section 26: Market value determined based on highest of circle rate, average sale price, or consented compensation. Section 27-28: Factors include damages, loss of livelihood, and other impacts. Section 29: Valuation of assets (structures, trees, crops) as per prescribed norms. Section 30: 100% solatium added. First Schedule: Detailed compensation components and multipliers.	No gap	DMRC will ensure compensation at full replacement cost, including transaction costs, without depreciation, and adjusted for inflation.
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)	Section 31: R&R Award includes assistance measures. Second Schedule: Provides subsistence allowance, transportation allowance, housing benefits, annuity/employment options, and one-time assistance. Third Schedule: Infrastructure at resettlement sites.	No gap	DMRC is willing to provide individual Livelihood and Income Restoration Package to compensate and assist for the income loss based on the needs of PAPs to ensure their current income levels is recovered to 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)	Section 6: Preliminary notification. Section 19: Declaration of acquisition. Section 21: Notice to affected persons. Section 37: Compensation award must be publicly disclosed.	No gap	DMRC is to ensure transparency, information regarding relocation, compensation, and resettlement, must be made publicly available through stakeholder consultation meetings, grievance redress mechanism, DMRC website, etc.
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)	Sections 16-18: Preparation and disclosure of R&R Scheme with public consultation. Section 21: Individual notice to landowners. However, no explicit requirement for issuing detailed written entitlement statements to each PAP.	No gap	DMRC will provide individual entitlement statements in writing to each PAP and ensure accessibility for verification.
8.	For projects that result in large-scale involuntary resettlement, a Resettlement Action Plan (RAP) must be prepared and made available to the	Section 4(6): Social Impact Management Plan (SIMP) required. Sections 16-18: R&R Scheme preparation, review, and disclosure in local language. However, no requirement for a	Not applicable	DMRC prepared a RAP consistent with JICA GL.

Sl. No.	JICA ESC GL 2022	RFCTLARR Act 2013	GAP	Policy of the Project
	public prior to resettlement and provision of compensation and support. (JICA GL 2022)	comprehensive RAP integrating census, livelihood restoration, monitoring, and budget.		
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)	Section 4(1)-(2): SIA consultation with local bodies. Section 5: Mandatory public hearings in affected areas prior to finalization of SIA.	No gap	Two Stakeholder Consultation Meetings (SCMs) were conducted. DMRC ensures that sufficient information is provided on the Project, as well as compensation and assistance.
10.	When consultations are held, explanations must be given in languages and forms that are understandable to the project-affected people. (JICA GL 2022)	Section 5: Public hearings conducted locally. Section 6(1): SIA disclosed in local language. Section 18: R&R Scheme disclosed in local language.	No gap	DMRC will conduct consultations in local language where required.
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)	Section 5: Participation during SIA. Section 16: Consultation during R&R Scheme. Section 45: R&R Committee at project level. Section 50: State Monitoring Committee. However, continuous participation during implementation is not strongly mandated.	No gap	DMRC prepared stakeholder engagement plan covering all project phases to ensure continued participation through consultations, FGDs, and participatory monitoring mechanisms.
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)	Section 15: Objections to acquisition before Collector. Section 64: Reference to Land Acquisition Authority for dispute resolution. Sections 74-75: Establishment of Authority and appeals. No project-level GRM with defined timelines.	No gap	GRM is already in place. DMRC 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.

2.6. Land Acquisition and Resettlement Policy of the Project

1. The Government of India will use the Project Resettlement Policy (the Project Policy) for the Delhi Metro Phase V (A) 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.
2. 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.

3. 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.
4. 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.
5. 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 of 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.
6. 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.
7. People temporarily affected are to be considered PAPs and resettlement plans address the issue of temporary acquisition.
8. 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.
9. The resettlement plans will be designed in accordance with the Government of India's RTFCTLARR, Act 2013, along with JICA's Policy on Involuntary Resettlement.
10. 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 JICA's Guidelines for Environmental and Social Considerations (2022)."
11. The Resettlement Plan will be translated into local languages and disclosed for the reference of PAPs as well as other interested groups.
12. Payment for land and/or non-land assets will be based on the principle of replacement cost.
13. 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.

14. 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.
15. 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.
16. 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.
17. PAPs will be involved in the process of developing and implementing resettlement plans.
18. 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.
19. 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.
20. 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.)
21. 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.
22. 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 the first notification for land acquisition for the project under the applicable Act or Government Order and for the non-titled holders it will be the starting date of the population census. 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 and customary fees) as follows:

Private Lands: Compensation shall be based on the market value to be determined as provided under section 26 of the act. A solatium of 100% and 12% per annum additional on 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 without depletion. A solatium of 100% additional market value. The PAPs are also allowed to salvage and carry, for free any materials for their use. Compensation includes costs for materials, labor, contractor margins, and applicable permits.

Crops and Trees: Compensation is determined by relevant departments such as the Agriculture/Forest 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.

CHAPTER 3. SCALE AND SCOPE OF LAND ACQUISITION AND RESETTLEMENT

3.1. Summary of Impacts

Corridor 3 includes two non-title holder Project Affected Persons (PAPs) who do not possess legal ownership rights over the affected land but are in physical possession of structures, improvements, and other immovable assets. PAP1 operate business of selling milk & milk product. PAP2 is used for car parking purpose only. These PAPs are non-resident occupants and currently live in the surrounding vicinity.

3.2. Methodology of Survey

Given that there are only two PAPs in Corridor 3, respondents from both PAPs were interviewed to gather information as to the extent of land, properties, and other assets to be acquired, and socio-economic situation.

3.3. Overview of Land Acquisition and Resettlement Impacts

3.3.1. Project-Affected Land

All project-affected lands in Corridors 1, 2 and 3 are government-owned. The permanent affected lands have a total of 169,621.28m² and temporary affected lands 270,292.23m². For the breakdown, please refer to Table 1-1.

3.3.2. Project Affected Structures

Three structures will be fully affected. These structures are constructed on government land and are owned by two individual owners. Of the three structures, two are owned by one individual (PAP1) who operate a milking business and are used as a storage the personal goods. The third structure is owned by another individual (PAP2) and is used as a car parking space.

All three affected structures are single-storey semi-pucca structures constructed with brick walls and pucca flooring. The roofs of PAP1's structures are made of asbestos sheets, while the roof of PAP2's structure is made of tin sheets.



Associated structure of Milking Business



Carport

Figure 3-1: Photo of Affected Structures

3.3.3. Project Affected Trees and Crops

In the whole project area, 1,666 trees were identified through enumeration conducted on common lands, road margins, parks and road medians through by DMRC project Division. All trees are government-owned, so no economic loss will result, but replanting will be carried out in accordance with the law.

3.4. Overview of Project-Affected Person

The profiles of the two affected PAPs (PAP1: owner of a milking business / PAP2: owner of a carport) are summarised in Table 3-1.

