

Peripheral Ring Road Project

# Final Revised Draft Resettlement Action Plan



Bengaluru Development Authority  
Urban Development Department  
Government of Karnataka



Centre for Management and Social Research  
Hyderabad

APRIL 2015



# Abbreviations

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AC	: Assistant Commissioner
BBMP	: Bruhat Bangalore Mahanagara Palike
BDO	: Block Development Officer
BPL	: Below Poverty Line
BDA	: Bangalore Development Authority
BSNL	: Bharat Sanchar Nigam Limited
BSR	: Basic Schedule of Rate
CPR	: Common Property Resources
DC	: Deputy Commissioner
DRDA	: District Rural Development Agency
DULT	: Directorate of Urban Land Transport
DGM	: Deputy General Manager
EIA	: Environment Impact Assessment
EROW	: Existing Right of Way
ESDC	: Environment and Social Development Cell
FGD	: Focus Group Discussion
GoK	: Government of Karnataka
GoI	: Government of India
HAL	: Hindustan Eoronotics Limited
LAA	: Land Acquisition Act
LAO	: Land Acquisition Officer
LARRU	: Land Acquisition and Resettlement and Rehabilitation Unit
NGO	: Non Government Organization
NICE	: Nandi Infrastructure Corridor Enterprises (NICE)
JICA	: Japan International Cooperation Agency
OBC	: Other Backward Community
ORR	: Outer Ring Road
ONGC	: Oil and Natural Gas Corporation
PAP	: Project Affected Person
PAF	: Project Affected Family
PIA	: Project Implementing Agency
PPP	: Private Public Partnership
PWD	: Public Works Department
RAP	: Resettlement Action Plan
RoW	: Right of Way
SIA	: Social Impact Assessment
SC	: Scheduled Caste
ST	: Scheduled Tribe
TDR	: Transfer of Development Rights



## Glossary

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### CHAPTER – I:

**Agricultural land** means land being used for the purpose of: (i) agriculture; (ii) raising of crops, grass or garden produce; and (iii) land used by an agriculturist for the grazing of cattle.

**BBMP – Bruhat Bangalore Mahanagara Palike** is the administrative body responsible for the civic and infrastructural assets of the Greater Bangalore metropolitan area. The BBMP represents the third level of government, (the Central government and State Government being the first two levels). Bruhat Bengaluru Mahanagara Palike is run by a city council. The city council comprises elected representatives, called "corporators", one from each of the wards (localities) of the city. The Palike has 198 wards at present. Elections to the council are held once every five years, with results being decided by ballot

**Guntas** is a unit which is typically used to measure the size of a piece of land in India. Example: 121 Square Yards = 1 Gunta, 40 Guntas = 1 Acre.

**HAL - Hindustan Aeronautics Limited** is an Indian state-owned aerospace and defence company based in Bangalore, Karnataka. It is governed under the management of the Indian Ministry of Defence

**Joint Measurement Survey (JMS)** is an exercise crucial to physically verify the Project Revenue Map to delineate the existing RoW and proposed RoW on the ground and also to assess the extent of land to acquire from each owner in the survey number. This also helps in confirming extent of encroachment, if any. The joint verification will enable all stakeholders such as affected persons, BDA and revenue department to appreciate the ground facts and would avoid the source of dispute, if any.

**LA process** means acquisition of land under the BDA Act in confirmation with Land Acquisition Act, 1894 /New Land Acquisition Act, 2013.

**NGO – Non Government Organisation** is any organization outside the Government machinery duly registered under Society Registration Act and devoted to performing socio-economic voluntary activities.

**NICE Road** - The Bangalore–Mysore Infrastructure Corridor (BMIC) is also called NICE road. It is a proposed 4 to 6 lane private tolled expressway This has been constructed and maintained by Nandi Infrastructure Corridor Enterprises (NICE) on Build-Own-Operate-Transfer (BOOT) basis.

**ONGC**-Oil and Natural Gas Corporation of India is an Indian Multinational Oil and Gas company headquartered in Dehradun, India. It is one of the largest Asia based oil and gas exploration and production companies and produces around 72% of India's crude oil and Natural gas.

### CHAPTER – II:

**Gram Panchayat** meaning a village or a cluster of villages. A gram panchayat consists of members elected from the wards of the village. Fifty percent of seats are reserved for female candidates. To establish a gram panchyat in a village, the population of the village should be at least 300 people of voting age.

**Scheduled Areas** The term `Scheduled Areas has been defined in the Indian Constitution as "such areas as the President may by order declare to be Scheduled Areas". Paragraph 6 of the Fifth Schedule of the Constitution prescribes a procedure for scheduling, rescheduling and alteration of Scheduled Areas (**Refer Ministry of Tribal Affair website for more information**).



**Schedule Castes (SCs)** are official designations given to various groups of historically disadvantaged and depressed class of people. These castes are scheduled and are recognised in the Constitution of India and the various groups are designated in one or other of the categories SCs are now protected by the government and offered special concessions and welfare schemes for their upliftment.

**Schedule Tribes (STs)** as per the Article 366 (25) of the Constitution of India refers to Scheduled Tribes as those communities, who are scheduled in accordance with Article 342 of the Constitution. This Article says that only those communities who have been declared as such by the President through an initial public notification or through a subsequent amending Act of Parliament will be considered to be Scheduled Tribes.

### **CHAPTER – III to VII**

**Assistance** refers to the support provided to PAPs in the form of ex-gratia payments, asset services, etc. in order to improve the standard of living and reduce the negative impacts of the project.

**Compensation** refers to the amount paid as award as part of the Right to Fair compensation and Transparency in land acquisition, rehabilitation and resettlement (RFCTLARR) act, 2013.

**Government** refers to the Government of Karnataka (GoK).

**Grievance/Redressal Cell (GRC)** is a committee is set up comprising of Deputy Commissioner, BDA, nominated persons, the representative from district Land acquisition division and Executive Engineer, BDA for addressing the grievances of the PAPs related to disbursement of compensation and resettlement

**Hobli** is defined as a cluster of adjoining villages administered together for tax and land tenure purposes in the states of Karnataka, India. This clustering of villages was formed mainly to streamline the collection of taxes and maintenance of land records by the revenue department of the state. Each *hobli* consists of several villages and several hoblis together form a *taluk*. Hobli are further subdivided into revenue-circles or revenue blocks.

**Kutcha** The walls and/or roof of which are made of material such as un-burnt bricks, bamboos, mud, grass, reeds, thatch, loosely packed stones, etc. are treated as kutcha house.

**Notification** means a notification published in the Gazette of India, or as the case may be, the Gazette of State;

**Pucca** housing (or pukka) refers to dwellings that are designed to be solid and permanent. The term is applied to housing in South Asia built of substantial material such as stone, brick, cement, and with RCC roof.

**Semi Pucca** is a house that has fixed walls made up of pucca material but roof is made up of the material other than those used for pucca house.

**Tenants** are those persons having bonafide tenancy agreements, written or unwritten, with a private property owner with clear property titles, to occupy a structure or land for residence, business or other purposes.

**Transfer of Development Rights (TDR)** means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area either himself or transfer it to another in need of the extra built up area for an agreed sum of money.



**Woman-Headed Household** A household that is headed by a woman and does not have a male earning member is a Woman Headed Household. This woman may be a widowed, separated, unmarried or deserted person.



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## Chapter 1: INTRODUCTION

### 1.1 BACKGROUND

The proposed Bengaluru Peripheral Ring Road Project (PRR), Phase I is an initiative of the Government of Karnataka (GoK) undertaken through Bengaluru Development Authority (BDA) to develop a '**direct corridor passage**' around the city by linking the major highways – Tumkur, Mysore, Old Madras, Hosur and district roads to divert intra-city traffic from the Bengaluru City beyond the existing Outer Ring Road (ORR). The development of the PRR hold high level of importance as it eases the traffic flow within Bengaluru city, reduces the environmental pollution, social discomfort and ultimately enhances the citizen's life quality. Implementation of the Peripheral Ring Road (PRR) Project requires land acquisition and involves disturbances to livelihood of the people dependent on the land and resources. The Policies of the Government of Karnataka, the new legislation on LA and R&R, 'Right to Fair Compensation and Transparency in Land Acquisition, and Resettlement and Rehabilitation, 2013 (RFCTLA&RR, 2013)', and the safeguard policies of the JICA emphasizes in cases where displacement, loss of assets or other adverse impacts on people are unavoidable, the project should assist the Project Affected People (PAPs) with the means to improve their former living standards, income earning capacities, production levels or at least restore the previous standards of living of those affected by the project. Pursuance to various policies and Acts, the BDA has initiated several measures to avoid and mitigate the issues arising out of land acquisition for the project. In this background, the BDA has prepared Resettlement Action Plan (RAP) through M/s Centre for Management and Social Research (CMSR) based on baseline socio economic surveys and public consultations.

### 1.2 PROJECT DESCRIPTION

Bangalore is the third most populous city in India with an estimated population of around 84.25 lakhs (2011 census) spread over 821 sq Km. The present day vehicle population is 42 lakhs. The city has seen an annual vehicular growth rate of 10.2% in last 10 years while the population has increased by 3.25% during the same period. Bangalore has a radial road network with five primary roads (National Highways) and five secondary roads (State Highways) converging / diverging from existing Outer Ring Road. The outer most road for Bangalore city at present is 65 Km long Outer Ring Road (ORR) constructed by Bangalore Development Authority. ORR was constructed as bypass to city for commercial vehicles and long distance personalised vehicles. Rapid ribbon development along ORR and beyond ORR lead to increased traffic on ORR and its interconnected roads. This has led to traffic congestion at all major intersections and at midblock sections. Shift in International Airport from HAL to Devanahalli has also changed the travel pattern in the city. At present, agencies like BDA and BBMP are implementing grade separators along ORR and at important junctions in the city. But this has not relieved traffic congestion between junctions. In order to provide bypass to the through traffic going across the city, a second ring road is needed at a radius of about 17 to 25 km from the city centre. There is already an existing toll road (NICE Road) managed by a private operator which forms the southern loop of a ring. It is now proposed to construct a northern loop (Peripheral Ring Road) through Bangalore Development Authority



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(BDA) with loan assistance from Japan International Cooperation agency (JICA) to integrate with this existing NICE road to complete the ring. The total length of the Peripheral Ring Road now proposed for construction is 65.55 Km with land acquisition of around 768.9027 ha. The PRR is proposed to have 75m RoW with 12m median and 9m service roads on either side.

## Project Road

The project road starts from Tumkur road to Hosur road and connects 10 major Highways namely Tumkur Road (NH-4), Hesaraghatta Road (SH-39), Doddaballapura Road (SH-09), Bellary Road (NH-7), Hennur- Bagalur Road (SH-104), OMR (NH-4), Hoskote-Anekal Road (SH-35), Sarjapur Road and Hosur Road (NH-7). Overall, it intersects four National Highways and Five State Highways. The project is proposed to be taken up in three sections as given in the Table 1-1; and Table 1-2 presents salient features of the project; and Fig 1 gives the locational map of the project.

**Table 1-1: Project Sections**

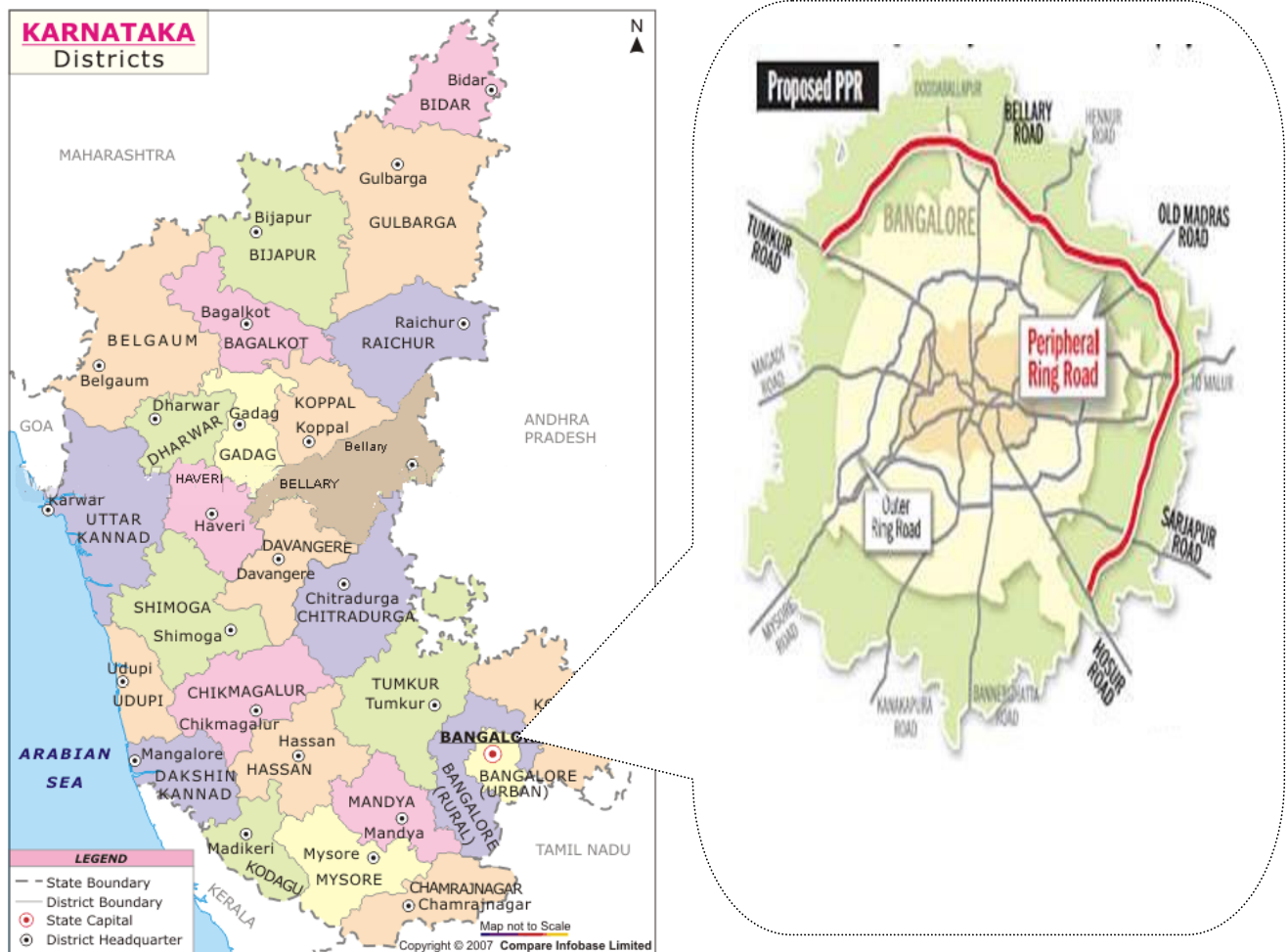
Stretch No.	Start Chainage	End Chainage	Length (in Km)
1	Km 0.000 (Tumkur road)	Km 18.367 (Bellary Road)	18.367
2	Km 18.367 (Bellary Road)	Km 36.323 (Old Madras Road)	17.956
3	Km 36.323 (Old Madras Road)	Km 65.548 (Hosur Road)	29.225
	<b>Total Length</b>		<b>65.548</b>

**Table 1-2: Salient Features of the Project**

Sl. No.	Description	Details
1	Project Length	65.538 KM
2	RoW	75m
3	Facility	8 lane main road +6 lane service road
4	Central Median	12m (considering future widening / provision for other mass transportation facility)
5	Utility Corridor	4,25m
6	Grade Separators	9 locations ( 5 flyovers +4 under pass)
7	Railway Crossing Structure	5 locations
8	Vehicular Underpass	21 Nos
9	Vehicular Overpass	3 Nos
10	Pedistrian Underpass	7 Nos
11	Pedistrian Overpass	5 Nos
12	Cross drainage structures	69 Nos
13	Minor Bridge	4 Nos
14	Utility Crossing	Every 500 m interval
15	Toll plaza	9 locations
16	Water Duct	Every 1 KM



Figure 1-1: Location of Project corridor



### 1.2.1 PRR physical infrastructure such as Toll plaza, etc.

In addition to the construction of the project corridor, the other infrastructure proposed includes components such as toll plazas and ITS for Toll management system, Highway Traffic Management System, City ITS etc.

### 1.2.2 Magnitude of impacts

The assessment of land acquisition requirements is based on the village-wise land acquisition plans prepared for 67 villages along the corridor in the year 2006 by BDA. Based on that, it is assessed that a total land of 732.671 ha will need to be acquired. However, due to changes in alignment the land requirement has been changed and is discussed in Chapter 3.

### 1.2.3 Present Status - Changes in the alignment and revised Impacts

In the recent past the BDA has revised the designs and changed the alignment for better connectivity. Changes in the alignment have also taken place due to the proposed gas pipeline and missing links in certain areas. On the whole the following sections are being deleted from the survey due to the reasons given below. Total number of villages/wards under acquisition is 51. The villages deleted from acquisition are given the below Table:

**Table 1-3 : Villages Deleted from Scope of Acquisition due to changes in Alignment**

Sl. No.	Name of Village Deleted	Reasons for deletion
1	1.Madanayakanahalli, 2.Hanumanthasagara, 3.Kudargere (Partly) in Bengaluru North Taluk, 4.Gattihalli, 5.Huskur, 6.Gulimangala, 7.Chikkamangalam 8. Singenaagrahara,9.Kammasandra and 10.Hebbagodi in Taluk Anekal	Change in alignment and missing links
2	11.Bileshivale, 12.Vaderahalli and 13.Rampura in Taluk Bengaluru East	Change in alignment due to laying of Gas Pipeline of ONGC
3	14.Kannamangala, 15.Chikkabanahalli, 16.Sigehalli, 17.Kumbaena Agrahara and 18.Kadgodi (Partly) in Bengaluru East	Change in alignment and missing links

### 1.3 ALTERNATIVE ANALYSIS

To minimize volume of involuntary resettlement for the PRR project, alternative analysis of road alignment is carried out in the design stage. Addition to the analysis, effective measure is defined to reduce negative resettlement impact as population displacement is unavoidable.

