



**NATIONAL HIGH-SPEED RAIL CORRIDOR PROJECT
MONITORING AND EVALUATION OF SOCIAL SAFEGUARD
(RAP & IPP IMPLEMENTATION) FOR MUMBAI-AHMEDABAD
HIGH SPEED RAIL PROJECT (508 KM)**

**Quarterly Progress Report
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C o n t a c t P e r s o n
within CRADLE Consulting Group
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**MONITORING AND EVALUATION OF SOCIAL SAFEGUARDS
(RAP & IPP IMPLEMENTATION)
MUMBAI-AHMEDABAD HIGH SPEED RAIL PROJECT (508 KM)**

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Abbreviations

ASDO	Assistant Social Development Officer
CPM	Chief Project Manager
GoI	Government of India
DNH	Dadar and Nagar Haveli
IPP	Indigenous Peoples Plan
JICA	Japan International Cooperation Agency
JMS	Joint Measurement Survey
LAO	Land Acquisition Officer
LRP	Livelihood Restoration Plan
MoR	Ministry of Railways
M&E	Monitoring and Evaluation
MA-HSR	Mumbai - Ahmedabad High Speed Rail
NHSRCL	National High-Speed Rail Corporation Limited
PAPs	Project Affected Persons
PAH	Project Affected Household
PM	Project Manager
PMU	Project Management Unit
RFCTLARR Act	Right to Fair Compensation and Transparency in Land Acquisition and Resettlement and Rehabilitation Act
RAP	Resettlement Action Plan
SEMU	Social and Environment Management Unit
TH	Titleholder

1. INTRODUCTION

1.1. Project Background

Ministry of Railways (MoR), Government of India (GoI), formulated Indian Railways Vision 2020 in December 2009. This Vision aims to modernize existing conventional lines and enhance traffic capacity as well as develop high-speed railway lines. In December 2009, the Vision 2020 of the MoR envisaged the implementation of at least four high-speed rail projects to provide bullet train services at 250-350 kmph, one each in the northern, western, southern and eastern regions of India. The Expert Group for Modernization of Indian Railways in February 2012 recommended construction of high-speed railway line between Mumbai and Ahmedabad with speed of 350 kmph and undertake detailed studies for six other high-speed rail corridors.

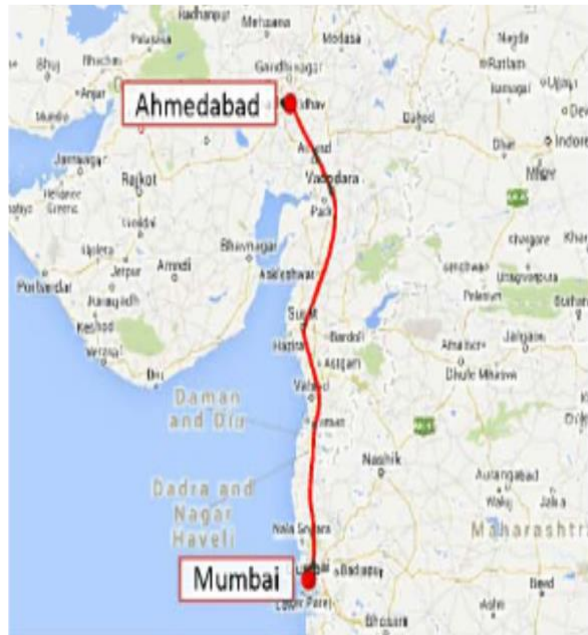
Memorandum of Understanding (MoU) was signed between Japan International Cooperation Agency (JICA) and the MoR on October 2013 for conducting a joint feasibility study for Mumbai - Ahmedabad High Speed Rail (MA-HSR) project. The feasibility study of the project was undertaken by High Speed Rail Corporation of India Limited (HSRC), the report for which was submitted in July 2015 and was accepted by the Ministry. Ministry of Railways has formed National High-Speed Rail Corporation Limited (NHSRCL) in February 2016, is a joint sector company of Govt. of India and participating State Governments to implement the project with Japanese financial and technical assistance.

National High Speed Rail Corridor Project (NHSRCL) is a Special Purpose Vehicle (SPV) of the Ministry of Railway, Government of India entrusted with the responsibility to plan and implement the Mumbai - Ahmedabad High Speed Rail Project.

1.2 Description of the Project

The Mumbai-Ahmedabad high speed rail corridor project will connect Mumbai, the capital city of the State of Maharashtra and the second most populous metropolitan area in India with Ahmedabad which is a metropolis in the State of Gujarat. The 508.17 km line will run along the Arabian sea coast connecting with Surat and Vadodara enroute which are the second and third largest city in the state of Gujarat. This will be a fully airconditioned high speed rail expecting to travel between the stations at speeds of 320 km/hr which will take nearly two hours (with limited stops) to cover the two cities.

The alignment will pass through 3 districts (Mumbai, Thane, and Palghar) in Maharashtra and 8 districts (Valsad, Navsari, Surat, Bharuch, Vadodara, Anand, Kheda and Ahmedabad) in Gujarat. The proposed alignment also passes through a small section falling in the Union Territory of Dadra and Nagar Haveli.



1.3 Project Component

The project components include 12 proposed stations i.e. Mumbai, Thane, Virar, Boisar, Vapi, Bilimora, Surat, Bharuch, Vadodara, Anand, Ahmedabad and Sabarmati along with access roads; two maintenance depots are proposed on either end of the corridor, one near Thane and one near Sabarmati Rail Depot and electric substations.