Table 3-1: Summary of Profile of PAPs for the Project

Category		PAP1	PAP2 (car port)
Affected asset	Land ownership	Do not own land	Do not own land
	Structure and use	Ownership: owner Numbers: Own two structures Structure type: semi pucca Use: Storage for personal belongings Years on site: 7years	Ownership: owner Numbers: Own one structures Structure type: semi pucca Use: car par Years on site: 5years
	Improvements and immovable	Fan, light (to be further verify) access to electricity and water	CCTV (to be further verify), access to electricity.
Household member	Number	2	2
	Age and gender	58 years old male (HH head) 48 years old female (wife of HH head)	54 years old male (HH head) 45 years old female(wife of HH head)
	Educational Attainment	HH head; Secondary School wife of HH head: Primary School	HH head; bachelor's degree wife of HH head: Senior Secondary level
	Religion	Hindu	Hindu
	Social class	Other Backward Caste (OBC) ¹	Other Backward Caste (OBC)
Livelihood and Living Profile	Occupation of HH head	business owner of selling milk & related product for 7years.	Employee of service sector
	Average Income	annually 6.50 Lakh monthly Rs. 54,000	annually 9.60 Lakh monthly Rs.80,000
	Location of residence	Within the vicinity	Within the vicinity
Business	Legal status	No license required for milking business	-
	employee	no employee	-
	Access to Utilities	have access to tap water, electricity connection	-
	LIRP preference	Cash compensation	-

¹ OBC (Other Backward Classes) refers to castes and communities that are socially and educationally disadvantaged but do not fall under SC (Scheduled Castes) or ST (Scheduled Tribes) 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.).

CHAPTER 4. COMPENSATION AND ENTITLEMENT MATRIX

4.1. Introduction

The formulation of this Compensation package is informed by a socio-economic survey (SES), individual interviews, 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 R&R allowance and assistance in accordance with RFCTLARR Act 2013 and JICA ESC GL. These measures aim to mitigate the adverse impacts of displacement and facilitate the restoration of livelihoods. Based on the entitlement matrix under the RFCTLARR Act 2013, DMRC will prepare Compensation and Resettlement Packages for each PAP.

4.2. Entitled PAPs

The unit of entitlement is the entity (individual, household, or institution/ government agency) is eligible to receive compensation or entitlements. For this project, 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.

4.3. Cutoff Date of Eligibility

For titleholders, the cut-off date is the date of publication of the preliminary notification under Section 11(1) of the RFCTLARR Act, 2013. For non-titleholders, the cut-off date is the date of completion of the census survey. The cutoff date of the Project was announced only for corridor 3 to non-title holder, which is the date the Census survey was conducted on May 1, 2026.

Persons who occupy the project area after the cut-off date will not be eligible for compensation or any form of assistance. To prevent post cut-off encroachment, all PAPs were identified and recorded through a census survey conducted. To control any subsequent influx, DMRC will demarcate the Project Right of Way (ROW) and undertake regular monitoring, supported by survey records, geo-referenced photographs, and drone videography, to ensure that no new encroachments occur after the cut-off date.

4.4. Compensation of Loss

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

As stated in 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.

4.4.1. 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).

4.4.2. Mode of Compensation

Land including structure, improvements and immovables for the Project may be secured through two primary modes, 1) Statutory Acquisition under the RFCTLARR Act, 2013 or 2) Negotiated Settlement / Direct Purchase (Consent Award) as per the DMRC Circular No. DMRC/15/LM-DP/1221/312 dated 08th September 2014.

(1) Statutory Acquisition under the RFCTLARR Act, 2013

- Mandatory legal process involving notification, survey, objections, and award
- Compensation determined by the Collector based on market value (with multipliers, solatium, and other statutory benefits)
- Applicability regardless of landowner consent (subject to due process and safeguards)

(2) Negotiated Settlement / Direct Purchase (Consent Award) as per the DMRC Circular No. DMRC/15/LM-DP/1221/312

- Voluntary agreement between DMRC (or Government) and landowners
- Compensation is mutually negotiated, often benchmarked to market rates or guided by circle rates
- Faster process compared to statutory acquisition
- Typically avoids lengthy legal procedures such as hearings and formal award process

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 DMRC and its free acceptance by the landowner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner.

4.4.3. Loss of Land

The Project acquires government lands only. There is no acquisition of private land in any of three corridors.

In the context of the Project, Government land refers to land belonging to any of the following agencies / entities:

- a. Government of India (GoI).
- b. Ministries of Government of India.
- c. Defence establishments.
- d. Boards, Public Sector Undertakings (PSUs), and Corporations of GoI (e.g., Bharat Sanchar Nigam Limited).
- e. Government of NCT of Delhi
- f. DDA, Municipal Corporations (MCD), and other Urban Local Bodies
- g. Boards, Corporations, and Agencies under GNCTD (e.g., Delhi Jal Board, Delhi Transport Corporation)

The valuation of government-owned land, wherever required, is undertaken following principles similar to those applied for private land, with appropriate adjustments based on ownership and transfer arrangements. However, statutory additions such as 100% solatium and 12% additional market value, as applicable under the RFCTLARR Act, 2013, are generally not applied to government land transfers.

Decisions regarding full or partial waiver of land cost for land belonging to government departments or public agencies are considered on a case-by-case basis by the Government of NCT of Delhi, typically through inter-departmental consultations and approvals by the competent authority.

4.4.4. Loss of Structure

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

(1) Private Structures

a. Compensation Calculation

While calculating replacement cost of structure, in case of title holder, the following principles need to be kept in mind:

- Cash compensation for full replacement cost at scheduled rate for structure without depreciation.
- Add 100% solatium over and above the scheduled rate
- Without depreciation and without deduction for taxes and/or costs of transaction and administrative cost required for transaction.

(2) Government Structure

In Phase V (A) metro project, 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, will be done by the government department owning the structures.

4.4.5. Improvements and Immovable Assets

Compensation at scheduled district rates.

4.4.6. 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.

Compensation for trees will be valued by the Forest / 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. Compensation includes the full loss of income for the season (for crops).

4.4.7. 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 on mutually agreement terms:

- Lease amount equivalent to Compensation at the max rate of 6% of total land and property cost per year,
- Restoration of land to pre-construction state.

4.5. Relocation Assistance

In general, PAPs, whether formal, or informal who are using affected structures will self-relocate, while those underprivileged, have option to avail of housing support. Structure owners are entitled for following compensation DMRC provides as additional support over assistance provided under RFCTLARR Act, 2013.

(1) Transportation Allowance

- One-time transportation allowance: Rs. 50,000
- One-time DMRC additional support: Rs. 30,000

(2) Subsistence Grant in case of Commercial Structure

- Subsistence grant of Rs.3,000 per month for one year
- One-time DMRC additional support: Rs. 21,600

In corridor 3, there is no commercial structure that is being acquired.

(3) Resettlement Allowance

- One-time resettlement allowance: Rs. 50,000
- One-time DMRC additional support: Rs. 30,000

(4) Additional Assistance for Petty Shop, Artisan, Small Traders and Others, if applicable

- One-time grant of min. of Rs. 25,000 for petty shop, artisans, small traders and others
- One-time DMRC additional support: Rs. 15,000

4.6. Livelihood and Income Restoration Allowance

The main objective of Livelihood and Income Restoration Allowance 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. In general, PAPs, whether formal, or informal who is owner of business are entitled to the assistance.

In accordance to the RFCTLARR Act, 2013, PAPs have a choice of annuity or employment:

- Provision of employment to at least one member of the family or
- One-time payment of Rs.500,000 per affected family or
- Pay minimum Rs.2,000 per month per family for 20 years with appropriate indexation of the consumer price index for agriculture labour.

Under the Project, PAP 1 has the permanent or temporary adverse impacts, and the PAP has expressed the preference of compensation over the employment considering their age.