#### 1.3.1 Comparison of road alignment

Three alternatives including 'zero-option' are determined through categories with accordance of impacts of natural and social environment as well as construction and maintenance cost. All the categories are analyzed with evaluative description. As a comprehensive evaluation of all alternatives, alternative 3 selected for the most preferable plan for the PRR project as shown on Annexure 1-2.

#### 1.3.2 Establishment of Measures

During implementation stage of resettlement activity when population displacement is unavoidable, effective measures listed below to minimize the resettlement negative impacts shall be implemented.

- Additional alternative analysis will be carried out especially for layout of interchange gives negative resettlement impact for the local residents.
- Depending on its applicability, additional design to avoid involuntary resettlement such as adding retaining wall or approach road can be taken into consideration.
- All the counter measures could be approached through discussion with PAPs.

### 1.3 NEED FOR RESETTLEMENT ACTION PLAN (RAP)

The expropriation of land necessitates acquisition of land from the titleholders and the eviction of squatters and encroachers from within the ROW. Acquisition of land, eviction of squatters and encroachers may cause social disruption and economic loss for project affected persons (PAPs) and their families. It is therefore important that disturbances and losses of PAPs due to project are minimized through proper planning. This Resettlement Action Plan details the processes to be undertaken during the implementation of the project to minimize its adverse social impacts. To address the impacts due to land acquisition and displacement, this RAP has been prepared. The



entitlement matrix of the RAP for the affected PAPs of PRR has been prepared after duly incorporating the provisions of RFCTLARR Act 2013.

## **1.4 OBJECTIVES OF RAP**

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This Resettlement Action Plan (RAP) outlines the extent of impacts due to the proposed PRR construction on the communities and proposes measures towards the mitigation of the potential impacts. The implementation procedures for resettlement and rehabilitation (R&R) are also detailed out in this RAP. Involuntary resettlement has been avoided wherever possible or minimized exploring other project alternatives.

The objectives of RAP are,

- To identify adverse impact and determine how they could be overcome or substantially be mitigated with the implementation of the proposed project;
- To present the entitlements for the affected persons for payment of compensation and assistance for restoring the livelihood;
- To present an action plan for the delivery of compensation and assistance in accordance with the Entitlement Matrix adopted for the project.

## **1.5 METHODOLOGY FOR RAP PREPARATION**

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The RAP for PRR has been prepared based on primary data collection, secondary data collection, stakeholder's consultation and reconnaissance surveys. The methodology for Impact Assessment and RAP preparation is presented below.

### **1.5.1 Rapid Reconnaissance Survey**

The initial understanding gained through a review of secondary resources was followed up by a rapid preliminary field visit to some of the sample locations primarily to familiarize with the ground level reality with respect to the socio-economic and livelihood dimensions of the PAFs. This enabled us to scope the activities and prepare the ground for a perfect launching. This also enabled the team to triangulate the issues identified under the proposed study. The reconnaissance was the first field activity towards first-hand identification of key stakeholders. This protocol helped the team in fine-tuning the survey tools such as questionnaires and checklists.

### **1.5.2 Identification of Land Owners & Census Survey**

The verification of PAPs in this urban project is a real challenge for the following reasons –

- (a) the available land plan schedules were prepared in year 2006-7;
- (b) following issuing the notification under Section 19(1) BDA Act in year 2007, Joint Measurement Survey has so far not been conducted to identify actual land owners and their extent of land to be lost. The land owners details furnished are therefore can't be





accurate as it has list of owners who all listed in the survey number – affected and unaffected;

- (c) physical location of PAPs on the field is a real problem as this is a green field sub urban project with no visual alignment markings on the ground;
- (d) majority of the land owners are absentee land owners, not residing in the project area and their whereabouts are not available and not known in the village/ward;
- (e) delay in LA process, has caused a huge discontentment among the land owners resulting in cooperation issues. In some of the places people boycotted the survey.

Given these challenges, various methods were adopted for identification and contacting the PAPs.

- Pamphlets were issued in every village explaining the project, the survey, etc.
- Prior to the census based socio economic survey, Public Consultation meetings were conducted covering all the village.
- Couple of rounds of surveys were conducted to reach the PAPs. In the first survey, attempts were made to reach the PAPs after the public consultations. Second round of survey was conducted through 'Help Desks' in each village/wards after concluding the first round. A news paper advertisement was issued about the Help Desks with time schedule.
- Besides all the above, permanent 'Help Desk' was also set up at BDA Bengaluru office throughout survey period for the people to come and provide their socio economic details.



**ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ**  
ಟಿ. ಚೌಡಯ್ಯ ರಸ್ತೆ, ಕುಮಾರ ಪಾರ್ಕ್ ಪತ್ರಿಕೆ, ಬೆಂಗಳೂರು-560 020.

ಸಂ.: ಬೆಂಆಪ್ರಾ/ಉಆ(ಭೂಸ್ವಾ)/222/2014-15 ದಿನಾಂಕ : 12.01.2015

**ಪೆರಿಫೆರಲ್ ರಿಂಗ್ ರಸ್ತೆ - ಭಾಗ-1 ಯೋಜನೆಗೆ ಭೂಸ್ವಾಧೀನವಾಗುತ್ತಿರುವ ಜಮೀನುಗಳ ಭೂಮಾಲೀಕರ ಗಮನಕ್ಕೆ**

ಪೆರಿಫೆರಲ್ ರಿಂಗ್ ರಸ್ತೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ಗ್ರಾಮಗಳಿಗೆ ಈಗಾಗಲೇ ಗ್ರಾಮ ಸಭೆಗಳನ್ನು ನಡೆಸಿ, ಅರ್ಥಿಕ-ಸಾಮಾಜಿಕ ಸಮೀಕ್ಷೆಯ ಮಾಹಿತಿಯನ್ನು ಪಡೆಯಲಾಗಿದೆ. ಅನೇಕ ಭೂಮಾಲೀಕರು ಸಮೀಕ್ಷೆಯ ಸಮಯದಲ್ಲಿ ಗ್ರಾಮಗಳಲ್ಲಿ ಲಭ್ಯವಿರದ ಕಾರಣ ಮಾಹಿತಿಯನ್ನು ಪಡೆದಿರುವುದಿಲ್ಲ. ಕಾರಣ ಇಲ್ಲಿಯವರೆಗೂ ಸಮೀಕ್ಷೆಯ ಮಾಹಿತಿ ನೀಡದ ಭೂಮಾಲೀಕರಿಗೆ ಸಂಬಂಧಿಸಿದ ಗ್ರಾಮದಲ್ಲಿ ಈ ಕೆಳಕಂಡ ದಿನಾಂಕದಂದು ಬೆಳಿಗ್ಗೆ 9.00 ರಿಂದ ಸಂಜೆ 6.00 ರವರೆಗೆ ತಮ್ಮ ಭೂಮಿಗೆ ಸಂಬಂಧಿಸಿದ ಮಾಹಿತಿಯನ್ನು ನೀಡಲು ಕೋರಲಾಗಿದೆ.

ದಿನಾಂಕ	ಗ್ರಾಮಗಳು
16.01.2015	ತಮ್ಮೇನಹಳ್ಳಿ, ಚಿಕ್ಕ ಬಾಣಾವರ, ಸೋಲದೇವನ ಹಳ್ಳಿ, ಕೆಂಪಾಪುರ, ಕಾಳತಮ್ಮನಹಳ್ಳಿ, ಕೆಸಘಟ್ಟಪುರ, ಬ್ಯಾಲಕೆರೆ, ಮಾವಳ್ಳಿಪುರ,
17.01.2015	ಲಿಂಗರಾಜಪುರ, ಜಾರಕಬಂಡೆ ಕಾವಲು, ರಾಮಗೊಂಡನ ಹಳ್ಳಿ, ಅವಲಹಳ್ಳಿ (ಹಾರೋಡ್ಡ್), ಹಾರೋಡ್ಡ್, ಕೆಂಚೇನಹಳ್ಳಿ, ವಾಸುದೇವಪುರ, ವೆಂಕಟಾಲ
18.01.2015	ಮುಂಚೇನ ಹಳ್ಳಿ, ವಡೇರಪುರ, ಕೋಗಿಲು, ಅಗ್ಗಹಾರ, ತಿರುಮೇನಹಳ್ಳಿ, ಚೊಕ್ಕನಹಳ್ಳಿ, ಕಟ್ಟಿಗೆನಹಳ್ಳಿ, ನಗರೇಶ್ವರ ನಾಗೇನಹಳ್ಳಿ,
19.01.2015	ಕೊತ್ತನೂರು, ನಾಗೊಂಡನಹಳ್ಳಿ, ಹಗದೂರು, ಬೈರತಿ, ಚಿಕ್ಕಗುಬ್ಬಿ, ದೊಡ್ಡಗುಬ್ಬಿ, ಅದೂರು, ಬಿದರಹಳ್ಳಿ
20.01.2015	ಹಿರಂಡಹಳ್ಳಿ, ಚೇಮಸಂದ, ಅವಲಹಳ್ಳಿ (ಬಂಡಾಪುರ), ಬಿದರೇನ ಅಗ್ಗಹಾರ, ದೊಡ್ಡಬನಹಳ್ಳಿ, ಚನ್ನಸಂದ, ಖಾನಕಂದಾಯ, ಬೆಳ್ಳಂದೂರು ಅಮಾನಿಕೆರೆ
21.01.2015	ವಾಲೇಪುರ, ಸೊರಹೂಣೆ, ವರ್ತೂರು, ಗುಂಜೂರು, ಕಾಚೆಮಾರನ ಹಳ್ಳಿ, ಸೊಲಿಕುಂಟೆ, ಕೊಡತಿ, ಚೊಕ್ಕಸಂದ
22.01.2015	ಅವಲಹಳ್ಳಿ, ಕುದುರೆಗೆರೆ

ಸಹಿ/- ಆಯುಕ್ತರು, ಬೆಂಆಪ್ರಾ, ಬೆಂಗಳೂರು

**ಪೆರಿಫೆರಲ್ ರಸ್ತೆ ಭಾಗ - 1ರ ಯೋಜನೆಗೆ ಭೂಸ್ವಾಧೀನವಾಗುತ್ತಿರುವ ಜಮೀನುಗಳ ಭೂಮಾಲೀಕರ ಗಮನಕ್ಕೆ**

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರವು ಬೆಂಗಳೂರು ನಗರದಲ್ಲಿ ಮಹಿಮಾ ಪೀಠಿಕೆಯಲ್ಲಿ ನಗರೀಕರಣದಿಂದಾಗಿ ಉಂಟಾಗಿರುವ ವಾಹನ ಸಂಚಾರ ದಟ್ಟಣೆ (Traffic) ನಿವಾರಿಸಲು ಕೊರವರ್ತುಲ ರಸ್ತೆ (ಪಿ.ಆರ್.ಆರ್.ಭಾಗ-1) ನಿರ್ಮಿಸುವ ಯೋಜನೆಯನ್ನು ಕೈಗೊಳ್ಳಲು ಉದ್ದೇಶಿಸಿರುತ್ತದೆ. ಈ ಯೋಜನೆಯಲ್ಲಿ ಭೂಸ್ವಾಧೀನಕ್ಕೊಳಪಡುವ ಭೂಮಾಲೀಕರಿಗೆ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ಆದೇಶದಂತೆ ದಿನಾಂಕ 01-01-2014 ರಿಂದ ಹಾರಿಂಗ್ ಬಂದಿರುವ ನೂತನ ಭೂಸ್ವಾಧೀನ ಣಾಯಿಯ ಅಧ್ಯಯನ ಪರಿಷಾರವನ್ನು ವಿತರಿಸಬೇಕಾಗಿರುತ್ತದೆ. ಹೀಗೆ ಪರಿಷಾರ ವಿತರಿಸುವ ಮೂಲದಲ್ಲಿ ಸಂಬಂಧಪಟ್ಟ ಭೂಮಾಲೀಕರ ಅಪಾಯಗಳನ್ನು ಅರಿಸುವುದು ಅವಶ್ಯಕವಾಗಿರುತ್ತದೆ. ಆದ್ದರಿಂದ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರವು ಸಮಾಜ ಕಾರ್ಯ ಅರ್ಥಿಕ ಸಮೀಕ್ಷೆ ನಡೆಸಲು ನಿರ್ಧರಿಸಿ, Center for Management and Social Research (CMSR) ಸಂಸ್ಥೆಯವರ ಮೂಲಕ ಅರ್ಥಿಕ ಸಮೀಕ್ಷೆ ಕೈಗೊಳ್ಳಲಿದೆ. ಈ ಸಮೀಕ್ಷೆ ಕಾರ್ಯದಲ್ಲಿ ಸಾಧಕರಾಗುವ ಸಹಕರಿಸಲು ಈ ಮೂಲಕ ಕೋರಲಾಗಿದೆ.

**ಯೋಜನೆಯ ಮುಖ್ಯಾಂಶಗಳು**

1. ಈ ಯೋಜನೆಯಲ್ಲಿ ಸುಮಾರು 65 ಕಿ.ಮೀ. ಉದ್ದದ ರಸ್ತೆಯನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದ ನಿರ್ಮಿಸಲಾಗುವುದು
2. ಈ ರಸ್ತೆಯು 8 ಮುಖ್ಯರಸ್ತೆ ಹಾಗೂ 6 ಸಾಮಾನ್ಯ ರಸ್ತೆಗಳ ಮೂಲಕ ಸಂಪರ್ಕಿಸುವಂತೆ ನಿರ್ಮಿಸಲಾಗುವುದು.
3. ಈ ರಸ್ತೆಯ ಯೋಜನೆಯಲ್ಲಿ ಸುಮಾರು 67 ಹಳ್ಳಿಗಳ ವಿವಿಧ ಸರ್ವೆ ಸಂಖ್ಯೆಗಳ ಜಮೀನುಗಳನ್ನು ಭೂಸ್ವಾಧೀನಪಡಿಸಿಕೊಳ್ಳಲಾಗುವುದು.
4. ಈ ಯೋಜನೆಯಲ್ಲಿ 18.1.1 ಭೂಸ್ವಾಧೀನ ಪಡಿಸಿಕೊಳ್ಳುವ ಜಮೀನಿನ ಭೂಮಾಲೀಕರಿಗೆ ನೂತನ ಭೂಸ್ವಾಧೀನ ಣಾಯಿ 2013 ಅಧ್ಯಯನ ಭೂಪರಿಷಾರವನ್ನು ವಿತರಿಸಲಾಗುವುದು.

ಶ್ರೀ  
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ



- (1) News Paper Advertisement for people to join Socio economic Survey and the schedule of survey in each village
- (2) Pamphlet informing the project and Socio Economic Survey and
- (3) Photographs of public consultations

Prior to conducting the survey a detailed verification exercise was carried out within the proposed ROW to identify the PAPs, affected structures and land. The census survey included collecting details of owner or occupant of the structure or land, its type and usage coming within the ROW. The RAP for the project road has been prepared based on the baseline information of the project corridor, assessment of impacts due to land acquisition, consultation process.

Census covered 100% of the potentially affected available population within the proposed RoW. It provides demographic overview of the population served by the RAP and profile the household assets and main sources of livelihood. The survey registered all available household members and individuals within the proposed RoW, their assets and income, the demographic and social information. Data collected by conducting household level interviews with each affected family. Each of the households surveyed and the structure/agricultural land likely to be affected by the project were numbered and documented.

As can be inferred from the above, the survey was based on the final design duly approved by the BDA. The PAPs along the proposed corridor of impact were verified with reference to the PAPs list provided by the BDA. This helped to arrive at the updated and final list of PAPs.

### **1.5.3 Updating of Census Survey Data**

However, the implementing agencies/ RAP implementation NGO will carry out verification of PAPs during implementation of the project and update the list of PAPs. Consultations with PAPs, key informants and interview with important secondary stakeholders will also be undertaken at the time of implementation.

### **1.5.4 Secondary Data Collection**

Some of the documents reviewed include the following:

- 1) Detailed Project Reports
- 2) Land acquisition plans/data
- 3) Alignment drawings
- 4) Policy and legal framework documents
- 5) JICA guidelines on social considerations.

### **1.5.5 Cut off date**

The cut-off date for those who have legal title is the date of Notification under Section 19/1 of BDA Act, 1976. The final notification was issued on 29th June, 2007. The cut-off date for title holders shall be 29th June 2007. For non title holders the date of the Honorable High Court Order for continuing the acquisition process as per the new land acquisition act will be considered (15.7.2014)

### **1.5.6 Stakeholders' Consultation**

Consultations with stakeholder groups have been an integral part of the project preparation process and in the preparation of RAP. The specific stages at which consultation were to be carried out were identified. This was followed by identification of key stakeholders and the mechanisms for conducting these consultations (FGDs, Group meetings and individual interviews). The purpose of these consultations was to:



- Identify issues of PAPs related to the project and discussion of measures to address the same;
- Developing sense of ownership; and
- Planning for future consultations.

Separate checklists were prepared for public consultations, Focus Group Discussions and indepth interviews with each project stakeholder to be covered to gather required information. The checklists were used to carry out structured interviews with officials of BDA, state government officials, NGOs, various social categories, etc. and to conduct participatory exercises as required with identified stakeholders such as farmers, PRI representatives and households.

### 1.5.7 Key Stakeholders in Baseline Socio Economic Survey

The key agencies/stakeholders involved in the RAP preparation and finalization and their interrelationships are presented in Figure 1-2 below.

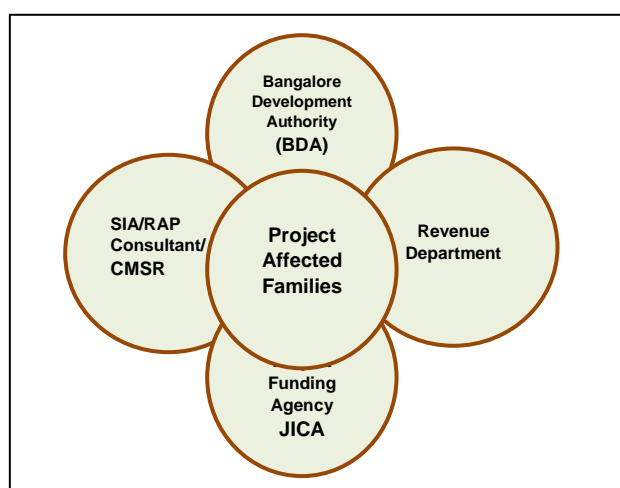


Figure 1-2: Interrelationships among primary stakeholders

## 1.6 DATA ANALYSIS

The information collected through structured interviews and questionnaires were systematically coded, validated, analyzed and tabulated. Wherever required, the observations were supported from the information collected through desk research. The tabulation plan, covering every aspect of the study was designed with suitable checks by using cross parameters. The data was first entered in data entry package and then exported to SPSS (Statistical Package for Social Sciences). The entered data was cleaned using the appropriate protocols. The data analysis was mostly used descriptive statistics.

## 1.7 RAP IMPLEMENTATION ARRANGEMENTS

To address the resettlement impacts, an action plan to implement the various provisions has been worked out and includes the institutional mechanisms, grievance redressal mechanisms, procedures for disbursements of entitlements and livelihood restoration mechanisms, involvement of NGOs in implementation, monitoring of effectiveness of RAP implementation etc and estimated budget for implementation of the RAP.



## 1.8 STRUCTURE OF THE REPORT

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The report has been structured in 11 chapters as described below:

**CHAPTER-1: INTRODUCTION:** Methodology, approach and social components of the project have been discussed.

**CHAPTER-2: POLICY AND LEGAL FRAMEWORK:** State and national level acts relevant to land acquisition, entitlements and comparison of LA Act and RTFCT & LARR Act, 2013.

**CHAPTER-3: LAND ACQUISITION AND RESETTLEMENT IMPACTS:** The land acquisition requirement, process of land acquisition, compensation for land acquisition and institutional arrangements.

**CHAPTER-4: STAKEHOLDERS CONSULTATIONS:** Presents the consultations carried out with various stakeholders, addressal of issues raised by the community and plans for continuing consultation process for the project.

**CHAPTER-5: SOCIAL IMPACT ASSESSMENT:** The social and economic profile of the project indirect impact area and the profile of project affected households have been analysed and presented.

**CHAPTER-6: IMPLEMENTATION ARRANGEMENTS:** Implementation arrangements for land acquisition, resettlement and rehabilitation and grievance redressal mechanisms.

**CHAPTER-7: R&R COST AND BUDGET:** Unit rates for various R&R components and Budget for implementation of R&R.



## Chapter 2 : Policy and Legal Framework

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### 2.1 INTRODUCTION

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The chapter presents (i) the existing acts, rules and policies related to land acquisition and rehabilitation and resettlement of project affected persons/community/groups at the state and national level; and (ii) JICA safeguard policies on involuntary resettlement, community assets, cultural properties and their relevance to the project.

### 2.2 R&R AND OTHER RELEVANT POLICIES APPLICABLE FOR THE PROJECT

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The legislations and policies relevant to the project are:

- Right To Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013
- Bangalore Development Authority Act, 1976
- The National Tribal Policy, 2006
- JICA policies relevant to involuntary resettlement

#### 2.2.1 The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement (RFCTLARR) Act, 2013

The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (2013) is applicable to the whole of India except the state of Jammu and Kashmir. The provisions of this Act relating to land acquisition, compensation, rehabilitation and resettlement, shall apply, when:

- Government acquires land for its own use, hold and control, including land for Public sector undertakings.
- Government acquires land with the ultimate purpose to transfer it for the use of private companies for stated public purpose
- Government acquires land for Public Private Partnership Projects.
- Schedule I outlines the proposed minimum compensation based on a multiple of market value.
- Schedule II through VI outlines the resettlement and rehabilitation entitlements to land owners and livelihood losers, which shall be in addition to the minimum compensation per Schedule I.

Below elaborates some important provisions:

- Section 16 of the Act briefs on the preparation of RAP, publication and public hearing of RAP. Relevant points include: (a) Upon the publication of the preliminary notification by the collector, the Administrator for Rehabilitation and Resettlement shall conduct a survey and undertake a census of the affected families.



- A draft Rehabilitation and Resettlement Scheme shall be prepared by the Administrator which shall include particulars of the R&R entitlements of PAPs. The draft shall include time limit for implementing the Scheme. The Scheme shall be discussed in the concerned Gram Sabha or Municipalities.
- A public hearing shall be conducted after adequate publicity about the date, time and venue in the affected area. Following the public hearing, the Administrator shall submit the draft Scheme along with a specific report on the claims and objections raised in the public hearing to the Collector.
- As per Section 25, the Collector shall make an award within a period of twelve months from the date of publication of the declaration and if no award is made within that period the entire proceedings for the acquisition of the land shall lapse, provided that the appropriate Government shall have the power to extend the period in circumstances justifying the same and any such decision to extend the period shall be recorded in writing and be notified and uploaded on the website of the authority concerned.
- Section 25, 29 and 30 of the Act briefs on the methodology of determining the market value of the land and other properties.
- After determining the total compensation to be paid, a “Solatium” as prescribed in the Act shall be added to the compensation.
- As the provision of BDA Act for the Land Acquisition draws a reference to the land acquisition Act 1894, the provision of the RFCTLARR Act 2013 to this extent would become applicable.

### **Current Status of Adoption of new LA and R&R Act (RFCTLARR 2013) in Karnataka**

Following the enactment of National Act RFCTLARR in year 2013, the Government of India (GoI) issued Rules for the new Act, and the states will have to form their own Rules based on the Rules provided by the GoI; and will have to be passed in the State Assembly. Government of Karnataka has appointed Commissioner R&R as per the new Act provisions and prepared draft rules which is in circulation for finalization and the Rules have to be passed in the Assembly. The present R&R entitlement provisions were prepared in line with Government of Karnataka’s draft rules, which are, at the minimum, in confirmation with national provisions. The implementation of RAP can be initiated as they are in conformation with the provisions of Central and State provisions at the minimum. Any changes and improvements comes in the state provisions subsequently, the BDA will improvise the provisions accordingly and will adhere to the improvements.

#### **2.2.2 The Bangalore Development Authority Act, 1976**

Specific provisions have been made under the BDA Act 1976 for the purpose of land acquisition. Few of the relevant sections are reproduced below:

- Authority to have power to acquire land by agreement: Subject to the provisions of this Act and with the previous approval of the Government, the Authority may enter into an



agreement with the owner of any land or any interest therein, for the purchase of such land or interest therein for the purpose of this Act.

- Provisions applicable to the acquisition of land otherwise than by agreement:
  - (1) The acquisition of land under this Act otherwise than by agreement shall be regulated by the provisions, so far as they are applicable, of the Land Acquisition Act, 1894.
  - (2) For the purpose of sub-section (2) of section 50 of the Land Acquisition Act, 1894, the Authority shall be deemed to be the local authority concerned.
  - (3) After the land vests in the Government under section 16 of the Land Acquisition Act, 1894, the Deputy Commissioner shall, upon payment of the cost of the acquisition, and upon the authority agreeing to pay any further costs which may be incurred on account of the acquisition, transfer the land to the authority, and the land shall thereupon vest in the authority.

### **2.2.3 The National Tribal Policy (2006)**

The Policy has the following objectives:

#### **Regulatory Protection**

- Providing an environment conducive to the preservation of traditional and customary systems and regime of rights and concessions enjoyed by different ST communities, and reconciliation of modes of socio-economic development with these.
- Preventing alienation of land owned by STs and restoring possession of wrongfully alienated lands.
- Protection and vesting of rights of STs on forestlands and other forest rights including ownership over minor forest produce (MFP), minerals and water bodies through appropriate legislations and conversion of all forest villages into revenue villages.
- Providing a legislative frame for rehabilitation and resettlement in order to minimize displacement, ensure that affected persons are partners in the growth in the zone of influence, provide for compensation of social and opportunity cost in addition to market value of the land and rights over common property (NPV).
- Empowerment of tribal communities to promote self-governance and self-rule as per the provisions and spirit of the Panchayats (Extension to the Scheduled Areas) Act, 1996.
- Protection of political rights to ensure greater and active participation of tribal peoples in political bodies at all levels.





### **Alienation of Tribal Land**

- Alienation of tribal land is the single most important cause of pauperization of tribal peoples, rendering their vulnerable economic situation more precarious. Poor land record system in tribal areas coupled with the illiteracy, poverty and ignorance of tribal peoples and the greed of others have resulted in the continuous transfer of resources from tribals to non-tribals for several decades. Competent legal aid will be made available timely to tribals at all stages of litigation.
- State Land laws will be in conformity with the PESA Act (The Provisions of the (Extension to the Scheduled Areas) Act, 1996". The Act is meant to enable tribal society to assume control over their own destiny to preserve and conserve their traditional rights over natural resources.

### **Displacement, Rehabilitation and Resettlement**

- The principle of least displacement would be mandatorily followed.
- An exhaustive social impact assessment would be conducted before initiating a development project.
- Displacement would be after mandatory consultation with the community as provided in the PESA Act.
- The principle of 'land for land' in the command area or zone of influence would be followed scrupulously.
- There will be mandatory consultations with Tribes Advisory Councils in case of displacement of STs from the Scheduled Areas.
- STs displaced from Scheduled Areas shall be allotted alternative lands in Scheduled Areas only.
- Compensation would be computed not merely on the basis of the replacement value of the individual land rights lost, but on the market value of land, the concept of net present value, loss of opportunity cost, community rights, and livelihoods.
- The PAFs would have first right to get employment in the project. Training should be organized for the induction of PAFs even before the project is initiated.
- The implementation of R&R would be upfront to make the process of displacement more humane.
- A ground level monitoring mechanism, involving representatives of the PAFs and post implementation social audit will also be ensured.
- In application to Scheduled Areas, the provisions of the Land Acquisition Act, 1894, the National Policy on Resettlement and Rehabilitation– 2007, the Coal Bearing Areas (Acquisition and Development) Act, 1957 and the National mineral Policy, 1993 will be amended to harmonize with those of the PESA Act, 1996.

### **Empowerment**

- The Provisions of the Panchayats (Extension to the Scheduled Areas) Act, 1996 (PESA) came into force on 24th December, 1996 with the objective of safeguarding and preserving the traditions and customs of the people living in the Schedule areas, their social, religious and cultural identities, and traditional management practices of community resources.



## 2.2.4 JICA Guidelines on Social Considerations

The following are the key provisions provided in JICA guidelines on involuntary resettlement. Annexure 2.1 gives the comparative assessment with the old and new Indian LA Acts as well as proposed policy through comparative analysis of two policies.

**Basic policy on Resettlement:** Involuntary resettlement is to be avoided when feasible by exploring all viable alternatives.

**Consultation:** In preparing a resettlement action plan, consultations must be held with the affected people and their communities.

**Basic policy on living standards:** Host country must make efforts to improve their standard of living, income opportunities, and production levels, or at least to restore these to pre-project levels.

**Form of compensation for land:** Land and monetary compensation are proposed.

**Valuation of land:** Full replacement cost must be provided as much as possible

**Timing of payment:** Prior compensation must be provided.

**Grievance mechanism:** Appropriate and accessible grievance mechanisms must be established for the affected people and their communities

**Cutoff date:** Not discussed.

## 2.2.5 Definitions

Following definitions that will be applicable unless otherwise stated specifically.

- **Project Affected Person:** Affected persons are those who stand to lose all or part of their physical and non-physical assets including homes, productive land, community resources, commercial properties; livelihood; and socio-cultural network.
- **Project Displaced Person:** A displaced person is a person who is compelled to change his/her place of residence and/ or work place or place of business, due to the project.
- **Family:** A "Family" shall mean karta, spouse (Husband/Wife), and all dependents, including minor children. Every divorced, widowed, or separated daughter living separately or with the family on or before the cut-off-date will be treated as separate family.
- **Encroacher:** A person who has extended their building, agricultural lands, business premises or work places into public/government land without authority.
- **Squatter:** A person who has settled on public/government land, land belonging to institutions, trust, etc and or someone else's land illegally for residential, business and or other purposes and/or has been occupying land and building/asset without authority.
- **Vulnerable Person:** Include disadvantaged persons belonging to Scheduled Caste, Scheduled Tribes, disabled, handicapped, orphans, and woman heading the household are also recognized as vulnerable persons. Vulnerable groups would also include those farmers who (after acquisition of land) become small/marginal farmers For such cases,



total land holding of the landowner in that particular revenue village will be considered in which land has been acquired.

- **Titleholder:** Affected persons/families who has legal title to land, structures and other assets in the affected zone.
- **Non-titleholder:** Affected persons/families/ households with no legal title to the land, structures and other assets adversely affected by the project. Non-titleholders include encroachers, squatters, etc.
- **Kiosk:** A kiosk is a booth/stall/cabin/cubicle made of wood or iron or any other building material which could be shifted to another location as a single unit without much damage and is used for carrying out petty business/ commercial activities and has been in operation/existence prior to cut off date.
- **Below poverty line (BPL) or BPL family:** means below poverty line families as defined by the Planning Commission of India, from time to time and those included in the BPL list for the time-being in force.
- **Replacement cost:** A replacement cost/value of any land or other asset is the cost/value equivalent to or sufficient to replace/purchase the same land or other asset. For all operational purposes, the methodology for estimation of replacement cost is given below. The replacement cost for land is guided by new Act and estimated as follows.
  - Guidance value prepared by the Registration Department. The guidance value is prepared based on sales statistics of land transactions.
  - The Guidance value is multiplied by factors of 1 if in urban area and between 1-2 in rural areas based on distance of project from urban area
  - The value arrived by the multiplication factor will be doubled by adding 100% solatium additionally

**Cut-off date:** In the cases of land acquisition affecting legal titleholders, the cut-off date would be the date of issuing the acquisition notices under Land Acquisition Acts. In cases where people lack title, For non title holders the date of the Honorable High Court Order for continuing the acquisition process as per the new land acquisition act will be considered (15.7.2014).

## 2.2.6 Resettlement & Rehabilitation Guidelines

The Resettlement and Rehabilitation principles adopted for this project will provide compensation, resettlement and rehabilitation assistance to all project affected persons (loss of land, residences, business establishments and other such immovable properties), including the informal dwellers / squatters in the corridor of impact (COI). The basic resettlement principles and guidelines include:

- All PAPs are eligible for compensation for lost assets and livelihood irrespective of ownership of title to land. However, a title will be required for payment of compensation for land.
- All compensation will be at replacement value without considering depreciation and salvage value.
- Cash compensation will be indexed for inflation.
- Where land acquisition is required, it will be carried out according to the RFCTLARR, Act 2013 or direct purchase and in a way to minimize the adverse impacts and to avoid displacement as much as possible.



- Cash compensation for the land, at replacement value, to households affected by the loss of acquired land will be paid by the competent authority appointed under LA and R&R Act, 2013.
- Non-titleholder (squatters and vulnerable encroachers) will be provided replacement cost of their structures.
- Provision for multiple options for resettlement (self-relocation or assisted relocation) of the affected residential structures, including informal dwellers/squatters.
- Shifting assistance to the owners of residential structures and informal dwellers / squatter households and titleholders for shifting of household goods and assets.
- Special measures and assistance for vulnerable groups.
- PAPs will be meaningfully consulted and will have opportunities to participate in planning and implementing resettlement programs.
- Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes, if any.
- All activities related to resettlement planning, implementation, and monitoring would ensure involvement of women. Efforts will also be made to ensure that vulnerable groups are included.
- Before taking possession of the acquired lands, the compensation will be paid to the project affected.
- Provisions will be kept in the budget for those who were not present at the time of enumeration. However, anyone moving into the project area after the cut-off date will not be entitled to assistance.
- The Resettlement Plan will include a fully itemized budget and an implementation schedule.

## 2.3 ENTITLEMENT MATRIX

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The National and State policies and RFTCLARR Act provide for the framework for resettlement and rehabilitation activities. Within the context of the above mentioned frameworks a project specific Entitlement Matrix has been prepared.

### 2.3.1 Impacts and Entitlements

This Entitlement Matrix addresses the direct and indirect impacts of project construction and operation on affected persons, families, households, communities, and groups. The most direct and immediate impacts are those associated with land acquisition. Other losses include loss of shelter, and other assets within the project's RoW; as well as roadside structure, business establishments and public facilities. Mitigation is provided through compensation and assistance to project-affected persons, families, households, and groups. These social units are entitled to compensation and assistance on the basis of this Entitlement Matrix adopted by the project.

Loss of assets and livelihood are impact categories that represent direct project impacts on an identified population. The people likely to be affected will be surveyed and registered, and project monitoring and evaluation will compare long-term impact against baseline socio-economic data. Collective impacts on groups represent direct and indirect impacts, where group members need not be individually registered. Group-oriented gains and losses in this category are less quantifiable in terms of impacts on the individual. Mitigation and support mechanisms are collectively oriented, and the monitoring of these efforts will examine the impact and



benefits for the groups involved. The entitlements are reasonably adequate to achieve the goal of income improvement, or at least restoration.