4.7. Unanticipated Impacts

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

4.8. Entitlement Matrix

4.8.1. Entitlements Package

Table 4-1 shows the Entitlement Package of the Project to be provided to two PAPs in accordance to the entitlement matrix set under RFCTLARR 2013 (Appendix 1). The entitlement is subject to the verification and duration of ownership as listed in Table 4-2 and if the livelihood of the owner is obliterated that is lost.

Table 4-1: Entitlement Package provided to PAPs

Loss of Item	PAP 1 Owner of milking business	PAP 2 Owner of Car port	Responsible entity
Loss of structure	• Market value of structures, improvements and immovable assets assessed by approved valuers. • Add 100% solatium over and above the Fair Market Value; and	• Market value of structures, improvements and immovable assets assessed by approved valuers. • Add 100% solatium over and above the Fair Market Value; and	District Collector DMRC

Loss of Item	PAP 1 Owner of milking business	PAP 2 Owner of Car port	Responsible entity
	- 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	- 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	
Loss of immovable assets	Compensation at scheduled district rates.	Compensation at scheduled district rates.	District Collector DMRC
Relocation Assistance	Transportation allowance: - One-time allowance: Rs. 50,000 - One-time DMRC additional support: Rs. 30,000 Subsistence grant - Rs.3,000 per month for one year - One-time DMRC additional support: Rs. 21,600 Resettlement allowance - One-time allowance: Rs. 50,000 - One-time DMRC additional support: Rs. 30,000	Transportation allowance: - One-time allowance: Rs. 50,000 - One-time DMRC additional support: Rs. 30,000 Subsistence grant - Rs.3,000 per month for one year - One-time DMRC additional support: Rs. 21,600 Resettlement allowance - One-time allowance: Rs. 50,000 - One-time DMRC additional support: Rs. 30,000	District Collector DMRC
Loss of Livelihood	Choice of annuity or employment: a) Provision of employment to at least one member of the family or b) One-time payment of Rs.500,000 per affected family or c) Pay minimum Rs.2,000 per month per family for 20 years	-	District Collector DMRC

Source: DMRC

4.8.2. Required Documents for Entitlement of Compensation and Assistance

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 DMRC. The final eligibility is to be approved by DMRC LU.

Table 4-2: List of Documents required for Verification

Category	Document	Purpose
Structure Compensation	Aadhaar / PAN / Voter ID	Identity
	Ownership proof of structure (Building plan)	Ownership and occupancy
Relocation / LIR Allowance	Aadhaar / PAN / Voter ID	Identity

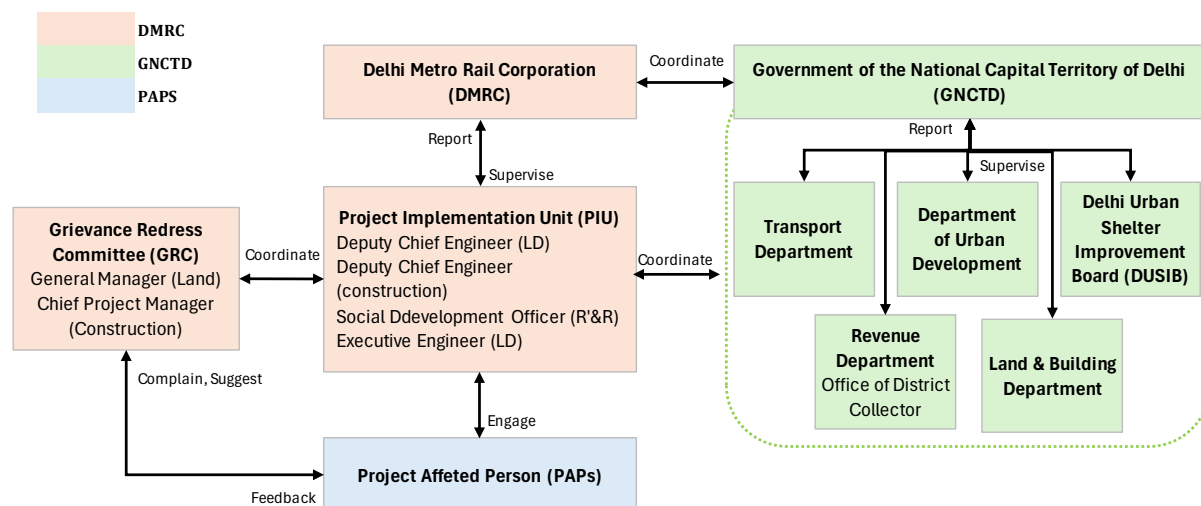
Source: DMRC

CHAPTER 5. IMPLEMENTATION SYSTEM

5.1. Implementation Arrangements

This section outlines the institutional arrangements for implementation of the RAP for the Project. Effective implementation requires a coordinated organizational framework involving relevant government agencies and project authorities, ensuring compliance with national laws and the JICA ESC GL.

The RAP will be implemented through coordinated efforts among key agencies, including DMRC, the Land and Building Department of the Government of the National Capital Territory of Delhi (GNCTD), the Office of the District Collector, and the Delhi Urban Shelter Improvement Board. Formal and informal coordination mechanisms will be established to facilitate planning, land acquisition, compensation, and resettlement activities, as illustrated in Figure 5-1.



Source: DMRC

Figure 5-1:RAP Implementation Flow Chart

Table 5-1:Roles and Responsibilities for RAP Implementation

	Activity	DMRC	GNCTD	Contractor
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 and Resettlement	Land acquisition & resettlement of legal PAPs	●	●	
	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	●		

Activity		DMRC	GNCTD	Contractor
Stakeholder	External Monitoring	●		
	Stakeholder engagement	●		
	Information Disclosure	●		
GRM	Address Grievance	●	●	
Coordination	Coordinate with Funding Agency	●	●	

Legend: ● Main role ○ Supporting Role

Source: DMRC

5.1.1. Delhi Metro Rail Corporation Ltd. (DMRC)

DMRC is the executing and implementing agency for the Project and is responsible for overall coordination and delivery of the RAP.

The organization ensures that all eligible affected persons receive compensation and assistance in a timely manner prior to displacement, including support for relocation, shifting, and livelihood restoration. In cases of commercial impacts, appropriate measures for business continuity and relocation are facilitated in coordination with concerned agencies.

(1) Project Implementation Unit (PIU)

The PIU is established for overall execution of the Project and is headed by the Director (Projects and Planning), with the Managing Director providing overall oversight, including land acquisition, resettlement, and RAP implementation. The PIU is responsible for project planning, design, construction, and monitoring, and ensures compliance with the RFTCTLARR Act 2013 and applicable safeguard requirements.

Based on detailed engineering design, the PIU identifies land acquisition and resettlement requirements and integrates these into project planning and implementation. It also coordinates with relevant units to ensure that resettlement activities are aligned with construction schedules.

(2) Land Department (LD)

The LD is responsible for planning, implementing, and monitoring all social safeguard activities, including land acquisition and resettlement. The unit is headed by the Chief Engineer and includes officers such as Deputy Chief Engineer, Executive Engineer, and representatives from the concerned corridor.

The LD ensures compliance with national laws and the JICA ESC GL, and coordinates closely with relevant government agencies, including the Land and Building Department and the Office of the District Collector, to facilitate land acquisition and RAP implementation.

Key functions of the land department include:

- Planning, implementation, and monitoring land acquisition and R&R activities
- Ensuring availability and utilization of budget for RAP implementation
- Coordinating with government agencies, particularly the Land Acquisition Collector (LAC)
- Facilitating clearances and ensuring R&R activities are completed prior to civil works
- Monitoring compliance with legal and safeguard requirements

A dedicated Social Development Officer will be appointed for the support implementation, monitoring, and reporting of RAP activities.

- Manage day-to-day implementation of R&R activities and report the same to land department.
- Monitor land acquisition and progress of R&R implementation;
- Supervise and monitor the activities of RAP implementation;
- Develop communication strategy for disclosure of RAP;
- Liaison with district administration for government's income generation and development programmes applicable for PAPs;
- Monitor physical and financial progress on land acquisition and R&R activities;
- Organize monthly meetings with support staff to review the progress on R&R implementation;
- Prepare monthly progress report and submit to land department.

Table 5-2: Member of Land Department

Position	Tasks and Responsibilities
General Manager	Overall supervision and management of land acquisition and resettlement activities; coordination with field teams, and other departments.
Surveyor	Conduct joint measurements, assist in demarcation and asset mapping, and provide technical inputs for land and structure valuation.
Supervisor	Manages field coordination, supports data collection, and monitors progress at the ground level.
Executive Assistant	Prepares documentation, manages communication with stakeholders, maintains records, and assists in logistics for consultation and disbursement activities.
Data Entry Operator	Supports entry and digital management of LA and R&R data, census and survey results, disbursement tracking, and document preparation.

Source: DMRC

Table 5-3: Role and Responsibility of Land Department

	Items	Role and Responsibility
1	General Responsibilities	• Plan, update, and implement the RAP • coordinate with project units and government agencies for RAP implementation • Align land acquisition and resettlement activities with construction schedules • Ensure timely completion of ROW acquisition, resettlement, and livelihood restoration measures • Manage stakeholder engagement, information disclosure, and grievance redress • Ensure compliance with national laws and JICA ESC GL • Mobilize and supervise external consultants, including R&R monitoring agencies • Allocate and manage resources for effective RAP implementation • Address unforeseen impacts and prepare safeguard documentation as required
2	Land Acquisition and Resettlement	• Identify land requirements in coordination with engineering/planning teams, minimizing acquisition where feasible • Coordinate with the Land Acquisition Collector and relevant authorities for notifications and land records • Ensure land acquisition follows applicable legal procedures • Oversee implementation of compensation, relocation, and rehabilitation measures • Monitor progress of land acquisition and R&R implementation
3	Livelihood Restoration	• Facilitate implementation of livelihood restoration measures, including skill training and income support • Coordinate with government programs and institutions for livelihood support to PAPs • Ensure inclusion of vulnerable groups and gender-responsive approaches • Monitor effectiveness of livelihood restoration activities
4	Budget and Financial Management	• Ensure availability and timely allocation of budget for land acquisition and R&R activities • Monitor disbursement of compensation and assistance to affected persons • Track financial progress and ensure transparency in fund utilization

	Items	Role and Responsibility
5	Grievance Redress	- Establish and manage grievance redress mechanisms for affected persons - Facilitate timely resolution of grievances in coordination with relevant authorities - Ensure accessibility and awareness of grievance procedures
6	Monitoring and Reporting	- Monitor physical and financial progress of RAP implementation - Supervise field-level implementation and compliance with RAP provisions - Engage independent monitoring/evaluation consultants - Prepare and submit periodic progress reports to relevant authorities and JICA

Source: DMRC

(3) Finance Division

The Finance Division is responsible for financial planning, budgeting, and management of funds for project implementation, including land acquisition and resettlement.

Key responsibilities include:

- Ensuring allocation and timely availability of funds for land acquisition and R&R activities
- Coordinating disbursement of compensation and assistance in accordance with applicable procedures
- Maintaining financial records and ensuring transparency and audit compliance
- Preparing financial statements and reports for internal management and external agencies (including development partners such as JICA)
- Monitoring fund utilization and supporting financial audits

The Accounts function supports:

- Processing and verification of payments related to compensation and R&R assistance
- Maintenance of accounts and financial records in accordance with applicable rules
- Tracking expenditures and supporting audit requirements.

(4) Legal Division

The Legal Division provides legal oversight and support for land acquisition and resettlement processes to ensure compliance with applicable laws. Key responsibilities include:

- Handling legal cases, disputes, and court matters related to land and resettlement
- Advising on legal risks, including encroachments and compensation disputes
- Ensuring compliance with the applicable legislation.

(5) Corporate Communications / Public Relations

The public relations function within DMRC is responsible for stakeholder communication and information dissemination related to the Project.

Key responsibilities include:

- Managing public communication and media engagement
- Assisting in communication strategies to address community concerns and maintain transparency

(6) DMRC Training Institute

DMRC has established dedicated training facilities, including the Delhi Metro Rail Academy (DMRA), to build institutional capacity across technical, operational, and management functions. The academy provides structured training programs for DMRC staff as well as professionals from other metro systems in India and abroad.

In relation to RAP implementation, the training function plays a supportive role in strengthening social safeguard capacity within the organization. This includes orientation and training of project staff and contractors on land acquisition procedures, resettlement policies, stakeholder engagement, and grievance redress mechanisms in line with the RFTCTLARR Act 2013 and JICA ESC GL.

The training institution also supports:

- Periodic refresher training to ensure compliance with evolving legal and safeguard requirements
- Dissemination of best practices and lessons learned from previous metro phases

Through these efforts, the training system contributes to improving the quality, consistency, and effectiveness of RAP implementation across the Project

5.1.2. Government of NCT of Delhi (GNCTD)

The State Government of the region where the Project is being implemented. GNCTD acts as the apex authority, overseeing policy decisions, 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.

(1) Land and Building Department

Land and Building Department, GNCTD, is responsible for the large-scale acquisition of land for planned development of Delhi. Land Acquisition Branch of this Department is responsible for overall coordination between various agencies involved in land acquisition. For the acquisition of private land for the proposed metro rail project, DMRC will place requisition of land to Transport Department, GNCTD who in turn will forward the requisition to Land & Building Department. On receipt of the proposal for acquisition of land from Transport Department, GNCTD, the Land Acquisition Branch of Land & Building Department will forward the same to LAC to initiate the process for acquisition of land.

(2) Revenue Department

The Revenue Department of the GNCTD is the primary authority for land administration, including maintenance of land records and implementation of land acquisition processes.

a. Office of the District Collector / Land Acquisition Collector (LAC)

The District Collector—designated as the LAC—is the key authority responsible for executing land acquisition for the Project in accordance with the RFTCTLARR Act 2013. As the Project spans multiple districts, the respective LACs will carry out acquisition activities within their jurisdictions.

Key responsibilities include:

- Processing land acquisition proposals and issuing statutory notifications

- Conducting surveys, verification of land records, and identification of affected persons
- Hearing objections and managing statutory consultations
- Determining compensation for land and assets and issuing awards
- Disbursing compensation to eligible landowners and taking possession of land
- Coordinating with the project authority by receiving technical inputs and land plans
- Facilitating transfer or temporary use of government land, as applicable

The LAC serves as the primary interface between the project authority and affected landowners, ensuring that land acquisition is carried out in accordance with legal procedures and within the project timeline.

b. Survey / Land Records Function

The survey and land records functions support land acquisition and resettlement through maintenance and verification of land ownership and cadastral information. This function assists the Land Acquisition Collector in identifying legal owners, verifying land boundaries, and confirming land classification (government, private, or encroached). It also provides essential technical inputs for demarcation of affected properties and validation of land records, which are critical for ensuring accuracy and transparency in compensation assessment and land acquisition proceedings under the RFTCTLARR Act 2013.