### **2.3.2 Option and Choices**

The project will provide options and choices among different entitlements to the affected population. As part of the project consultation and participation mechanisms, people will be informed and consulted about the project and its impacts, and their entitlements and options. The affected population will be counselled so that they are able to make informed choices among the options provided.

## **2.4 ENTITLEMENT MATRIX FOR THE PROJECT**

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The Entitlement Matrix addresses three broad categories of social and economic impacts, which require mitigation in this project.

- Loss of assets, including land and house;
- Loss of livelihood or income opportunities; and
- Collective impacts on groups, such as loss of common property resources

The first two categories represent direct project impacts on an identified population. The affected people will be surveyed and registered, and project monitoring and evaluation will compare long term impact against baseline socio-economic data. The third category represents an indirect impact, where group members need not be individually registered. Gains and losses of a group-oriented nature are not quantifiable in terms of impact on the individual. Mitigation and support mechanisms will be collectively oriented, and the monitoring of these development efforts will be the impact and benefits for the groups involved.



**Table 2-1: Entitlement Matrix proposed for the PRR Project**

Sl No	Impact Category	Unit of Entitlement	Details of Entitlements	Remarks
<b>Loss of Assets - Titleholders</b>				
1	Loss of private land	Land owner(s) Individual/Household	<p>As per provisions of RFCTLARR Act, 2013;/ Direct purchase ;/ TDR/ Developed site</p> <p>Amount equivalent to current stamp duty on compensation amount for replacement of lost assets.</p> <p>In case of land owners become marginal farmers, landless or those who are already marginal, the following entitlement shall be provided:</p> <p>(a) Subsistence allowance of Rs 36,000/- (b) Annuity of Rs 5,00,000/- for creating Income Generating Assets and (c) the Training Assistance</p>	
2	Loss of structure (Residential or Commercial or Res-cum-Commercial)	Owner/Family	<p>Replacement cost determined on the basis of R&amp;BD current Schedule Rates and without deducting depreciation cost and other provisions prescribed in RFCTLARR Act 2013; or direct purchase or as per the prevailing laws of the State Government</p> <p>Shifting allowance as per provisions of RFCTLARR Act, 2013</p> <p>Provision of free house as per RFCTLARR Act 2013, for completely displaced residential/commercial structures @ Rs 1,50,000</p> <p>Subsistence allowance of Rs 36,000 if the structure is lost</p>	



SI No	Impact Category	Unit of Entitlement	Details of Entitlements	Remarks
			<p>completely (RFCTLARR Act 2013)</p> <p>Resettlement allowance of Rs 50,000 if the structure is lost completely (RFCTLARR Act 2013)</p> <p>In case more than 25% of house is affected and unviable for retaining, full compensation will be paid, if the PAP opts.</p> <p>Right to salvage materials from affected land or structure</p>	
<b>Loss of Assets - Non Titleholders</b>				
3	Encroachers - Unauthorized occupation of government lands by encroachments	Affected Person (Individual/Family)	<p>Assistance amount equivalent for impacted structures at replacement cost determined on the basis of R&amp;BD Schedule of Rates<sup>1</sup> as on date without deducting depreciation cost or as per the prevailing rules of the Government</p> <p>Encroachers shall be given advance notice of 2 months in which to remove assets</p>	
<b>Loss of livelihood – Title and Non-Titleholders</b>				
4	Loss of livelihood – title holders and commercial squatters	(Individual/Family)	<p>One time grant of Rs 25,000 (value prescribed under RFCTLARR Act 2013)</p> <p>Training assistance</p>	<ul style="list-style-type: none"> <li>For commercial squatters, the eligibility will become from the date of Census</li> </ul>

<sup>1</sup> These are item wise rates prepared by the RBD based on market rate analysis and will be updated from time to time, every year. The Government in general finalizes the values based on these rates and deducts the depreciation value from the current rates. However, for the present project, it is decided to calculate the value at these rates but will not deduct the depreciation value of the structures. As we are providing at the current market value without deducting the depreciation value, it will work out to be equivalent to replacement value.



SI No	Impact Category	Unit of Entitlement	Details of Entitlements	Remarks
				survey
5	Foreseeable and unforeseen impacts* likely during the construction stage	Owner, affected person	Payment of damages if any to structures  Temporary access would be provided, where necessary.	<ul style="list-style-type: none"> <li>Such as temporary impacts on structures, temporary disruption to access or passage, particularly in congested slums if the option of mobile units is not used;</li> </ul>
6	Temporary loss of income of mobile kiosks, if any; and	Kiosk owner	Two months advance notice to vacate the area	
<b>Vulnerable people</b>				
7	SC, ST and Disabled Persons		Assistance to include in government welfare schemes if not included, if eligible as per Government criteria; and  Additional benefits to SC and ST as per the provisions of RFCTLARR Act 2013 Schedule.	
8	Women		In case of extending any productive asset, joint ownership in the name of husband and wife will be offered in case of non - women headed households.  While disbursing the entitlements, women will be given the first priority to receive the entitlement benefits over other entitled	





SI No	Impact Category	Unit of Entitlement	Details of Entitlements	Remarks
			persons.	
9	Loss of or impact on any Common or cultural Property Resource such as shrine, temple, mosque, handpump, shed, etc.	Community, Village/ Ward	Resources such as cultural properties and community assets shall be conserved (by means of special protection, relocation, replacement, etc.) in consultation with the community.	
10	Unforeseen impacts		Any unforeseen impacts shall be documented and mitigated in accordance with the principles and objectives of the Policy	

#### 2.4.1 Option of Direct Purchase of Land

Provision of direct purchase of land from land owners is also taken as option. However, resettlement and rehabilitation benefits available to affected persons whose land would be acquired under the statute shall also be available to those affected persons whose land would be acquired through direct purchase.

#### 2.4.2 Option of Developed Land

Completely developed land will also be provided as one of the options in lieu of cash compensation. The developed land can be opted by any titleholder who will be losing agriculture land, residential or commercial properties. Out of the total acquired land for the project, 25% is earmarked for residential outlays developed with all civic amenities. The amenities, at the minimum, include water, sewerage lines, parks, internal and outer lanes, etc. Out of the land allotted for development outlays, 45% will be used for developing civic amenities and the remaining will be developed as sites. Out of the remaining 55% of developed land, 40% of the developed land will be earmarked for PAFs as compensation to land and the remaining 60% will remain with BDA. All these amenities will be developed by the BDA at its own cost. It is estimated by the Engineering Department of the BDA that about Rs 30,00,000 is required per acre towards developing the amenities. Table 2.2 gives the details of availability of developed land.

#### 2.4.3 Temporary/Transitory Arrangements for PAFs completely losing Residential/Commercial Structures

BDA is fully committed to address the issues of transitory arrangements for PAFs losing residential/commercial structures completely. However, it is assessed that this requirement is minimal in this project. About 77% households surveyed were affected by way of losing agriculture land; only 3% are assessed to be impacted by way of losing complete residential/commercial structure. BDA is providing Rs 50,000 as resettlement allowance and another Rs 50,000 as shifting allowance (see Table 2.1) which will be used for addressing the transitory arrangements of the PAFs.



<b>Table 2.2: Details of Land Acquired and Developed Land Required for PRR</b>		
<b>Sl. No.</b>	<b>Particulars</b>	<b>Extent in Hectares</b>
1.	Extent of land required for 100 mtrs wide corridor for a length of 65 km	804.9197
2.	Government land coming under project	87.4121
3.	Net private land required for the project (1 – 2)	717.5076
4.	Total extent of land required for 75 mtrs wide corridor for a length of 65 km	642.2361
5.	Total extent of land available in 25 mtrs wide area for a length of 65 km for development	162.684
6.	Total extent of land required for 15% park and 10% civic amenities (calculated for 402 acres (162.684 ha))	40.4686
7.	Total extent of land required for internal cross roads 9.00 mtr wide at every 150 mtr (calculated for 402 acres(162.684 ha))	9.71246
8.	Net developed land available for distribution (5-6-7)	112.503

#### 2.4.4 Treatment of SC and ST Families

The entitlement matrix presented above discusses the entitlements eligible for these sections of population. As per the new LA and R&R Act, the SC and ST families affected shall be given Rs 50,000 additionally in case they come under Schedule Areas notified under the Constitution. The present project is located in a semi urban area and not a Schedule Area. The Social Impact Assessment conducted in project area reveals that the SC, ST people living in the project area are typical mainstream urban dwellers. Table 2.3 reveals that the socio economic characteristics between ST,SC sections and general communities among the surveyed population is more or less the same.

<b>Table 2.3: Comparative Socio economic profile of SC, ST Communities with All Communities</b>				
	<b>Indicator</b>	<b>Unit</b>	<b>All Communities</b>	<b>SC/ST</b>
<b>Demography</b>	Sex Ratio	Per 1000 males	952	993
	Productive Age Group	(%)	35.14	36.33
<b>Literacy Levels</b>	Literates	(%)	77.00	69.00
	Primary	(%)	10.34	10.38
	Middle	(%)	8.81	8.30
	High school	(%)	27.96	27.68
	Sr. Secondary	(%)	11.04	11.00
	Graduate	(%)	12.89	7.79
	Post Graduate	(%)	3.78	2.77
	Technical	(%)	2.18	0.87



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<b>Occupation</b>	Agriculture Farmers	(%)	60.00	59.52
	Agriculture Labour	(%)	5.00	6.50
	Govt Service	(%)	4.00	2.52
	Pvt service	(%)	12.00	5.45
	Business	(%)	2.00	0.63



## Chapter 3 : Land Acquisition and Resettlement Impacts

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### 3.1 INTRODUCTION

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The extent of Land acquired and the structures to be lost by the project is an indicator of impact on the Social environment. The type and extent of loss of different structures are presented in the below sections. Similarly the amount of land to be acquired is also discussed.

### 3.2 LAND REQUIREMENT DETAILS

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Land is being acquired for a width of 100 mts, except at locations of toll plaza and interchanges. The 100 mts include land for project road and provision of developed land to land-losers in lieu of payment of cash compensation etc. The total land to be acquired is from 67 villages/settlements. In case of any further acquisition of land under unavoidable circumstances, a separate impact assessment will be done by Bangalore Development Authority (BDA) - the project implementation authority and the compensation will be paid as per the Entitlement Matrix.

### 3.3 LAND ACQUISITION STATUS FOR THE PRR PROJECT

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The Bangalore Development Authority has already initiated the land acquisition process under the BDA Act. Final notification as required under the land acquisition process has been issued for 732.671 ha. Draft compensation awards for project villages/wards has also been prepared. Of the total land notified, government land consist about 38.99 ha The land acquisition requirements, however, underwent changes in the recent past due to changes in alignments, court cases, and proposed laying of gas pipe lines by ONGC. With all these, the requirement of about 93.9971 ha will be finalized after finalization of alignments and court cases. For all practical purposes the required land is 732.671 hectares and LA process is underway for acquiring this land. This 93.99 hectares land mostly belongs to private land, government land constitutes meager 0.14 ha. The land under active acquisition therefore as on today is 646.8777 ha based on the alignment that is finalised. The final acquisition of remaining 93.99 hectares will be finalised after freezing the alignment as discussed in Table 3.1. The revised alignment and land assessments are under finalization for these sections. The compensation for the land that is proposed to be acquired for the PRR project will be determined as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the Act). BDA has the necessary manpower and expertise for finalizing the land acquisition process. Office of the Deputy Commissioner (Land Acquisition), BDA is responsible for coordinating various steps in the land acquisition process. The general principles for determining the compensation for lands to be acquired are finalized in the meetings of the Authority. Individual compensation awards will be finalised following the Joint Measurement Survey which will determine exact number of land owners losing land its extent for each land owner.



**Table 3-1: Total Land Acquisition Details  
(As per the final notifications issued year 2007)**

S/ N	Name of Hobli	S/ N	Name of Village	Extent of the land proposed for Acquisition	Extent of land to be finalized for acquisition after finalisation of alignment	Remarks
				Hectares	Hectares	
A	Dasanapura	1	Madanayakanahalli	11.67121	8.57	Dropped from acquisition due to change in alignment
		2	Hanumanthasagara	5.610918	2.61	
		3	Kudaragere	23.76179	0.00	
		4	Tammenahalli	12.25058	10.76	
B	Yeshwanthpura	5	Chikkabanavara	5.540918		
C	Hesaraghatta	6	Soldevanahalli	7.779034		
		7	Kempapura	14.49401		
		8	Kalathammanahalli	14.7087		
		9	Kasaghattapura	4.966232		
		10	Byalakere	16.03275		
		11	Mavallipura	19.04024		
		12	Lingarajapur	0.01		
D	Yelahanka	13	Jarakabandekavalu	14.39401		
		14	Ramagondanahalli	3.902174		
		15	Avalahalli	32.44488		
		16	Harohalli	15.78275		Minor revisions
		17	Kenchenahalli	3.597488	0.01	Minor revisions
		18	Vasudevapura	5.410918	0.02	Minor revisions
		19	Venkatala	8.22372	0.16	
		20	Manchenahalli	7.929034	0.00	
		21	Vaderapura	5.885604	0.00	Minor revisions
		22	Kogilu	22.84242	0.29	Minor revisions
		23	Agrahara	9.667778	0.46	Minor revisions
		24	Tirumenahalli	9.932464	0.11	Minor revisions
		25	Chokkanahalli	12.72527	0.44	Minor revisions
E	K R Puram	26	Kattigennahalli	3.222802	0.02	Minor revisions
		27	Nagareswara Nagenahalli	4.34686	0.09	
		28	Kothanooru	3.257488	0.00	
		29	Nagondanahalli	11.14652	0.00	Minor revisions
		30	Hagaduru	7.039662	0.03	Minor revisions
F	Bidrahalli	31	Bairati	9.023092	0.68	
		32	Chikkagubbi	3.032802	0.00	
		33	Doddagubbi	23.3871	0.00	Minor revisions
		34	Bileshivale	13.49964	0.46	Change in alignment due to laying of proposed ONGC gas pipeline.
		35	Vaderahalli	5.310918	6.15	
		36	Rampura	15.96275	2.77	
		37	Aduru	10.76184	0.00	Minor revisions
		38	Biderahalli	9.023092	4.03	Minor revisions
		39	Herandahalli	31.79551	0.08	Minor revisions
		40	Chimasandra	12.98995	0.15	Minor revisions
		41	Avalahalli/ Bandapura	7.019662	0.23	
		42	Bidarena Agrahara	9.367778	0.09	
		43	Doddbanahalli	3.902174	0.00	

S/ N	Name of Hobli	S/ N	Name of Village	Extent of the land proposed for Acquisition	Extent of land to be finalized for acquisition after finalisation of alignment	Remarks
				Hectares	Hectares	
		44	Kannamangala	5.340918	0.36	Survey not undertaken due to court cases and likely changes in alignment
		45	Chikkabanahalli	17.6515	1.85	
		46	Sigehalli	12.71527	0.08	
		47	Kumbena Agrahara	2.668116	9.65	
		48	Kadgodu	16.52244	7.72	
		49	Channasandra	10.65184	1.67	
		50	Khanekandhaya	0.889372	5.09	
G	Varthur	51	Belandur			
			Ammanikere	4.641546	0.09	
		52	Valepura	0.919372	0.03	
		53	Sorahunse	19.75493	0.04	
		54	Varthur	12.67527	0.00	
		55	Gunjur	17.7415	0.31	
		56	Kachmaranahalli	31.22082	0.73	
		57	Soolakunte	26.87928	0.46	
		58	Kodathi	1.234058	0.06	
H	Sarjapura	59	Chokkasandra	2.31343	0.03	
		60	Avalahalli	13.58964	0.00	
		61	Gattihalli	8.059034	0.05	Dropped from acquisition due to change in alignment
		62	Huskur	17.35681	0.04	
		63	Gulimangala	15.36338	1.60	
		64	Chikkanagamangala	6.734976	11.36	
		65	Singenaagrahara	1.059372	9.36	
I	Attibele	66	Kammasandra	0.574686	3.73	
		67	Hebbagodi	12.96995	0.96	
			<b>Grand Total</b>	<b>732.671</b>	<b>93.9971</b>	

**Table 3.2: Government Land to be Transferred**

Sl.No.	Name of the Village	Extent Proposed for Acquisition	Extent Deleted from PRR Alignment
		Hectares	Hectares
1	Lingarajapur	0.01	
2	Jarakabandekaval	14.39401	
3	Ramagondanahalli	4.711546	
4	Kenchenahalli	6.14029	
5	Kogilu	0.704686	
6	Tirumenahalli	1.564058	
7	Bhairati	1.214058	
8	Chikka Gubbi	0.32	
9	Dodda Gubbi	0.31	
10	Aduru	0.11	
11	Hirandahalli	0.614686	0.05
12	Bidarena Agrahara	0.444686	
13	Kadgodu (Partly)	0.09	0.09
14	Gunjur	1.808744	



Sl.No.	Name of the Village	Extent Proposed for Acquisition	Extent Deleted from PRR Alignment
		Hectares	Hectares
15	Kachamaranahalli	1.768744	
16	Soolakunte	0.424686	
17	Avalahalli	4.481546	
	<b>Total</b>	<b>38.9198</b>	<b>0.14</b>

### 3.4 TYPE OF IMPACTS

The social assessment reveals that about 647 titleholder households will be losing about 676 numbers of land parcels and assets thereon, . About 30 households will be losing more than one land parcel. Out of total impacted land parcels, 78% will be losing agricultural land, followed by residential (21%). The people losing commercial structures are minimal about 8. Majority of the households (63%) will be losing land parcels partially. The survey also identifies tenants of about 19 who will be impacted by the project. All this will be firmed up after the Joint Measurement Survey. Volume II provides the type of losses for each affected family and their socio economic details.