(3) Department of Urban Development: Delhi Urban Shelter Improvement Board (DUSIB)

The Urban Development Department (UDD) is the nodal department responsible for urban planning, policy coordination, and oversight of urban infrastructure and resettlement-related matters in Delhi. It provides overall policy direction and facilitates coordination among various agencies involved in land acquisition and rehabilitation under metro and other urban development projects.

Within this framework, Delhi Urban Shelter Improvement Board functions under the UDD and is responsible for the improvement, relocation, and rehabilitation of Jhuggi-Jhopri (JJ) clusters and other informal settlements affected by the Project. It also supports provision of basic civic amenities and implements rehabilitation measures for eligible squatters and encroachers in accordance with applicable policies. The relocation and resettlement process is undertaken subject to the eligibility criteria and conditions defined under the prevailing resettlement policy of the Government of NCT of Delhi.

(4) Public Works Department (PWD)

Public Works Department Delhi is a key infrastructure implementing agency under the Government of NCT of Delhi. In the context of land acquisition and resettlement for metro projects, PWD primarily provides technical and implementation support rather than statutory functions. Its role includes facilitating shifting and restoration of public utilities and infrastructure such as roads, drains, and government buildings affected by construction activities. PWD also assists in managing traffic diversions, temporary access arrangements, and restoration of damaged public infrastructure, thereby ensuring continuity of urban services and minimizing disruption during project implementation.

5.1.3. Delhi Development Authority (DDA)

Delhi Development Authority is the statutory planning and land development authority for the GNCTD. It is responsible for preparation and implementation of the Master Plan for Delhi, land development, housing, and provision of planned urban infrastructure.

In the context of land acquisition and resettlement for the Project, DDA plays an important supporting role in providing housing and rehabilitation options for eligible PAPs, particularly those displaced from residential structures. Allocation of Economically Weaker Section (EWS), Lower Income Group (LIG), and Middle-Income Group (MIG) flats, where applicable, is undertaken by DDA based on recommendations from the Land Acquisition Collector and approval of the Land and Building Department, GNCTD.

Key responsibilities in relation to RAP include:

- Provision of developed housing units or plots for eligible displaced households, subject to availability and government allocation policies
- Support for planning and integration of resettlement colonies within the city's Master Plan and infrastructure networks
- Coordination with GNCTD agencies to facilitate housing allocation for eligible Project Affected Families

5.1.4. Ministry of Housing and Urban Affairs (MoHUA)

The MoHUA is the nodal ministry for urban development and metro rail projects in India. It provides policy direction, funding support, and inter-governmental coordination for metro rail systems implemented by state agencies. is the nodal ministry for urban development and metro rail projects in India. It provides policy direction, funding support, and inter-governmental coordination for metro rail systems implemented by state agencies.

(1) Urban Transport Division (UTD)

The UTD is responsible for formulating national policies and guidelines for urban transport systems, including metro rail projects under the Metro Rail Policy, 2017. It provides policy direction, supports appraisal and approval of metro projects, and facilitates coordination with State Governments and other central ministries for funding and implementation. While it does not engage in project-level implementation, the division plays a key enabling role in approvals, funding support, and ensuring that metro projects align with national urban mobility and sustainability objectives.

5.1.5. Independent Valuation Consultant

The Independent Valuation Consultant is an external agency engaged to provide third-party market-based valuation of assets affected by the Project. The consultant conducts site inspections, verifies ownership and asset details, and assesses land and structure values using prevailing market rates, government guidance values, comparable sales data, and standard depreciation methods. The valuation reports are submitted to the Land Acquisition Collector and implementing agency to support determination of compensation and may also provide technical clarification in case of valuation-related disputes.

5.1.6. R& R Consultant/ NGO

DMRC engages specialized consultants or NGOs to support implementation of livelihood restoration and resettlement assistance activities under the RAP. Their role is facilitative, focusing on supporting eligible Project Affected Persons, particularly vulnerable groups, in restoring livelihoods and accessing government schemes. This includes conducting livelihood needs assessments, designing and delivering skill training and livelihood support programs, facilitating access to social welfare and financial inclusion schemes, and supporting community engagement and post-resettlement follow-up. They also provide inputs on training outcomes and effectiveness of livelihood restoration interventions, based on field-level monitoring

5.1.7. Construction Contractor

The Construction Contractor is responsible for executing all construction works in compliance with RAP provisions and applicable safeguard requirements, including the JICA ESC Gl. Construction activities are undertaken only after completion of land acquisition, compensation, and resettlement of affected persons in accordance with the approved RAP. The contractor is also required to ensure that no adverse impacts occur on PAPs during construction, including maintaining access to residences, businesses, and community facilities. In addition, the contractor maintains a grievance log for construction-related issues, supports RAP monitoring through cooperation with inspections, and informs DMRC immediately in case any unidentified affected persons, structures, or encumbrances are encountered, so that appropriate action can be taken in accordance with RAP provisions. Priority employment opportunities for eligible affected persons, including vulnerable groups, are encouraged where feasible as part of livelihood support measures.

5.2. Grievance Redress Mechanism (GRM)

An efficient GRM will be established to address concerns and complaints of PAPs in a timely and transparent manner.

5.2.1. Procedure

PAPs may submit written complaints (including name, date, description of grievance, and contact details) in English or Hindi to the Social Management Unit (land department) of DMRC, or through telephone, email, or an online grievance system. All complaints will be properly recorded, including complainant details, date of receipt, location of issue, nature of grievance, actions taken, and resolution status.

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 DMRC.

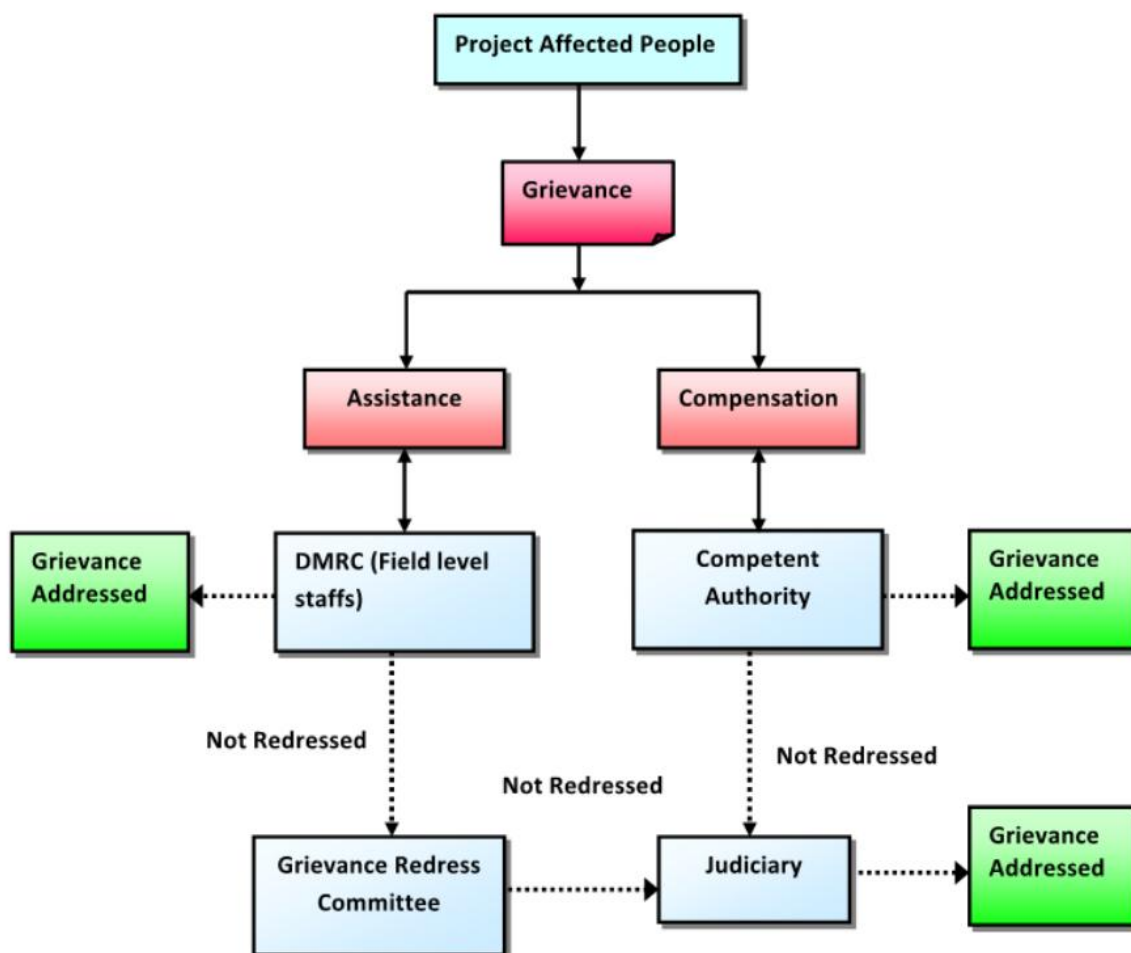
At this level, the time taken to address a matter may vary from seven (07) days to one month, depending on the matter. If the affected person is not satisfied with the land acquisition office's decision, they can approach the Grievance Redress Committee (GRC). The GRC convene within seven (07) days of 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.

When any grievance is brought to the field level staff, it should be resolved within three months from the date of complain.

A flow chart of grievances redressal is indicated in Figure 5.2.

STAGES OF GRIEVANCE REDRESSAL



Source: DMRC

Figure 5-2:GRM Flow Chart

5.2.2. Responsible Parties

(1) DMRC Land Department

The land department serves as the first-level grievance redress unit and is responsible for receiving, registering, and addressing complaints related to land acquisition and resettlement. It ensures proper documentation, communication with PAPs, and timely resolution at the field level. The land department also monitors grievance trends and prepares periodic reports on grievance status and resolution outcomes.

(2) Grievance Redress Committee (GRC)

The GRC addresses grievances that cannot be resolved at the land department level, particularly those related to rehabilitation and resettlement assistance. It is chaired by senior officials such as the General Manager (Land) and Chief Project Manager (Construction). The GRC reviews cases, evaluates their merit, and ensures resolution within three months of receipt. It also recommends corrective actions and communicates decisions to PAPs. Matters related to land ownership disputes and compensation under land acquisition laws fall under judicial jurisdiction and are outside the scope of the GRC. The GRC meets monthly when grievances are pending and facilitates timely resolution.

5.3. Capacity Building

To ensure effective implementation of the RAP in accordance with the JICA ESC GL, DMRC will undertake a structured capacity building programme through challenges encountered 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 DMRC.
- Improve understanding of national legal frameworks, especially JICA ESC GL on involuntary resettlement.
- Ensure effective coordination among DMRC, 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. The recommended training workshops are shown in the table below.

Table 5-4: Proposed Training and Workshop

Topic	Target Participants	Method	Frequency
JICA Safeguards and ESS 5	DMRC LD and other unit related to RAP	Workshop	Twice a year
RAP Monitoring and evaluation	Field Engineers, Social Officers	Workshop, on the job training	Twice a year
Grievance Redress and Stakeholder Engagement	GRC Members	Workshop	As needed

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 DMRC LD for reference and replication in future projects. Training effectiveness will be tracked through post-session evaluations and semi-annual reviews conducted by the LD.

CHAPTER 6. IMPLEMENTATION SCHEDULE

This chapter presents the implementation schedule for the RAP activities under the Project. The schedule ensures timely, transparent, and socially responsible implementation of land acquisition and resettlement in coordination with project construction, following a phased approach to minimize impacts on PAPs and ensure resettlement is completed before commencement of civil works.

6.1. Compensation Payment and Physical Resettlement Commencement

A key principle of RAP implementation is that physical resettlement will commence only after full payment of compensation and eligible assistance to PAPs has been completed in accordance with the applicable provisions of the RFTCTLARR Act 2013. This approach ensures that PAPs are not displaced prior to receiving compensation and support measures and that relocation is carried out with minimal hardship while maintaining or improving living conditions.

6.2. Stages

RAP implementation is structured into three stages: (i) project preparation, (ii) RAP implementation, and (iii) monitoring and evaluation.

6.2.1. Project Preparatory Stage (Pre-implementation Stage)

The preparatory stage focuses on preparation and approval of RAP, coordination with all relevant agencies, stakeholder consultations, and securing the required budget for RAP implementation. DMRC coordinates with concerned government departments to confirm institutional readiness, implementation arrangements, and fund availability for land acquisition and resettlement activities.

6.2.2. RAP Implementation Stage

At this stage, the RAP is implemented following its approval and disclosure to PAPs. Upon approval, arrangements are made for determination and disbursement of compensation, including payment of all eligible assistance, relocation of PAPs, and preparation of sites for handover to contractors. Civil works commence only after completion of compensation payment and clearance of affected areas.

6.2.3. RAP Monitoring and Evaluation Stage

Internal monitoring will be carried out by DMRC from the early stages of RAP implementation and will continue until completion, with periodic (quarterly) reporting to track progress, compliance, and corrective actions.

6.3. RAP Implementation Schedule

The Project will take about 48 months for completion. RAP implementation schedule for R&R activities in the proposed project including various sub-tasks and timeline matching with civil work schedule is prepared and presented in Table 6-1.

	Activities	Responsible entity	2026												2027												2028											
			4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12			
A.	Construction schedule																																					
1	Procurement of Contractor and on board	DMRC																																				
2	Construction	DMRC																																				
B	RAP preparation																																					
1	Stakeholder consultations	DMRC																																				
2	RAP finalisation	JICA																																				
3	Loan Agreement	JICA/ DMRC																																				
C.	RAP Implementing Institution																																					
1	Continuous coordination w/ partner agencies	DMRC																																				
2	Continuous operation of GRM	DMRC																																				
D	Funds																																					
2	Secure RAP funds	DMRC																																				
E	Government land and structure																																					
1	Identification of Land	DMRC																																				
2	Ownership Verification	DMRC																																				
3	Submission of Proposal	DMRC																																				
4	Joint survey of land	DMRC																																				
5	Approval	DMRC																																				
6	Site Demarcation	DMRC																																				
7	Documentation and transfer of land	DMRC																																				
FF	Private structure (if applicable)																																					
1	Administrative Decision	DMRC																																				
2	Preliminary Notification	DMRC																																				
3	Updating Land Records & Survey	DMRC																																				
4	Census & Inventory of Losses	DMRC																																				
5	Hearing of Objections	DMRC																																				
6	Preparation of R&R Scheme	DMRC																																				
7	Disclosure & Public Hearing	DMRC																																				
8	Review & Approval of R&R Scheme	DMRC																																				
9	Declaration of Acquisition	DMRC																																				
10	Land Measurement & Valuation	DMRC																																				
11	Notice to Interested Persons	DMRC																																				