**Table 3.3 : Number of Land Parcels and Assets there on Impacted by Type**

Category	Fully Lost	Partial Lost	Total
Residential	18	125	143
Commercial	1	2	3
Residential cum commercial	1	4	5
Agriculture	236	289	525
<b>Total</b>	<b>256</b>	<b>420</b>	<b>676</b>

Regarding the 49 villages that has been surveyed it is found during the Joint Measurement Survey and fine tuning of the revenue records obtained from the Revenue Department there are 2836 titleholder or Khatedars. From the revenue records it is seen that a total of 1926 khatedars loose the land in the Peripheral Ring Road. Hence the identification of persons who are losing lands for the proposal Peripheral Ring Road based on the Socio-economic Survey and Revenue records is to an extent of 67.91 percent.

Out of these khatedars the following are found

- Some of the persons are owning multiple extent in the same villages
- A meager percentage are holding multiple extent in different village.



- In some of the cases there are instances that both husband and wife owning land as separate even though they should be treated as a family
- In some cases both husband and wife owns land jointly. Hence they cannot be treated as different family.
- In some of the cases it is found the family members i.e. brothers and sisters own land in individual as well as jointly. Hence they cannot be treated as different family.

Taking all these into consideration the total number of families for which Rehabilitation and Resettlement Package has to be determined is 1436 titleholder families (1926 titleholders).





## Chapter 4 : Stakeholders Consultations

### 4.1 INTRODUCTION

Consultation with stakeholders<sup>1</sup> is an integral part of the project planning and design. The consultations were carried out to develop community /stakeholder's ownership and support for the project, and integrate and address their concerns through suitable measures in the project design and implementation. Continued consultation provides the basis to integrate concerns emerging during project implementation and also include potential good practices from previous projects.

### 4.2 IDENTIFICATION OF STAKEHOLDERS

At an early stage of the project, the team (consultants) identified key stakeholders for the project based on reconnaissance visits along the project corridor (**Table 4-1**).

**Table 4-1: Categories of Stakeholders**

Primary Stakeholders (Main stakeholders)	Secondary Stakeholders (Other stakeholders)
<ul style="list-style-type: none"> <li>• Potential PAPs and their groups;</li> <li>• Ward/Village representatives like Village head, (Sarpanch) and members, PRIs members;</li> <li>• BDA officials;</li> <li>• Revenue officials;</li> <li>• Road users.</li> </ul>	<ul style="list-style-type: none"> <li>• NGOs</li> <li>• Social Welfare Development</li> <li>• Line Departments responsible for public utilities</li> </ul>

### 4.3 STRUCTURED CONSULTATION WITH STAKEHOLDERS

Consultations were carried out along the project corridor. The stakeholders consulted include: (i) the land losers (ii) roadside community having their temporary or permanent residences, (ii) road side shop owners/vendors, (iii) road users, (iv) activist groups/NGOs, and (v) project officials. These consultations provided inputs to the various social issues and in identification of the felt needs of the communities.

In the project preparation support team, local enumerators (Kannada speaking) were selected for field work, meeting with people. Local enumerators are selected to have similar dialect of language of PAP and enumerators. This also helped to make the participation of local people in the process of survey. Resource persons were identified in each corridor stretch to facilitate consultation. All proceedings of the consultations were video recorded. As mentioned above, consultations were held

<sup>1</sup>Stakeholders are defined as groups or categories of people who directly and demonstrably gain or lose rights and/or resources through development operations, and this includes government agencies, nongovernmental organizations and donor organizations.

with the people living along the corridors, who are likely to be affected. Individual consultations were also done with the PAPs during the socio-economic surveys. The community also requested for post design consultations to know the impact of the project.

Fourteen consultations were carried out and details of each are given in **Table 4-2**. All the participants were informed in advance about the date, venue and time of the consultation.

**Table 4-2: Consultative Sessions Undertaken**

	<b>Date and Venue of Consultation</b>	<b>Participants and Attendance in Consultation</b>
1	10 <sup>th</sup> December 2014, at Kempapura village, Villages covered: One - Kempapura	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 40persons attended the meeting.</li> </ul>
2	11 <sup>th</sup> December,2014 at Tammenhalli village Villages covered: Three - Tammenhalli, Chikkabanavara, Soladevanhalli	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, local leaders Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 45 persons attended the meeting.</li> </ul>
3	12 <sup>th</sup> December,2014 at Byalakere village Villages covered:Four - Byalakere, Mavallipura, Khasghatpura, Kaltammenahalli	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 45persons attended the meeting.</li> </ul>
4	17 <sup>th</sup> December, 2014 at Nagenahalli Villages covered : Two – Nagenahalli, Horahalli	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 50 persons attended the meeting.</li> </ul>
5	19 <sup>th</sup> December, 2014 at Venkatala Villages covered : Five - Venkatala, Mantenahalli, Kenchenahalli, Vasudevpura, Vaderpura	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 80 persons attended the meeting</li> </ul>
6	22nd December, 2014 at Kogeelu, Villages covered : Five - KogeeluAghara, Kattegnahalli, Chokanahalli, Turmenhalli	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 40 persons attended the meeting</li> </ul>
7	26th December, 2014 at Doddagubbli Villages covered : Three - Doddagubbi, Chikkagubbi, Bairatti	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 30 persons attended the meeting</li> </ul>
8	26th December, 2014 at Hirendalli	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village</li> </ul>

	<b>Date and Venue of Consultation</b>	<b>Participants and Attendance in Consultation</b>
	Villages covered :Three - Hirendalli, Adur, Chimsandra, Bidaralli.	heads,General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators <ul style="list-style-type: none"> <li>• 35 persons attended the meeting</li> </ul>
9	27th December, 2014 at Avalhalli Villages covered :Avalahalli, Doddabannalli, Bidrenaagrahara	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 43 persons attended the meeting</li> </ul>
10	27th December, 2014 at Khanekandaya, Villages covered : Two - KhanekandayaChiensandra	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> <li>• 35 persons attended the meeting</li> </ul>
11	29th December, 2014 at Varthuru, Villages covered : Seven - VarthuruGanjuru, Valepura, Kachamarnahalli, Belanduru, Amanikere, Sorahunse.	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> </ul>
12	29th December, 2014 at Sulkunte, Sulkunte, Kodathi, Avalahalli, Chokasandra	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> </ul>
13	6 <sup>th</sup> January, 2015 at Immadihalli Villages covered : Two - Agadur, Nagagondanahalli	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> </ul>
14	6 <sup>th</sup> January, 2015 at NageshwaraNagenahalli Villages covered : Two - NageshwaraNagenahalli, Kothanur	<ul style="list-style-type: none"> <li>• PAPs, Public representative, Village heads, General Public, Special Land Acquisition Officers, Surveyors from Survey Department, BDA and enumerators</li> </ul>





Sample photographs of Consultation with Stakeholders

#### 4.4 INTEGRATION OF COMMUNITY CONCERNS IN PROJECT DESIGN

The key concerns raised by the stakeholders can be grouped into three categories (i) project design (ii) construction schedule (iii) land acquisition and compensation. Table 4-3 presents the summary of the key issues identified during the consultations. The village/ward wise consultation sheets are enclosed in **Annexure 4 -1**.

Table 4.3: Key R&R Issues Raised and Responses Provided

SI No	Key R&R Issues and Suggestions Received	Clarifications by theBDA
1	PAPs demanded to acquire the land only for road construction, not for the other developmental purpose.	It is clarified that acquisition is for road construction and certain development; any changes will be informed.
2	Demanded to restrict the ROW to 75m and leave the remaining 25m without constructing any structures as this will affect the existing land.	There will be some portion of the land developed. However there will be no construction activity from the BDA on the 25m area. Any changes will be intimated
3	PAPs demanded not to collect the toll fees from the PAPs who are losing their lands for the project.	This request will be put before the Government and informed accordingly.
4	PAPs expressed their dissatisfaction that since 10 years they are not able to do any transactions and construct any structure. So many farmers postponed their daughter's / son's marriages.	Officials explained that due to court cases the project got delayed. Since the Honble Court has given its verdict the process of acquisition will be started once the Rules are framed by the Revenue Department.
5	Demanded to pay additional amount for the delay of the project for last 10 years as they were not able to do any transactions.	Compensation as per the new Land Acquisition Act will be given.
6	Some PAPs requested authorities to start the work within one year else requested to stop the project since it has been delayed for long time.	Works will be started mostly within six months after compensation is being disbursed.

SI No	Key R&R Issues and Suggestions Received	Clarifications by theBDA
7	What are the reasons for change of road alignment?	Clarified that the alignment has been changed due to proposed Gas Pipeline by ONGC and other missing links and change in alignment.
8	PAPs requested BDA to pay the compensation as per the current market value.	The new Act provides the compensation amount equal or more than the market value through enhanced solatium and multiplier formula.
9	Demanded for the option of land for land	PAPs were requested to give their option in the socio economic survey as well as award enquiry. BDA will examine the feasibility of this option at the time of framing award.
10	Demanded to provide the compensation amount before acquiring the land.	It has been clarified that land will be taken over only after making the compensation, which is also so as per the new Act.
11	Demanded to give the complete information about the TDR	This will be reviewed and informed during acquisition.
12	In case loss of trees, will you pay the compensation?	Forest and horticulture departments will evaluate the trees and compensation will be paid accordingly.
13	If alternative site provided, where it will be?	Maximum within the project area.
14	What is zone that you have selected for TDR?	Zone yet to be finalized.
15	For receiving the compensation amount, PAPs have to submit many documents and needs to spend lot of money. Requested BDA to facilitate collection of documents.	This will be brought to the notice of the higher officials.
16.	To bring more area at present from the green belt to yellow belt	Decision will be taken at the appropriate level
17	To provide the market value which is under consideration of sale at present value	Will be determined according to the new Land Acquisition Act
18	To provide alternative land belonging to the Government	Decision will be taken on this matter
19	Small farmers to be suitably compensated with job in BDA	Cannot be considered as there is no provision

#### **4.5 CONTINUED CONSULTATIONS DURING AND BEYOND PROJECT PREPARATION**

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The consultation will be continued in the implementation stage. Several additional rounds of consultations with the PAPs will be done through NGO involvement during RAP implementation. These consultations will involve seeking consensus on compensation options and assistances. The other round of consultation will occur when compensation and R&R assistance is provided and actual resettlement begins. The following set of activities will be pursued for effective implementation of RAP:

- Verification and updation of PAP records;
- Calculation of compensation and assistances as per the entitlement packages and informing the PAPs the same. The NGO will organize public meetings to inform the community about the payment and assistance paid to the community. Regular update of the program of resettlement component of the project will be placed for public display.
- Involvement of women, STs and other vulnerable groups during the project implementation process to ensure their participation and addressal of their needs.
- The NGOs involved in the implementation of RAP will organize Public meetings, and appraise the communities about the progress in the implementation of project works.
- Conduct campaigns to create community awareness for HIV/AIDS prevention.
- Organise awareness campaigns for road safety.
- Participation of PAPs will be ensured through their involvement in various local committees such as, Village Level Committees, District committees, and Grievance Redress Committee.
- Involve community in project progress monitoring.

#### **4.6 CONTINUED INFORMATION DISCLOSURE**

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The information disclosure would include sharing of project related information and proposed road improvements to the PAPs and other stakeholders. The following information shall be disseminated:

- For the benefit of the community in general and PAPs in particular, the RAP and R&R policy will be translated in Kannada and will be disclosed to PAPs at important locations by the BDA and would be kept in local public offices (at least one document in each tehsil) for easy access to PAPs. The RAP will be disclosed to the PAPs and other stakeholders for review and comments. Intention of this process is to explore the possibility of incorporating suggestions/comments within the RAP by modifying the road designs and provision of adequate compensation and assistance etc. RAP document of the project road would be hosted in the official web site of BDA.
- The BDA will conduct information dissemination sessions at major intersections and congested locations and will solicit the help of the local community/business leaders and encourage the participation of the PAPs.
- Through public meetings, attempt would be made to ensure that vulnerable groups understand the process of project preparation and their needs are addressed in the best manner possible.

- The BDA will organize public meetings to inform the community about the payment of compensation and assistance as per their category of loss. Regular update of implementation schedule of resettlement and rehabilitation activities of the project would be placed for public display at Divisional offices of BDA.

Project related information would be made available before land acquisition with the PAPs in the following offices and public places:

- Office of the BDA
- Office of the Deputy Commissioner;
- Office of the Revenue Circle officer;
- Office of the Executive Engineer, BDA
- Office of the Assistant Executive Engineer, BDA
- District central library;
- Village Panchayat/Ward offices; and

#### 4.7 STAKEHOLDER ROLES AND RESPONSIBILITIES

**Table 4-4** shows the role of various stakeholders during community consultations and the expected benefits that arise due to such participation in project activities.

**Table 4-4: Roles and Responsibilities Identified after Consultation for PRR**

Stakeholders	Roles and Responsibilities	Expected Benefits for the Project
Potential Project Affected Persons, Project affected groups, Project Affected Communities, Host population	<ul style="list-style-type: none"> <li>• Participate in formal and informal public meeting;</li> <li>• Raise critical issues relevant to the project;</li> <li>• Suggest alternative alignments and options for widening;</li> <li>• Arriving at consensus on compensation and assistance and speed up R&amp;R efforts;</li> <li>• Suggest mechanism for continued participation in project cycle;</li> <li>• Support updation of land records;</li> <li>• Participation in relocation measures for Common Property Resources (CPRs) and cultural properties;</li> <li>• Participate in grievance redressal.</li> </ul>	<ul style="list-style-type: none"> <li>• Reducing bottlenecks in project implementation (Land Acquisition and R&amp;R activities) due to support and participation of PAPs;</li> <li>• Lower number of grievances and establish mechanisms to sort other grievances;</li> <li>• Incorporation of good practices (of previous projects in project design.</li> <li>• Planning for road safety issues.</li> <li>• Community Capacity building and sense of ownership of the project.</li> </ul>
Engineers – BDA, Revenue	<ul style="list-style-type: none"> <li>• Land acquisition;</li> <li>• Forest clearance;</li> <li>• Participate in public meetings;</li> <li>• Participate in block and district level meeting.</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate issues of community into the project;</li> <li>• Remove bottlenecks for LA and clearances.</li> </ul>
Forest Official	<ul style="list-style-type: none"> <li>• Enumeration of trees that are likely</li> </ul>	<ul style="list-style-type: none"> <li>• Help in faster forest clearance for</li> </ul>

Stakeholders	Roles and Responsibilities	Expected Benefits for the Project
	<p>to impacted due to the proposed road improvement;</p> <ul style="list-style-type: none"> <li>• Advice to consultants for identification of eco sensitive hot spots.</li> <li>• Scrutiny of application form for forest clearance;</li> <li>• Grant permission for tree cutting;</li> <li>• Supervise and conduct salvaging/Auctioning of trees.</li> </ul>	<p>the project to ensure timely project implementation;</p> <ul style="list-style-type: none"> <li>• Transfer of forest land is easier.</li> </ul>
Land Acquisition Officials	<ul style="list-style-type: none"> <li>• Verification of existing RoW;</li> <li>• Ensure availability of land for road improvement by timely clearance of RoW.</li> </ul>	<ul style="list-style-type: none"> <li>• Speedy and timely land acquisition;</li> <li>• Ensuring payment of compensation on time;</li> <li>• Addressal of grievances of PAPs on time.</li> </ul>
Line Department Officials (Irrigation, Telephone, Municipalities, Panchayats)	<ul style="list-style-type: none"> <li>• Permission to acquire land from concerned departments</li> <li>• Prepare estimates for replacement of Utilities;</li> <li>• Dovetailing Government schemes</li> <li>• Shifting of utility lines</li> </ul>	<ul style="list-style-type: none"> <li>• Establish coordination mechanism with line departments for timely clearance of RoW of utilities.</li> </ul>
NGOs/CBOs SHG, PRIs,	<ul style="list-style-type: none"> <li>• Ensure public participation in project preparation and implementation;</li> <li>• Assist in updation of land records;</li> <li>• Verification of PAPs during project implementation;</li> <li>• Participate in consultations for shifting and relocation of common property resources and cultural properties. Assist in smooth implementation of such relocation;</li> <li>• Assist BDA and Government for dovetailing Government schemes for income generation schemes;</li> <li>• Assist in road safety campaign and implementation of strategy for prevention of HIV/AIDS;</li> <li>• Assist in implementation of rehabilitation activities;</li> <li>• Assist in grievance redressal of PAPs.</li> </ul>	<ul style="list-style-type: none"> <li>• Informed community that helps in project implementation;</li> <li>• Community can express their opinions and preferences;</li> <li>• Best practices would be integrated.</li> </ul>



## Chapter 5: Social Impact Assessment

### 5.1 INTRODUCTION

This chapter presents the socio-economic profile of the project area and the PAPs. The assessment relates to the Project Affected Households coming within the proposed RoW. From the field assessment and discussions with the authorities and the community, it has been noted that the public land constitutes less and found to be not encroached. The reason for having no encroachments is primarily due to its green field nature. The proposed alignment is totally green field alignment and not a corridor in use. The affected households therefore relate to land owners who will be losing land for the project and the tenants/leaseholders living/using private properties. An analysis of the baseline socio-economic characteristics of the PAHs is presented in the subsequent sections.

As discussed in Chapter 3, the survey was conducted in 50 villages out of 67 as the remaining villages fall out of project area due to changes in alignments. Out of 50 villages, the survey was conducted in 43 villages. In four villages majority of the PAPs were not found in the village and also resistance was made in providing the information. Table 5.1 gives the reasons for not conducting the survey in some villages. Out of 7 villages in three villages, there is no private land; all land belong to government. In one village, the local consultations reveal that the village is not coming within the proposed RoW. In three villages all PAFs are living outside the village; and no information available about their whereabouts. The socio economic survey was conducted for all the PAFs after having huge publicity through contacts and the media advertisements as presented in Chapter 1, section 1.5.2 as well below sections

SI.No	Name of the Village	Reasons
1	LingarajaPura	Government land
2	RaamagondanaHalli	Government land
3	VaasudevaPura	Government land
4	Jaarakabandekaavalu	All PAPs are living outside the village. No information available their whereabouts. Resistance from land owners to provide information
5	ChikkaGubbi	All PAPs are living outside the village. No information available their whereabouts. Resistance from land owners to provide information
6	KhaneKandaya	All PAPs are living outside the village. No information available their whereabouts. Resistance from land owners to provide information

Presently the socio economic survey covered the land losers whoever has been identified and available through public consultations and media advertisement. The number of Project Affected Families covered are therefore 647.

However, this number as per the land records is 2836 coming within 853 survey numbers. But this number includes more than the actually affected as it is based on the number recorded for the entire survey number. In a survey number not necessarily the entire land will be lost; depending on the alignment generally part of the land reported in the survey number will come under alignment. Therefore Joint Measurement Survey at the ground level is critical to determine the actual land coming under the proposed RoW and the number of owners.

Regarding the 49 villages that has been surveyed it is found during the Joint Measurement Survey and fine tuning of the revenue records obtained from the Revenue Department there are 2836 Khatedars. From the revenue records it is seen that a total of 1926 khatedars loose the land in the Peripheral Ring Road. Hence the identification of persons who are loosing lands for the proposal Peripheral Ring Road based on the Socio-economic Survey and Revenue records is to an extent of 67.91 percent.

Out of these khatedars the following are found

- Some of the persons are owning multiple extent in the same villages
- A meager percentage are holding multiple extent in different village.
- In some of the cases there are instances that both husband and wife owning land as separate even though they should be treated as a family
- In some cases both husband and wife owns land jointly. Hence they cannot be treated as different family.
- In some of the cases it is found the family members i.e. brothers and sisters own land in individual as well as jointly. Hence they cannot be treated as different family.

Taking all these into consideration the total number of families for which Rehabilitation and Resettlement Package has to be determined is 1436 families (1926 khatedar).The socio economic survey covered 647 title holder families coming within 502 survey numbers . Soon after the JMC concluded and compensation awards disbursed, any additional families coming will also be covered for socio economic survey during the implementation. It is planned that all this will be concluded before end April 2015. For budget purposes and other requirements this number (647) covered in the socio-economic survey and the other titleholders found out through the land records is 1926 individual khatedars in 1436 families. . All the budget estimates are prepared based on this projected number. The social impact assessment analysis below sections, however, prepared for 1436 families.

## 5.2 DEMOGRAPHIC AND SOCIO-ECONOMIC PROFILE OF PROJECT STATE AND DISTRICT

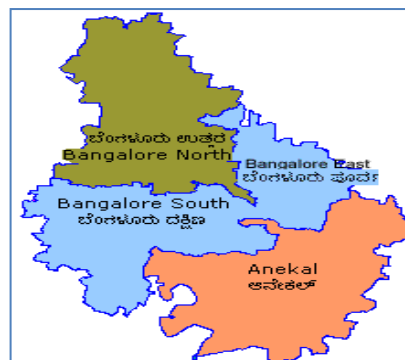
### 5.2.1 The Project State –Karnataka

Project is located in district Banalore Urban in the state Karnataka. The State covers an area of 191,791 square kilometers or 5.83% of the total geographical area of India. The State is bounded by Maharashtra and Goa States in the North and North-West; by the Arabian Sea in the West; by Kerala and Tamil Nadu States in the South and by the State of Telangana in the East. The State extends to about 750 km from North to South and about 400 km from East to West. Kannada is the official and most widely spoken language in the state. The capital of the State is the city of Bangalore which has evolved as one of the most vibrant cities in the country. Karnataka is the 9th most populated State in India and comprises 30 districts. Total population of Karnataka as per 2011 census is 6,10,95,297 of which males and females comprise 50.68% and 49.32% respectively. The density of population in the state has increased to 319 per sq km in 2011 from 276 per sq km in 2001 (census). Similarly, the literacy rate has also gone up – increased to 75.60 percent as per Census 2011 from 66.24 in 2001. The level of human development is much higher in Karnataka (0.650) than at the all-India level (0.621). The Human Development Index (HDI) for the State has increased from 0.541(revised) in 1991 to 0.650 in 2001, showing a 20 per cent improvement. Among all the states, it ranks seventh. The Gender Development Index (GDI) at State level has improved from 0.525 in 1991 to 0.637 in 2001, registering an increase of 21 per cent in ten years. The gender related development index or GDI measures the levels of women’s human development relative to men. The GDI in Karnataka (0.637) is much higher than the all-India figure (0.609) in 2001. Karnataka is sixth among the 15 major States in gender development and seventh in human development (Karnataka Human Development Report, 2005).



### 5.2.2 The Project District - Bangalore Urban

Bangalore city is the capital of Karnataka and India’s fifth largest and the most vibrant cities in Asia nicknamed India’s Silicon Valley. It has been beckoning people from all regions with its booming economy, in particular, the most flourishing Information Technology (IT) sector. Bangalore is also a hub for education and attracts students from all over India and other countries as well. Bangalore has the highest migration from within the state and from other parts of the country for education and employment purposes – its mostly North Karnataka and North Eastern states. Given the fast growth of the city, Bangalore district is



divided into two districts in the year 1986, Bangalore Urban and Bangalore Rural. The project road is located in Bangalore Urban which is the capital of the Karnataka state. The district is located in the South eastern part of Karnataka. Bangalore Urban is the largest district in the state in terms of population and 28<sup>th</sup> in terms of land area. Administratively, the district is divided into 4 Talukas: Anekal, Bangalore North, Bangalore South and Bangalore East. The civic administration of the city is carried out by the Bruhat Bengaluru Mahanagara Palike (BBMP). Table 5.1 gives the socio economic profile of the project district.

<b>Table 5-1: Socio Economic Characteristics of the Project District</b>		
<b>Sl. No.</b>	<b>Aspect</b>	<b>Value</b>
<b>A. Demographic Characteristics</b>		
	Area of the District	2,196 Sq km
	Total Number of Households	2393845
	Density of Population	4381 per Sq km
	Total Population	9621551
	Rural Population	871607
	Urban Population	8749944
<b>B. Social Characteristics</b>		
	Gender Ratio	916
	Literacy Rate	87.67
	Schedule Castes Population	1198385
	Schedule Tribes Population	190239
	Work participation	44.13
	Marginal Workers	4.03

### 5.3 DEMOGRAPHIC AND SOCIO-ECONOMIC CHARACTERISTICS OF PAHs (THs)

An assessment of the socio economic profile of all the available PAHs has been conducted and their socio economic profile has been presented in the following sections. The socio-economic survey details provided in this document serve the basis for implementation and this will be updated during the implementation by the Land Acquisition and Resettlement and Rehabilitation Unit (LARRU) with the assistance of the implementation support NGOs. The total project population in 47 villages is 3995 belonging to 647 households. **Table 5-2** shows the demographic features of the affected people in 647 households. The average size of the household is 6.17 persons per household. Among the affected population a majority (82 %) are adults who are 18 years and above. Out of total households, affected women headed households are 12.67%.

<b>Table 5-2: Demographic Particulars of the affected population</b>			
<b>Sl. No</b>	<b>Item</b>	<b>No. of HH</b>	<b>% of Total</b>
1	Number of households affected	647	--
2	Total population affected	3995	--
3	Average household size (per HH)	6.17	--
4	Males (Population)	2047	51.24
5	Females (Population)	1948	48.76
6	Children below 18 years	719	17.99
7	Adults 18 years and above	3276	82.00
8	Children up to 5 years	184	4.60
9	Women headed households	82	12.67

### 5.3.1 Social Profile of the PAHs

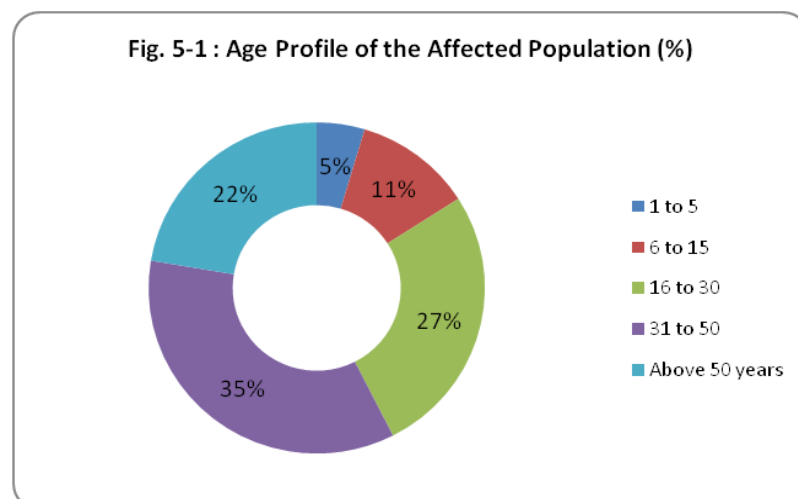
Majority of the affected households belong to Hindu religion (94.90%), followed by Christian (2.63%) and Muslim (2.47%). When analysed for social groups, both general and non general groups are equally representing – general groups constitutes 51.62% followed by non general groups, OBC (35.39%), SC (12.52%) and ST (0.46%). Among the affected families, significant percentage, about 31% fall under joint family category and the remaining belong to nuclear family group.

Item	Description	Number	% to total
Social Group	SC	81	12.52
	ST	3	0.46
	OBC	229	35.39
	General Caste	334	51.62
	<b>Total</b>	<b>647</b>	<b>100</b>
Religious Group	Hindu	614	94.90
	Muslim	16	2.47
	Christian	17	2.63
	<b>Total</b>	<b>647</b>	<b>100</b>
Family Type	Joint	204	31.53
	Nuclear	443	68.47
	<b>Total</b>	<b>647</b>	<b>100</b>

### 5.3.2 Profile of Vulnerable Groups

The vulnerable groups include, the women headed households, the SC and ST families and physically handicapped persons. 166 of the total affected families belong to the vulnerable groups. There are around 82 families that are women headed. This comprises nearly 12.67% of the PAHs. There are very less number of SC families 81 (12.52%) and only 3 (0.46%) families belong to ST. There are around 36 handicapped persons who are affected with different kinds of disabilities.

### 5.3.3 Age Profile of the Affected Population

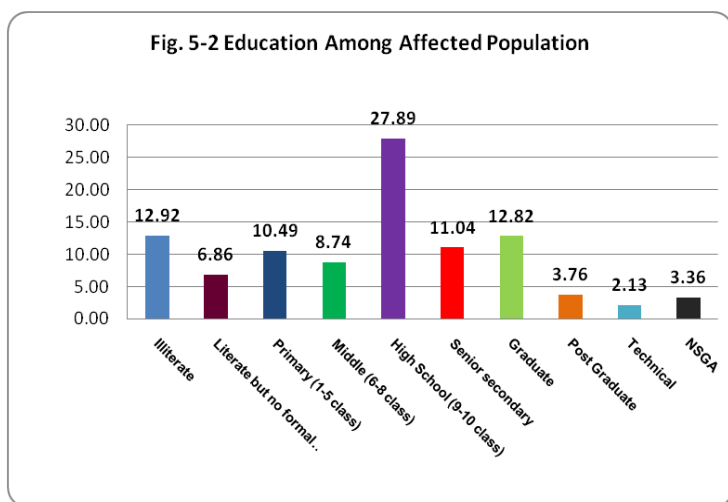


The age profile of the total affected population across various age groups is depicted in **Figure 5-1**. It is seen from the figure that the majority of the affected population is observed in the productive age group of 31 to 50 years (35%), followed by people in the age group of 16 to 30 (27%). Population above 50 years constitutes around 22 percent followed by 16% of children between 1 and 15 ages.

**Table 5-4** shows the age profile of the affected population across the gender. It is seen from the table that across gender of the total, the distribution among all the age groups is almost similar to both males and females. Population in the age groups of 6-15 is either school going children or those who remain at home helping the family.

Table 5-4 Gender wise age profile of the affected population						
Age Group	Male		Female		Total	
	No	%	No	%	No	%
1 to 5	90	4.40	94	4.83	184	4.61
6 to 15	232	11.33	221	11.34	453	11.34
16 to 30	512	25.01	549	28.18	1061	26.56
31 to 50	718	35.08	686	35.22	1404	35.14
Above 50	495	24.18	398	20.43	893	22.35
<b>Total</b>	<b>2047</b>	<b>100</b>	<b>1948</b>	<b>100</b>	<b>3995</b>	<b>100</b>

### 5.3.4 Literacy Profile of the Affected Population



**Figure 5.2** on literacy levels shows that of the total affected population above 5 years of age around 84 percent of them are literate. The education levels however are very moderate where in out of total population a majority 27.89 percent of them studied upto high school followed by graduation 12.82 percent and senior secondary school with 11.04 percent, primary 10.49, and middle 8.74 percent. The higher education level is represented by 3.76 percent who are Post Graduates and people having technical qualification are

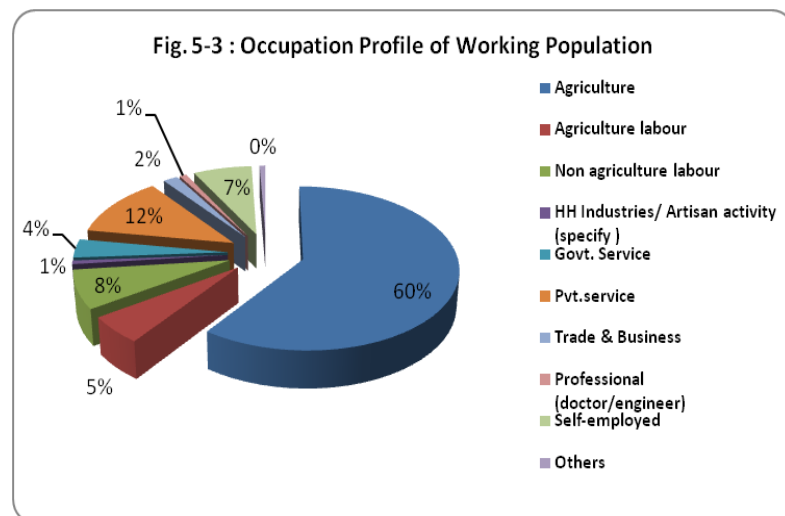
only 2.13 percent. Others include non-school going age children (NSGA). Below **Table 5.5** gives an understanding of the education levels across the gender.

**Table 5.5 Gender wise education Level among the affected adult population**

Literacy Level	Male		Female		Total	
	No	%	No	%	No	%
Illiterate	206	10.06	308	15.81	514	12.87
Literate but no formal education	100	4.89	173	8.88	273	6.83
Primary (1-5 class)	209	10.21	204	10.47	413	10.34
Middle (6-8 class)	181	8.84	171	8.78	352	8.81
High School (9-10 class)	593	28.97	524	26.90	1117	27.96
Senior secondary	243	11.87	198	10.16	441	11.04
Graduate	299	14.61	216	11.09	515	12.89
Post Graduate	85	4.15	66	3.39	151	3.78
Technical	66	3.22	21	1.08	87	2.18
Non-school going Age (NSGA)	65	3.18	67	3.44	132	3.30
<b>Total</b>	<b>2047</b>	<b>100</b>	<b>1948</b>	<b>100</b>	<b>3995</b>	<b>100</b>

It can be observed from the above table that, among illiterates across the gender, female percentage is high with 15.81% than the male 10.06% and interestingly in literate but no formal education category also females are more 8.88%. Except primary education, in all other education levels female percentage is less when compared to male. Of the total literates from the affected population 53.03% are males and 46.97% are females.

### 5.3.5 Occupation Profile of the Affected Population



When observed across the total working adult population above 18 years, around 1768 persons are pursuing some occupation. The remaining population is not pursuing any occupation. This group constitutes largely young children, school-going children, aged people and housewives. The women folk in the household stay at home and manage household day-to-day chores. **Figure 5.3** shows that amongst the total predominantly are in to agriculture

with 60%, followed by private service with 12% as most of the villages situated in the sub urban area and about 8% of the families are into non agricultural labour activity that are going to the nearby cities for work. Self-employed families constitute 7% and these are mostly into household industries. Agriculture is therefore the predominant economic pursuit for livelihood.



### 5.3.6 Income Levels of Affected Households

**Table 5-6** explains the source of income for the affected households. Majority of the income derived from agriculture activity, 37.76 percent followed by private services, 17.16 percent. The other source of income is wage labour, animal husbandry, shop keeping/house hold industries, non-farm wage labour and government service.

<b>Table 5-6: Household Income from various sources</b>			
<b>Sl. No</b>	<b>Source of Income</b>	<b>Amount</b>	<b>% to Total</b>
1	Agriculture	59328251	37.76
2	Animal husbandry (Buffalo/Cow) dairy (sheep/goat rearing)	8605350	5.48
3	Farm wage labor	1148500	0.73
4	Non Farm wage/casual labor	3554000	2.26
5	HH Industries	1763000	1.12
6	Artisan activity (carpenter/gold smith etc) (specify)	320000	0.20
7	Shop keeping Trade/Business	20865000	13.28
8	Professional activities (Lawyer, Doctors.etc.)	1670000	1.06
9	Government service	12516000	7.97
10	Private service	26964600	17.16
11	Remittance / rent / lease etc (land and house)	5426500	3.45
12	Self employed	14952076	9.52
	<b>Total</b>	<b>157113277</b>	<b>100</b>

From the **Table 5-7** it can be seen that out of 647 households 196 (30.29%) number of households are working either in government or Public Sector Units

<b>Table 5-7: Employment of PAHs in Government/PSUs</b>			
<b>Sl. No</b>		<b>No</b>	<b>%</b>
1	Yes	196	30.29
2	No	451	69.71
	<b>Total</b>	<b>647</b>	<b>100</b>

### 5.3.7 Assets and Live Stock Ownership

More than 85% of the households surveyed own more than one of the following - television set, phone or gas connection. About 20.56 % surveyed reported owning computer sets. The ownership of assets such as air conditioner and air cooler is very low. The ownership of farm-based implements is found to be low. Most of the people hire farm implements such as thresher, sprayer and even irrigation pump sets, for their agricultural activity. With regard to the ownership of livestock, it is seen that about 35% of the households own cows followed by 9% chicken/hens, and sheep 7.26%. The ownership of buffalos is very low.