	Activities	Responsible entity	2026												2027												2028												
			4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12				
12	Preparation of Award	DMRC																																					
13	Disbursement of Compensation	DMRC																																					
14	R&R Implementation	DMRC																																					
15	Taking Possession	DMRC																																					
16	Clearance of Land	DMRC																																					
G	Non-title holders : Resettlement																																						
1	Verify the list of PAPs to displace	DMRC																																					
2	Issuance of notice	DMRC																																					
3	Submission of documents	DMRC																																					
4	Verification of eligibility	DMRC																																					
5	Preparation of R&R package	DMRC																																					
6	Financial review	DMRC																																					
7	Approval of R&R package	DMRC																																					
8	Disbursement of assistance	DMRC																																					
9	Relocation of PAPs and Clearance of Land	DMRC																																					
H	Monitoring																																						
1	Monitoring and reporting	DMRC																																					

CHAPTER 7. COST AND FINANCIAL RESOURCES

7.1. Summary of Resettlement Cost

During the DPR stage, a provisional amount towards R&R costs was included in the project budget primarily to account for utility shifting and potential impact to structures. The updated RAP cost estimate is Rs. 7,912,261,720, as presented in Table 7-1.

The budget is provisional and subject to revision based on actual implementation requirements and applicable inflation adjustments during project execution. Since detailed measurement surveys and asset valuation exercises are yet to be completed, the quantities and unit rates will be updated following the final assessment for affected assets, if any. However, if the structure/assets are acquired through mutual negotiation, the requirements contained in such negotiation shall prevail.

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 Government Land (C1)	m ²	299,458.74	n/a	One time	5,914,000,000	as per DPR for phase V(A)
2 Government Land (C2)	m ²	21,854.00	n/a	One time	145,600,000	as per DPR for phase V(A)
3 Government Land (C3)	m ²	118,600.77	n/a	One time	1,131,900,000	as per DPR for phase V(A)
2 Private Structures, Improvements & other assets	Structure	3	n/a	One time	-	To be provided if ownership is proven.
Subtotal (A)					7,191,500,000	
B. Relocation Allowance						
1 Transitional Allowance	Non-title-holder	2	80,000	One time	160,000	Refer Para 4.5 for applicability
2 Subsistence grant	Non-title-holder	2	57600	One time	115,200	
3 Resettlement Allowance	Non-title-holder	2	80,000	One time	160,000	
Subtotal (B)					435,200	
C. Livelihood and Income Restoration Allowance						
1 Livelihood and Income Restoration allowance	Non-title holder	2	500,000	One time	1,000,000	Refer Para 4.5 for applicability
Subtotal (D)					1,000,000	
D. Cost of Stakeholder Engagement						
1 Continued Stakeholder Engagement	n/a	1	15,000	two times	30,000	
Subtotal (G)					30,000	
E. Total (A+B+C+D)						
Total					7,192,965,200	
F. Contingency (10% of total E)						
10% of total					719,296,520	
G Grand Total						
Grand TOTAL (A+B+C+D+E+F)					7,912,261,720	

Source: DMRC

7.2. Funds for RAP Implementation

The DMRC 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 DMRC project budget.

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. DMRC 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.

8.2. RAP Internal Monitoring

8.2.1. Objectives

The main objective of internal monitoring is as follows:

- Measure and report progress against the RAP schedule.
- Verify that agreed entitlements are delivered in full to affected people.
- 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.
- Monitor the effectiveness of the grievance system.
- 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, the DMRC LD will develop and implement a systematic internal monitoring mechanism to track key RAP activities. The unit will be responsible for monitoring day-to-day resettlement and land acquisition activities under the Project. and appoint Resettlement Specialists to track the progress of R&R implementation.

Activities to be undertaken by DMRC will include:

- Liaison with the Land Acquisition authorities, construction contractors, and PAPs / communities to review and report progress against the RAP;
- Verification that land acquisition and compensation entitlements are delivered in accordance with the RAP;
- Verification that measures to restore or improve living standards are implemented;
- Identification of any problems, issues, or cases of hardship arising from the resettlement process;
- Assessment of PAP satisfaction with resettlement outcomes through household interviews and consultations;
- Collection and review of grievance records, follow-up on corrective actions, and verification that resolutions are satisfactory.

8.2.3. Monitoring Indicator

Inputs and outputs will be monitored using specific and measurable indicators listed in Table 8.1. Baseline socio-economic data and land acquisition records will serve as benchmark references for assessing progress and compliance.

Table 8-1: Monitoring Indicators

Category	Indicator	Unit
Physical Progress	Private structures acquired	No. of structures
	Private structures demolished	No. of structures
Financial Progress	RAP compensation budget approved	Status
	PAPs paid compensation and assistance	No. of PAPs
Grievance	Cases raised and resolved to satisfaction of PAPs	No.
	Cases referred to court, pending/settled in court	No.
	Grievances disclosed/publicly reported	Date / medium
Stakeholder engagement	Consultation meetings conducted	No., venue, date, participants

Source: DMRC

8.2.4. 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. The monitoring will align with the frequency and content as required under JICA ESC GL. The monitoring data will be compiled in a structured Monitoring Form (Appendix 2), and to be reported to JICA until relocation activities are completed.

In alignment with JICA ESC GL, DMRC will ensure that PAPs, are actively engaged in the monitoring process. Their participation will be facilitated through periodic individual interviews, held periodically during the implementation and post-relocation phases.

The frequency of submission is as follows:

Table 8-2: Internal Monitoring Reports Requirements

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

Source: DMRC

CHAPTER 9. STAKEHOLDER ENGAGEMENT AND INFORMATION DISCLOSURE

9.1. Objective

The primary objective of the stakeholder's 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, consistent with JICA ESC GL on stakeholder engagement.

9.2. Principles for Consultations and Participation

DMRC 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

Given the limited number of affected persons, consultations were conducted primarily through one-on-one engagements with directly affected stakeholders. This approach enabled in-depth dialogue, detailed data collection, and context-specific resolution of issues.

The consultations focused on understanding individual concerns, assessing household-level impacts, and addressing grievances requiring tailored discussion. This facilitated a more nuanced understanding of impacts such as partial land acquisition, effects on residual property, disruptions to small businesses, and challenges faced by vulnerable groups.

Flexible scheduling and location of meetings improved accessibility and participation, ensuring that affected persons could engage meaningfully. Overall, this approach supported a comprehensive and inclusive assessment of stakeholder perspectives.

9.4. Individual Meeting Held

Individual stakeholder consultations were conducted two times prior to the socio-economic survey and draft RAP stage. The feedback received has been documented to ensure compliance with RFCTLARR Act 2013 and its amendments, and JICA ESC GL to guide the resettlement and compensation process effectively.

9.4.1. First Consultations

The first stakeholder consultation was conducted with PAPs on 11 April 2026 at 12:00 noon in front of the affected structure in Madanpur Khadar. Participants were informed in advance via telephone to confirm the date and venue of the meeting. During the consultation, PAPs were briefed on the project details, including the nature and extent of land acquisition and associated impacts. A total of five participants from two DMRC officials and three PAP (two male and one female) attended the meeting and no objections to the acquisition were raised. The questions raised by PAPs and the responses provided are presented below.