<b>Table 5-8 : Domestic Assets and Live Stock Ownership</b>			
<b>Sl.No</b>	<b>Assets/Live Stock Ownership</b>	<b>Tot HH</b>	<b>%</b>
1	Bullocks	22	3.40
2	Cows Milch	224	34.62
3	She Buffaloes Milch	13	2.01
4	She Buffaloes Dry	3	0.46
5	He Buffaloes	1	0.15
6	Calves	1	0.15
7	Goats	26	4.02
8	Sheep	47	7.26
9	Chicken/Hens	58	8.96
10	Ploughs	4	0.62
11	Bullock Carts	4	0.62
12	Tractor	20	3.09
13	Spray pump	16	2.47
14	Pump Set	93	14.37
15	LPG Gas Stove	556	85.94
16	Bicycle	323	49.92
17	Two wheeler	504	77.90
18	Four wheeler	192	29.68
19	DVD Player	148	22.87
20	Television	558	86.24
21	Computer	133	20.56
22	Sewing Machine	84	12.98
23	Mobile/ Land Phone	549	84.85
24	Air Conditioner	28	4.33
25	Air Cooler	3	0.46
26	Washing Machine	83	12.83

### 5.3.8 Indebtedness of the Affected Households

Another important indicator for the economic status is the indebtedness of the affected family. Interestingly, about 97% of the households have reported they have no outstanding debts. Only 3% of households have taken the crop loans and loans for household expenses from local banks and co-operative societies.

<b>Table 5-9 Indebtedness of affected households</b>		
<b>Item</b>	<b>No</b>	<b>% to total</b>
Have outstanding loans	20	3.09
Do not have outstanding loans	627	96.91
<b>Total</b>	<b>647</b>	<b>100</b>

## 5.4 PERCEPTIONS ON THE PROJECT AND R&R PREFERENCES

Tables 5.10 present poor levels of understanding about the project by the affected community. About 68 percent of the affected households are not aware of the construction of PRR.

SI.No.	Whether aware of PRR-I	No HH	%
1	Yes	213	32.92
2	No	434	67.08
	<b>Total</b>	<b>647</b>	<b>100</b>

When the households were asked what type of compensation option expected, majority 63.99% preferred cash compensation as per the provisions of new Act RFCTLA&RR, 29.68% opted for BDA developed house site at 40:60 ratio and remaining (6.34%) opted for compensation in the form of TDR (Table 5.11).

SI.No.	Compensation option	No HH	%
1	Compensation in the form of TDR	41	6.34
2	Provision of BDA Developed house site at 40:60	192	29.68
3	Cash compensation as per the new RFCTLA&R&R, 2013Act	414	63.99
	<b>Total</b>	<b>647</b>	<b>100</b>

The perceptions are varying but majority (19%) have opined that the PRR will increase transportation facility. More or less equal per cent opined that (close to 12% each), there will be more visitors to the city; reduces travel time; increase food insecurity due to loss of agriculture; and lose their livelihood and land. **Table 5-12** below shows the perception of the PAHs.

SI. No.	Perceptions	Total Responses	%
1	Increase in transport facility	358	18.56
2	Reduce traffic problems in the city	187	9.69
3	Reduce travel time and Increase food insecurity	236	12.23
4	Increase in business opportunity	192	9.95
5	Pressure on existing infrastructure	174	9.02
6	Increase in land price within the vicinity	52	2.70
7	More visitors/population	227	11.77
8	Better reach /access to towns	113	5.86
9	increased safety /lesser accidents	82	4.25
10	HIV/AIDS due to in-migration of workers	81	4.20
11	Loss of land and livelihood	227	11.77
	<b>Total Responses</b>	<b>1929</b>	<b>100</b>

Table 5-13 Relocation of the PAHs incase displaced			
SI. No.	Relocation Options	No HH	%
1	Construct own house with cash assistance	90	13.91
2	Project constructed house or shop	32	4.95
3	Not decided/cannot say	440	68.01
4	Others	85	13.14
	<b>Total</b>	<b>647</b>	<b>100</b>

When PAHs were asked about their relocation options incase displaced a majority 68.01% have expressed that they have not yet decided their choice of relocation, 13.91% said that they will construct own house with the compensation amount received. **Table 5-13** above presents PAHs choice of relocation.

For a question, if displaced PAHs have any choice of location to relocate, only 8.50% have stated they have a place identified for relocation. **Table 5-14** below presents their perceptions on selection of place.

Table 5-14 Perception of selection of Place			
SI. No.	Option	No HH	%
1	Yes	55	8.50
2	No	247	38.18
3	Cannot say	345	53.32
	<b>Total</b>	<b>647</b>	<b>100</b>

**Table 5-15** below presents details of responses to the question whether PAPs would like to offer the left over land which is unviable plot/land to BDA. It can be seen from that table that 40.80% responded positively.

Table 5-15 Left over land to be acquired			
SI.No.	Option	No of HH	%
1	Yes	264	40.80
2	No	383	59.20
	<b>Total</b>	<b>647</b>	<b>100</b>

**Table 5-16** below presents details of responses to the question whether PAHs would like to offer the left over unviable structure/house to BDA. It can be seen from the table that 28.59% responded positively.

<b>Table 5-16: Left over structure to be acquired</b>			
<b>Sl.No.</b>	<b>Option</b>	<b>No of HH</b>	<b>%</b>
1	Yes	185	28.59
2	No	462	71.41
	<b>Total</b>	<b>647</b>	<b>100</b>

## Chapter 6: Implementation Arrangements

This chapter outlines the institutional mechanism for the implementation of the RAP for this Project. The roles and responsibilities of the various bodies involved in implementation of LA and R&R; grievance redressal committees, internal and external monitoring mechanisms have been identified.

### 6.1 IMPLEMENTATION ARRANGEMENTS

The project will be implemented by Bangalore Development Authority (BDA) which is the Project Implementing Agency (PIA). LA and R&R for this project will be implemented by two levels of bodies – (1) LA and R&R Steering Committee (2) LA and R&R Unit (LARRU), an implementation unit assisted by an NGO. The Steering Committee will be formed through an administrative order. For LARRU, the existing Land Acquisition Cell (LAC) in BDA will be redesignated as LARRU. The Land Acquisition Cell (LAC)/LARRU is already staffed with LA officers and Revenue Inspectors. Figure 6-1 gives the organogram of R&R implementation for this Project.

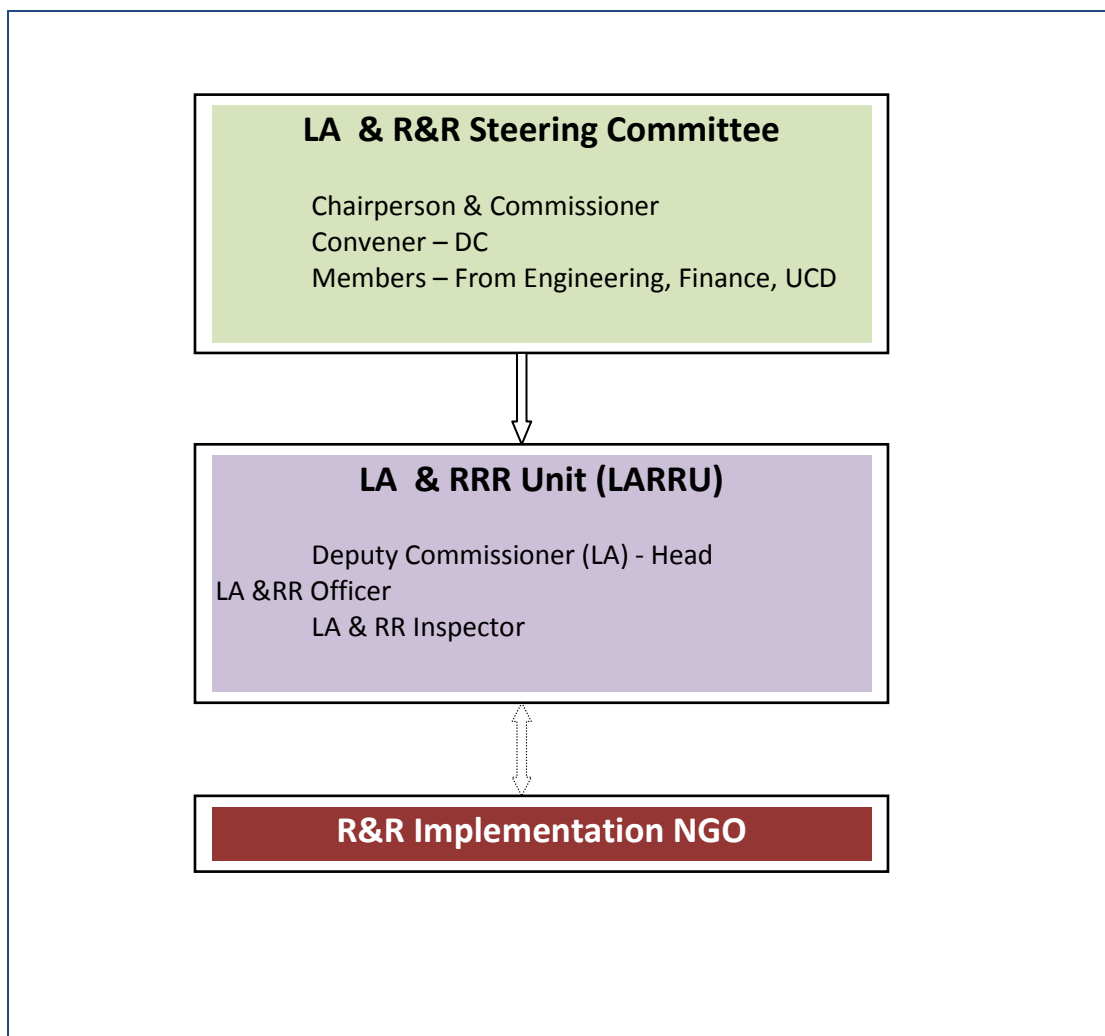


Figure 6-1 :Organogram for R&R Implementation



### 6.1.1 LA and R&R Steering Committee

The Steering Committee will provide policy guidance, approvals, fund availability and oversee the implementation of R&R as for Project R&R policy. The Committee will be headed by the Commissioner BDA and the Deputy Commissioner (LA) will be the Convener. The Committee consist members from Engineering, Finance and Urban Development from BDA. The Committee will meet once in every three months to review and oversee R&R implementation.

The main function of the Committee will be:

- To monitor the plan to achieve the objectives of the R&R policy
- To monitor timely acquisition of land and implementation of RAP
- To provide adequate budget for the cost of LA and RAP
- To suggest changes in the Policy based on the assessment

### 6.1.2 LA and R&R Unit (LARRU)

The LARRU will have overall implementation responsibility along with internal monitoring and reporting relating to land acquisition, R&R and implementation of RAP. The Unit will be headed by the Deputy Commissioner. The LA and R&R Officer will act as the Nodal Officer for the Unit and will be responsible to co-ordinate with BDA, Steering Committee, other line departments and internal staff of the PIA. An NGO will be procured to assist the LAARRU. It will provide necessary support to LARRU in land acquisition and R&R activities implementation. A regular monthly meeting will be held for reviewing the activities of land acquisition and other activities specified in RAP.

The major responsibilities of the LARRU include.

- Acquisition of land required for the project
- Determination of compensation and R&R assistance
- Framing awards
- Carrying out the necessary surveys and the implementation of RAP
- Deliver the compensation and assistance amounts to the entitled persons
- Supervising and monitoring implementation of the RAP  
Apprising the Steering Committee at every stage
- Review and provide social development perspectives and inputs to on-going project design  
Work closely with project planners, contractors, and construction supervision consultants, if any;
- Oversee grievance redress process, actively monitor RAP implementation, and cooperate with planned project evaluations, if any.

The Steering Committee and LARRU will be responsible for the co-ordination and liaison with various agencies at Government level for facilitating the land acquisition, shifting of utilities, disbursement of compensation and assistance to the PAPs/PAFs.

### 6.1.3 Roles and Responsibilities of Key Implementation Officials

The Administrative roles and responsibilities and financial powers of the key implementation officials are given below.



**Table 6-1: Administrative & Financial Responsibilities of Officials for RAP Implementation**

Body	Personnel	Administrative Roles and Responsibilities	Financial Powers
BDA	Commissioner	<ul style="list-style-type: none"> <li>• In charge of the overall project activities and implementation of RAP.</li> <li>• To decide on all policy matters regarding land acquisition.</li> <li>• Participate as a member in the State Level Committees to facilitate land acquisition, pre-construction activities, and implementation of RAP.</li> <li>• Authorized to take decision in financial matters within the provided budget.</li> <li>• Ensure availability of budget for land acquisition and R&amp;R activities.</li> <li>• The land acquisition and R &amp; R assistance would be the responsibility of BDA. The Commissioner, BDA would have the final responsibility of certifying completion of payment of land acquisition compensation above Rs. 20 million and upto 50 million.</li> </ul>	<ul style="list-style-type: none"> <li>• Will be authorized to make any additional Changes with due approval of the Steering Committee.</li> <li>• To approve payments for land acquisition and R&amp;R assistance upto Rs. 50 million and for more than Rs 50 million the Board of the Authority takes a decision.</li> </ul>
LARRU	DC (Land Acquisition)	<ul style="list-style-type: none"> <li>• Responsible for all land acquisition and R&amp;R activities.</li> <li>• Co-ordinate the implementation of land acquisition and R&amp;R activities, field staff, engineering and revenue officials.</li> <li>• Prepare dissemination material of the land acquisition and R&amp;R entitlement framework, road safety, etc.</li> <li>• Monitor the progress of activities related to land acquisition and R&amp;R.</li> <li>• Hold periodic meetings on land acquisition and R&amp;R implementation and report to the Commissioner, BDA.</li> </ul>	<ul style="list-style-type: none"> <li>• To approve payments for land acquisition and R&amp;R assistance upto Rs. 20 million</li> </ul>
	Land Acquisition and R&R Officers (LA Officers)	<ul style="list-style-type: none"> <li>• Land acquisition, co-ordinate implementation of land acquisition and R&amp;R activities.</li> <li>• Assist DC (LA) to perform land acquisition and R&amp;R activities.</li> <li>• Prepare monthly progress report.</li> <li>• Translate and disseminate Entitlement Matrix in Kannada language.</li> <li>• Make available the RAP at the project site.</li> <li>• Oversee the work of NGO</li> </ul>	<ul style="list-style-type: none"> <li>• No financial powers</li> </ul>
	LA and R&R Inspectors (Revenue Inspectors)	<ul style="list-style-type: none"> <li>• Responsible for all land acquisition activities in the field.</li> <li>• Verification and identification of PAP's, issuing notices to PAP's, monitoring the surveys and fixing the extent of acquisition, facilitate public consultations.</li> <li>• Ensure all eligible PAPs are awarded compensation</li> <li>• Organize meetings with RAP Implementing Consultant to review progress and submit to DC (LA).</li> </ul>	<ul style="list-style-type: none"> <li>• No financial powers</li> </ul>





#### 6.1.4 Competent Authority for Various Approvals

The following table gives details about the competent authorities for various approvals during implementation.

**Table 6-2: Approvals and Competent Authorities**

Approvals Required	Competent Authority
Approval for Land Acquisition Awards	<ul style="list-style-type: none"> <li>DC (LA) upto compensation amount of Rs 20 million</li> <li>Commissioner BDA compensation amount upto Rs. 50 million</li> <li>Authority for compensation amount above Rs. 50million</li> </ul>
Preparation of awards	<ul style="list-style-type: none"> <li>Land Acquisition and R&amp;R Officers of BDA</li> </ul>
Valuation of land and structures	<ul style="list-style-type: none"> <li>DC (LA) and Land Acquisition Officers of BDA and the Engineering Sections of BDA</li> </ul>

#### 6.1.5 NGO in R&R implementation

The NGO will ensure that the due benefits flow to the PAPs in the most effective and transparent manner. The success of the NGO inputs will largely depend on their liaison with the PAPs and other concerned government agencies involved in RAP implementation. Other involved agencies are expected to collaborate with the Project, based on instructions from the BDA, in accordance with the policy and entitlement matrix. These arrangements have to be made during the first month of project implementation in order to set up the various committees and implementation mechanisms required for the project.

The role of the NGO would be that of a facilitator. The NGO will work as an interface between the BDA and the PAPs. The ToR of the NGO's for implementation of R&R has been given in **Annexure 6-1** and includes the following activities:

- Carry out verification of PAPs during implementation of the project and update the list of PAPs;
- Develop rapport with the PAPs;
- Issue of identity cards to PAPs;
- Involve gram/ward sabha in the implementation of RAP;
- Identify and strengthen existing social organizations;
- Help forming community based organizations including Women Groups;
- Strengthen the role and status of women;
- Organise training for women and other PAPS in income-generation related schemes;
- Facilitate the LARRU in organizing the community consultations;
- Educating the PAPs on their rights, entitlements and obligations under the RAP;
- Ensuring that PAPs receive their full entitlements under the RAP. Where options are available, the NGO shall provide advice to PAPs on the relative benefits of each option;
- Assisting PAPs in the redressal of grievances through the system implemented as part of the RAP;
- Collect data and submit progress reports on a monthly and quarterly basis (5 copies each) to allow BDA to monitor and evaluate the implementation of the RAP;



- To provide support and information to PAPs for income restoration;
- To assist the PAPs for relocation and rehabilitation;
- Provide support in implementation of road safety campaign;
- Help in formulation of participatory system of monitoring and evaluation RAP;
- Assist PAPs/PAHs in getting benefits from various government development programs;
- Provide appropriate field staff; and
- Any other responsibility that may be assigned by the LARRU for the welfare of the affected PAFs/communities.

**Selection of NGO:** It is extremely important for successful implementation of RAP to select a genuine and capable NGO committed to the tasks assigned. Key quality criteria include:

- Experience in direct implementation of programs in local, similar and/or neighboring districts;
- Availability of trained staff;
- Should have a clearer understanding to gender and poverty relations within the community and have the ability to pay particular attention to the social and economic needs of women.

The NGO will be involved through mutually agreed terms and conditions with specific responsibilities and in-built accountability. A contract will be signed with the NGO indicating the tasks to be performed and the amount to be paid for their services. The payment to the NGO will be linked to performance of the tasks assigned and the time period. Their payment will be arranged as given in the ToR in **Annexure 6-1**. The NGO will submit a monthly progress report. The monitoring and evaluation will also include the performance of the contracted NGO.

## 6.2 DATA BASE MANAGEMENT

A database will be established, to monitor and regulate the land acquisition, distribution of compensation and assistance, grievance redressal and financial progress. The data base will be linked with the existing data base management system for the project. The details of the PAPs and PAFs and their entitlements will be updated in the database. LA and R&R officer from LARRU will be made responsible for maintenance of the data base. The DC will be responsible for the data security. The data amendment will be made by the LA and R&R officer in LARRU after getting approval from the DC.

## 6.3 DISBURSAL OF COMPENSATION & ASSISTANCE AMOUNTS AND HANDING OVER THE LAND TO CONTRACTOR

It will be ensured by the LARRU that all impacts related to payment of compensation and allowances, along the stretch will be completed prior to handing over of the stretch to the contractor. A certificate to this effect will be sent to the JICA prior to handing over of respective road stretch to the contractor. The contractor will issue a receipt that the respective stretch has been obtained free of encumbrances. This is to ensure that once the land is handed over, it is the responsibility of the contractor to protect the lands from future encroachments. The PAP will be paid as per RAP entitlements and the subsequent amendments.

## 6.4 IMPLEMENTATION SCHEDULE FOR R&R ACTIVITIES

The activities considered to be undertaken in the implementation of RAP are presented in **Table 6-3** with necessary sequencing of the activities. There will be scope for updating the schedule during the progress of the implementation. Speedy efforts will be taken to hand over the lands involved in the acquisition process quickly after fulfilling the statutory requirements prescribed there in.



The handing over of the site to the contract has been divided into three phases. The compensation and resettlement and rehabilitation of PAFs / PAPs are expected to complete before handing over of site to the contractor. The R&R implementation is also divided in to three milestones in line with construction activities. The major land acquisition and R&R activities are expected to be completed within 24 months.



Table 6-3: Implementation Schedule for RAP

S. No	Task	Months																								Remarks	
		May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17		
1	Forming Steering Committee and Full staffing of LARRU																										
2	Mobilization and working of NGOs																										
3	Joint verification and issue of ID cards																										
4	Conducting of survey																										
5	Completion of land acquisition																										
6	Shifting of people																										
7	Dissemination of list of entitled persons																										
8	Payment of cash allowances																										



S. No	Task	Months																								Remarks		
		May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17			
9	Training for self-employment opportunities																											
10	Mobilisation and working of M&E consultants																											
11	Reconstruction of community assets																											
12	Mobilisation of contractors for Development site works																											
13	Handing over sites to contractors for civil works																											
14	Selection of NGO representatives in GRC																											
15	Commencement of civil construction works																											
16	Establishment of Grievance Redressal Cell																											



S. No	Task	Months												Remarks														
		May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16		May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17		
17	Appointment of external monitoring agency																											After finalization of RAP



## 6.5 GRIEVANCE REDRESSAL CELL

A grievance redressal cell (GRC) will be constituted to address the grievances of the PAPs related to disbursement of compensation and resettlement. The Deputy Commissioner (DC) will constitute the cell within 3 months from the date finalization of RAP report. The space for the functioning of the cell will be provided in the DC's office.

**Members of GRC:** The GRC will be constituted by the DC of BDA. The GRC will be represented by the representatives of PAPs, representation from the village/ward council, NGO and other opinion leaders who will look into the grievance of the people. It will be chaired by a retired officer, who served as principal/judges/ DC/Additional DC, etc. The suitable person from the locality/district will be decided by the DC. Apart from the nominated persons, the representative from district Land acquisition division and Executive Engineer, BDA will attend the meetings.

**Functions of the Cell:** The GRC will conduct a meeting in the first week of every month to hear the grievances from the PAPs. All the complaints will be forwarded to the concerned department/officials within 15 days from the date of receiving the complaints. The issues resolved/addressed by concerned officials within 45 days from the receipt of the complaints. All the grievances received shall be discussed by the Chairman of the cell with DC for the necessary action.

The compliance to all the petitions shall be reviewed in each of the meeting by the chairman and the DC. The grievances related to land acquisition and resettlement will be sent to the DC. In case of the grievances not addressed by the GRC, it will be taken to the Steering Committee by the chairperson in consultation with the DC. Failing all these options, the PAPs can approach legal course as per new Act.

The committee shall submit a monthly report to the Steering Committee for the reference regarding the issues received and the cases disposed and forwarded to State R&R Cell.

## 6.6 MONITORING AND REPORTING

The RAP implementation will be closely monitored by the R&R cells on an effective basis for identifying potential difficulties and problem areas. Monitoring will be carried out by appropriate specialists within the LARRU and reported regularly to the DC on a monthly basis. The internal monitoring will involve the following tasks:

- Administrative monitoring to ensure that implementation is on schedule and problems are dealt with on a timely basis.
- Socio-economic monitoring during and after the relocation process, utilizing the baseline information established by the socio-economic survey of PAPs, will be undertaken during project preparation to ensure that people are settled and recovering.
- Overall monitoring will be undertaken to verify whether recovery has taken place successfully and in time.

Data from the baseline socio-economic surveys carried out during the project preparation stage will provide the benchmark for the monitoring process to assess the progress and success of the resettlement and rehabilitation programme. However, monitoring process will also include the following:

### 6.6.1 External Monitoring Agency

The PIA will appoint an external monitoring and evaluation agency to evaluate the compliance to RAP. The external evaluation agency will be appointed within 10<sup>th</sup> month. The evaluation will be undertaken twice – mid term evaluation and end term evaluation. The evaluation will be done by a single agency.

### 6.6.2 Communication and Reactions from PAPs

- Information from PAPs on entitlements options.
- Valuation of properties.
- Usage of grievance redressal cell.
- Disbursement of compensation and assistance.

Monitoring will also cover physical and financial progress of the project. This will include acquisition of land, provision of infrastructure, plantation of trees and other necessities. The physical and financial performances will be assessed by grievance redressal. The indicators for physical and financial progress of the project have been presented in **Table 6-4**.

**Table 6-4: Monitoring Indicators for R&R Implementation and Grievance Redressal**

Sl. No.	Monitoring Indicators	R&R Implementation	Grievance Redressal
1.	Physical Progress	<ul style="list-style-type: none"> <li>• Land acquired from private owners</li> <li>• No. of PAHs paid compensation for acquisition of private landed properties</li> <li>• No. of PAHs provided with assistance for developing land</li> <li>• No. of PAPs provided resettlement site for housing</li> <li>• No. of PAHs provided with subsistence allowance</li> <li>• No. of PAPs received transactional allowance</li> <li>• No. of PAPs received rehabilitation grants</li> <li>• No. of PAPs received livelihood assistance/training</li> <li>• No. of women PAPs received livelihood assistance/ training</li> </ul>	<ul style="list-style-type: none"> <li>• No. of grievances received</li> <li>• No. of court cases</li> <li>• No. of village level grievances meetings</li> <li>• No. of cases referred to Steering Committee</li> <li>• Community responses</li> </ul>
2	Income Restoration	<ul style="list-style-type: none"> <li>• The reinvestment of compensation by the PAPS</li> <li>• No. of earning PAPs members after rehabilitation</li> <li>• No. of PAPs with new employment opportunities after receiving training support from project</li> <li>• Monthly incomes after rehabilitation</li> </ul>	



Sl. No.	Monitoring Indicators	R&R Implementation	Grievance Redressal
		<ul style="list-style-type: none"> <li>• No. of women SHGs formed for income generation activities.</li> <li>• No. of PAPs with new income opportunities.</li> </ul>	
3.	Financial Progress	<ul style="list-style-type: none"> <li>• Compensation paid for /agricultural land acquired from private owners including assistance towards registration charges and taxes</li> <li>• Compensation paid for loss of perennial and non perennial crop</li> <li>• Compensation paid for acquiring other assets from private owner</li> <li>• Expenditure on providing subsistence allowance</li> <li>• Expenditure on un-quantified impacts</li> </ul>	<ul style="list-style-type: none"> <li>• No. of grievances received</li> </ul>

## Chapter 7: Resettlement and Rehabilitation Cost and Budget

### 7.1 INTRODUCTION

This chapter provides an estimated budget for implementing the Resettlement and Rehabilitation for the PRR project in its entirety. The budget includes estimated land cost for the entire proposed land to acquire; and also the cost for R&R assistance for all the number of Project Affected Persons estimated based on the Social Impact Assessment and discussions. The R&R budget is made as comprehensive as possible for addressing all the R&R aspects related to the construction of the PRR project.

The number of Project Affected Families 1617 is projected based on the survey and discussions. The budget estimates are prepared for this number.

### 7.2 UNIT RATES FOR COST ESTIMATES

#### 7.2.1 Land and Structure

The unit costs are guided by the provisions and costs presented in the new LA and R&R Act, 2013 (RFCTLA&RR, 2013) and also the field assessment. The details of unit rates adopted for different components are presented here.

#### Replacement cost for land

The replacement cost for land is guided by new Act and estimated as follows and an estimation example is given below.

- Guidance value prepared by the Revenue Department. Guidance value is prepared based on the average sales statistics of land transactions.
- Guidance value is multiplied by factors of 1 if in urban area and between 1-2 in rural areas
- The value arrived by the multiplication factor is doubled by adding 100% solatium.
- Stamp duty

Total land to be acquire in a village (in Hectares)	Guidance value determined by Revenue department	Multiplying factor	Market value (1x2x3)	Solatium @ 100 % of market value	Total Replacement cost (4+5+6)
1	2	3	4	5	7
6.07028	80 lakhs	1.5	1800 lakhs	1800 lakhs	3600 lakhs



## Replacement cost for structures

The costs for different type of buildings will be estimated based on basic schedule of rates of PWD, GoK for year 2014-15. The cost will be provided without deducting the depreciation value. The nomenclature for pucca, semi pucca and kutcha is provided in the glossary.

### 7.2.2 R&R Assistance

The details of R&R assistance considered for cost estimates are presented below.

**Annuity/Income Restoration Allowance:** This allowance is provided in the Act for completely displaced families. This allowance will be restoration allowance used for restoring and improving previous standard of living. The annuity amount is Rs 5,00,000.

**Housing Grant:** This grant is guided by the new Act and will be provided to completely displaced residential/commercial owners. The grant amount is Rs 1,50,000.

**Subsistence allowance:** Allowance provided as per the provisions of the Act for completely displaced families to assist them during the period of transition to stability. The unit rate Rs 36,000 is provided as per the provisions of the new LA and R&R Act.

**Developed land cost:** As explained in the Policy Chapter 2, about 112.503 (162.684 on cost estimation) ha is earmarked for land development to be made available for displaced persons, if they opt for. The cost for land development for providing civic amenities is estimated at Rs 30,00,000 for acre.

**Resettlement Allowance:** This allowance will be provided for PAPs losing structures completely. This will be over and above the replacement cost provided for the lost structures. The unit rate is Rs 50,000 provided as per provisions of new Act.

**Transportation/shifting allowance:** This will be provided to completely displaced by way of losing residential/commercial structures for transporting and shifting the material. The unit rate Rs 50,000 is provided as per the provisions of the new Act.

**Livelihood assistance:** As per the Act this will be provided to business PAPs who will be losing business activity. The unit rate is Rs 25000.

**Training assistance:** Skill upgradation training will be provided for all the PAPs impacted by livelihood losses. The unit rate for each is estimated at Rs 5000.

**Developed land cost:** As explained in the Policy Chapter 2, about 112.503 ha is earmarked for land development to be made available for displaced persons, if they opt for. The cost for land development for providing civic amenities is estimated at Rs 30,00,000 for acre.

**Hiring costs for M&E and NGO services:** Lumpsum costs Rs 400000 and Rs 250000 are provided for hiring consulting services for M&E and implementation support NGO.

**Contingency cost:** Five percent of grand total cost is provided as contingency towards meeting additional cost as they arise.

The cost for implementation of various R & R components for the project road as part of PRR is presented in **Table 7-1**.



<b>Table 7-1 : ESTIMATED BUDGET FOR RAP IMPLEMENTATION FOR PROPOSED PRR</b>					
<b>Sl. No.</b>	<b>Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost/ unit (In Rs.)</b>	<b>Total Amount (Rs In Millions)</b>
<b>I</b>	<b>Land Replacement Cost</b>				
1	Acquisition Cost of land required for the project	Acres – Guntas	732.671 ha		33302.8
2	Solatium @100% of Land cost			--	33302.8
3	Total land cost (1+2)				66605.6
4	Stamp duty charges@8% for an extent of 112.503 of land to be given to land owners in the form of compensation of developed land. An average of Rs 367.98 lakh has been taken per acre for calculation purpose which has been derived from column (3) (Rs. 6660.56 Crores/ 732.671 ha = Rs. 367.98 lakh)				818.42
5	<b>Total Land Replacement Cost (3+4)</b>				<b>67424.02</b>
<b>II</b>	<b>Structure Replacement Cost</b>				
6	Structure- Pucca	Sq mts	60445	12000 per Sq.mtr	725.30
7	Structure- Semi Pucca	Sq mts	120553	8000 per Sq.mtr	964.42
8	Structure –Kutchra	Sq mts	11625	3000 per Sq.mtr	34.80
9	Total Structure Cost (6+7+8)				1724.52
10	Solatium @ 100% of structure Cost (9)				1724.52
11	<b>Total Structure Replacement Cost (9+10)</b>				<b>3449.04</b>
<b>III</b>	<b>Comprehensive R&amp;R Package and RAP Implementation Costs</b>				
12	Provision for housing in case of displacement	No of PAFs	151*	1,50,000	22.65
13	Annuity/Living standard Improvement Allowance	No of PAFs	151*	5,00,000	75.50
14	Subsistence allowance for displaced families	No of PAFs	151*	36,000	5.43
15	Resettlement Allowance	No of PAFs	151*	50,000	7.55
16	Transportation / Shifting Allowance for displaced families (Structures)	No of PAFs	151*	50,000	7.55
17	Loss of business/livelihood (Commercial squatters)	No of PAFs	20*	25,000	0.5
18	Training Assistance	No of PAFs	574*	5000	2.87
19	Cost of Vulnerable Assistant	No of Vul.	166*	20,000	3.32
19	Land Development Cost for 162.684 ha @ Rs. 30,00,000				1206.00
20	Hiring of RAP Implementation NGO (Two Years)				4.0
21	<b>Sub Total of III (12 to 20)</b>				<b>1332.05</b>
<b>IV</b>	<b>LA and R&amp;R sub Total (I,II,III)</b>				<b>72205.11</b>
<b>V</b>	<b>Contingency @ 5 percent of IV</b>				<b>3610.25</b>
<b>Grand Total (I to V)</b>					<b>75815.36</b>

\*projected number based on the field survey.

Note-1: The above Rehabilitation and Resettlement from column 12 to column 18 package is calculated for those project affected families whose structures are acquired and are resettled according to Section 31(1), 38(1) and 105 (3) and Schedule – 2 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.

Note-2: The total number of Khatedars in 49 villages that were identified during the Joint Measurement Survey and fine tuning of the revenue records there are 2836 khatedars out of which around 1926 khatedars loose the land. As already explained in Chapter 3.4 a total of 1436 families are loosing the land. If the annuity for these families as provided as per column 4 of Schedule – 2 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 is to be provided an additional amount of Rs 71.80 crores have to be included in the R and R package in column13 above. This is shown separately as the compensation for the land owners who loose land are to be given as per the rules framed by the Revenue Department and further instructions of the Government.

**7.2.3 Possible Budget Scenarios:** Table 7.2 gives the four possible scenarios with varied options for land compensation. The least cost option is Scenario IV.

**Table 7.2: Options for BDA: LA and R&R Budget Scenarios (million Rs)**

Options	LA Cost	Structure Cost	R&R cost	Total cost 2+3+4	5% contingency on 5	Total 5+6
1	2	3	4	5	6	7
<b>Option I</b> : 100 % cash compensation for land	66605.60	3449.04	1332.05	71386.69	4374.48	<b>75761.17</b>
<b>Option II</b> : 70 % cash compensation for land and 30% developed land for land	46623.92	3449.04	1332.05	51405.01	2570.25	<b>53975.26</b>
<b>Option III</b> : 50 % cash compensation and 50 % developed land for land	33302.80	3449.04	1332.05	38083.89	1904.19	<b>39988.08</b>
<b>Option IV:</b> 30% cash compensation, 40% developed land and 30% Transfer of Development Rights	19981.68	3449.04	1332.05	24762.77	1238.13	<b>26000.90</b>