Table 9-1: First Consultation

	Questions from PAP	Response by DMRC	Response by PAP
1	PAP asked for the Alignment and suggested that it should be redesigned to avoid dismantling of any structures.	DMRC has reviewed all the possibilities and has minimised the PAP for the Project. As of now, the impact on PAP is minimal. Redefining the alignment, will lead to impact on more PAPs in the Project.	The PAP accepted the fact that it may lead to more PAP, however, efforts to be made to minimise impact.
2	PAP requested that heavy construction will be there and Safety should be the first priority during construction and operation of the Project.	DMRC informed that barricading will be provided to ensure that safety of community will be ensured during the construction stage.	The PAP was satisfied.
3	PAP questioned about the location of the station.	The metro station will be constructed in open land. As per the alignment, it will be constructed after the highway.	PAP was satisfied based on response.
4	PAP requested that if land will be acquired then what will be the process of compensation?	DMRC informed that there is a dedicated team for undertaking the land acquisition process. The land acquisition is done based on act, notified by Govt. of India. The team will undertake the complete process as per the norms and subsequently compensation will have made to the PAP.	PAP was satisfied based on response.

Source: DMRC

9.4.2. Second Consultations

The second stakeholder consultation was carried out with PAP on 30th April 2026 at 12.30 pm- 1:30 pm at in front of affected structure in Madanpur Khadar. The individuals were notified through telephone call for the meeting. A total of three people from one DMRC officials and two male PAP were involved in the discussion. The PAPs were briefed about the Project details and informed about the affected structure, level of acquisition, compensation and assistance policy and no objections to the acquisition were raised.

Table 9-2: Second Consultation

	Questions from PAP	Response by DMRC	Response by PAP
1	PAP requested for the Compensation and asked that it should be given at market value.	DMRC will undertake the land acquisition as RFCTLARR Act 2013, an act by GoI for acquisition of land. All the necessary provisions shall be followed.	PAP was satisfied based on response.
2	PAP expected the time by when compensation will be awarded?	DMRC responded that overall process of compensation will be completed in duration of 5-6 months.	PAP was satisfied based on response.
3	PAP requested that Source of livelihood/his business should not be hampered.	DMRC informed that as per the alignment, the livelihood is not expected to be hampered. Furthermore, the acquisition is not expected to impact the business area.	PAP was satisfied based on response.

Source: DMRC

9.5. Information Disclosure

The Draft RAP will be also disclosed on the official websites of DMRC and JICA to ensure broad public access.

Key information from the RAP—such as project impacts, entitlements, compensation procedures, livelihood restoration measures, and grievance redress mechanisms—were explained to affected persons through the meetings.

the other projected related information have been disseminated through multiple channels, including local newspapers, and the DMRC website, to ensure that all affected persons have adequate access to project information

Annex 1

Entitlement Matrix of RFCTLARR 2013

Type of impact	Entitled person	Compensation entitlements	Other entitlements	Responsible Organization
Loss of land	Landowner	a) Compensation based on market value* ¹ b) Multiplication factor applied to market value* ² c) Plus 100% solatium on market value of land including multiplication factor d) 12 % interest rate per annum on market value of land (from declaration of award up to date of payment) *1: Market value to be determined as provided under section 26 of the Act. *2: Multiplication factor of urban area: 1 Multiplication factor of rural area: 1-2	a) One-time transportation allowance: Rs.50,000 b) Subsistence grant of Rs.3,000 per month for one year. Vulnerable (e.g. Scheduled Caste/Tribes) to receive an additional Rs.50,000. c) One-time resettlement allowance: Rs.50,000 d) Payment of stamp duty	District Collector DMRC
Loss of land (temporary)	Landowner	Compensation at the max rate of 6% of total land and property cost per year.		District Collector DMRC
Loss of residential structure	Owner	a) Cash compensation at scheduled rates for structure without depreciation with 100% solatium. and b) Provision of an alternative house as per Indira Awas Yojana (IAY) specifications in rural areas and constructed house/ flat of minimum 50 m ² in urban areas. or c) One-time financial assistance	a) One-time transportation allowance: Rs.50,000 b) Subsistence grant of Rs.3,000 per month for one year. Vulnerable (e.g. Scheduled Caste/ Tribes) to receive an additional Rs.50,000. c) One-time resettlement allowance: Rs.50,000 d) Payment of stamp duty	District Collector DMRC
Loss of commercial structure	Owner	a) Cash compensation at scheduled rates for structure without depreciation with 100% solatium or b) Provision of shop of max size of 25m ² .	a) One-time transportation allowance: Rs. 50,000 b) Subsistence grant of Rs.3,000 per month for one year c) One-time resettlement allowance: Rs. 50,000 d) One-time grant of min. of Rs. 25,000 for petty shop e) One-time grant of min. of Rs. 25,000 for artisan, small traders and others f) Payment of stamp duty	District Collector DMRC
Loss of immovable assets (e.g.	Owner	Compensation at scheduled district rates.		District Collector DMRC

Type of impact	Entitled person	Compensation entitlements	Other entitlements	Responsible Organization
trees)				
Loss of cattle shed	Owner		One-time grant of min. of Rs. 25,000.	District Collector DMRC
Loss of rental residential unit	Tenant		One-time transportation allowance* *: Rate shall be determined by the District Collector	District Collector DMRC
Loss of residential structure	Squatters/ Encroachers		One-time transportation allowance* *: Rate to be determined later by the District Collector	District Collector DMRC
Loss of commercial structure	Squatters/ Encroachers		a) One-time transportation allowance* b) One – time subsistence grant* *: Rate to be determined later by the District Collector	District Collector DMRC
Loss of employment	Workers/ Employees		One-time resettlement allowance* *: Rate shall be determined by the District Collector	District Collector DMRC
Loss of livelihood	Owner of commercial enterprises (e.g. shop owner)		Choice of annuity or employment: a) Provision of employment to at least one member of the family or b) One-time payment of Rs.500,000 per affected family or c) Pay minimum Rs.2,000 per month per family for 20 years	District Collector DMRC
Loss off common property resources			Replacement or restoration of the affected community facilities – including public water stand posts, public utility posts, temples, shrines, and all other incidental expenses for relocation etc.	District Collector DMRC Local government

1 Traditional land rights refer to households with customary rights to land and shall be treated equivalent to titleholders.

2 The LARR Act–2013 specifies that each affected family shall be given one -time Resettlement Allowance of Rs.50,000/- only. This is to cover transport and shifting
Encroachers are those who build a structure which is in whole or is part of an adjacent property to which he/she has no title.

Other assets include, but is not limited to walls, fences, sheds, wells, etc.

Annex 2

Monitoring Form

Date:						
Category	Indicator	Unit	Planned Total	Progress		Remarks
				No	%	
Physical Progress	Private structures acquired	No. of structures	3			
	Private structures demolished	No. of structures	3			
Financial Progress	RAP compensation budget approved	Status				
	PAPs paid compensation and assistance	No. of PAPs	2			
Grievance	Cases raised and resolved to satisfaction of PAPs	No.				
	Cases referred to court, pending/settled in court	No.				
	Grievances disclosed/publicly reported	Date / medium				
Stakeholder engagement	Consultation meetings conducted	No., venue, date, participants				