2. SCOPE AND OBJECTIVES OF EXTERNAL MONITORING

2.1. Objective of the External Monitoring

The objective of External Monitoring is to carry out monitoring and review of Resettlement Action Plan (RAP) and Indigenous Peoples Plan (IPP) implementation activities in the State of Maharashtra, Gujarat & DNH at regular interval (i.e. Monthly, Quarterly, Annually) being implemented in the project and provide specific inputs and recommendations to mitigate the issues identified during the review period so as enable NHSRCL make suitable changes, if required during the RAP/IPP implementation. The Project will be implemented for over a period of 8 months.

One of the key objectives of RAP implementation is an improvement of socio-economic conditions of PAPs or at least restoration of socio-economic status of PAPs to the pre-project level and hence it is important to assess the socio-economic status of PAPs after RAP implementation and resettlement activities.

2.2. Scope of Services

The scope of services for the M& E Consultants include: Submission of the monitoring report on monthly basis and quarterly evaluation to be submitted based on the progress of RAP & IPP implementation work done during the quarter, to be prepared in consultation with Chief Project Manager (CPM) office including Social Development Officer/Assistant Social Development Officers closely involved in RAP & IPP implementation, also RAP implementation agency and PAPs. The external monitoring agency will undertake site visits for interactions and consultations with agencies involved in RAP/IPP implementation and PAPs during each quarterly monitoring process. The specific tasks would be to check compliance with reference to RAP and IPP implementation activities carried out by the RAP/IPP implementation agency, identify issues and report to project authority which may have large scale/serious implications from compliance or regulatory requirements and timeline of implementation process. The external monitoring agency will verify at site by adopting suitable approach whether the pre-determined tasks such as disbursement of compensation, R&R assistance, due notice to PAPs for vacating land and affected Structures, etc have been completed or not prior to taking over the possession of land from the land owners.

The agency will conduct monitoring covering all the districts in both State and Union Territory (a minimum of sample size detailed in TOR, Sections F: Table 1) in consultation with Social and Environment Management Unit (SEMU) and concerned CPM office. The agency will also verify and recommend whether Legal and Policy Framework including entitlement matrix requires any modifications or not in view of implementation of RAP activities. The agency will make presentation based on the draft quarterly monitoring report to SEMU and submit final quarterly report by incorporating changes as discussed in the presentation. The agency should also be involve in the monitoring process on regular basis & their representative should share gaps and progress with CPM office on regular basis. The agency will review the monthly progress of R&R activities based on the schedule proposed in RAP and submit a monitoring report evaluating the progress submitted by the implementation agency.

The detailed tasks of the M&E Consultants as given in the ToR include:

- Verify the process followed for consent award and consent award/ award of compensation, as the case may be in accordance with the applicable state laws and policies by interacting concerned land acquisition collector,
- Verify timeline for disbursement of compensation and R&R assistance to PAPs after the declaration of consent award/award declaration,

-
- Verify dissemination of information process adopted for creating awareness among PAPs and ascertain the adequacy of project related information like leaflets, fliers, copy of entitlement matrix distributed among PAPs,
 - Randomly participate in ongoing RAP implementation activities (consultation meetings, joint measurement survey, valuation of structure, grievance redressal process, etc.) carried out by the implementing agency, as well as the all RAP implementation activities which have been occurred prior to the assignment of the agency
 - Undertake independent consultations with PAPs and villagers to get first hand feedback w.r.t. RAP/IPP implementation activities,
 - Report on the adequacy of RAP implementation agency staff, their availability and support/assistance provided to PAPs.
 - Verify the process followed for dealing with grievance cases,
 - Verify the process of determining the value of structures and trees affected,
 - Verify the process followed for compensation structures partially affected,
 - Ascertain the utilization of compensation and R&R assistance disbursed to PAPs,
 - Verify the administration of reimbursement of stamp duty or taxes for those who purchased alternative lands/houses/shops/similar properties with compensation and R&R assistance amount,
 - Ascertain how the provisions of additional payment (interest) in case of delay in disbursement of compensation and R&R assistance are administered under the applicable laws,
 - Verify the process followed for awareness generation meetings conducted in villages regarding various aspects of the project including entitlement matrix grievance redressal mechanism, etc.
 - Report on the status of grievance cases and court cases,
 - Report on the progress of land acquisition, handing over of encumbrance free land to contractor, likely delays and reasons thereof for handling over of land to contractors in accordance with the contract provisions,
 - Report on any additional land acquisition, requirements, if any and associated R&R impacts due to associated facilities and change in route alignment, etc.,
 - Carry out sample survey among PAPs to assess whether land acquisition and/or resettlement and/or social program objectives have generally been met. Number of households covered for survey shall be decided by SEMU for each quarterly report but will not be less than 50 households covering at least five villages from 2/3 districts,
 - Identify gap and critical areas in implementation process and recommend appropriate corrective measures in consultation with CPM office and refer them to SEMU, Head Office for consideration,
 - Report on regularity and effectiveness of grievance redressal mechanism and satisfaction level of PAPs,
 - Ascertain that the satisfaction level of PAPs regarding entitlement provisions,
 - Ascertain how suggestions and concerns raised by PAPs and local community during site visits are incorporated or not in the project implementation,
 - Report on the process followed and status of completion of rehabilitation or reconstruction of common property resources (CPRs),
 - Randomly check and report on incidence of child labor, unequal wages, condition and safety aspects of labor camps at project sites,

-
- Verify the coordination between RAP & IPP implementation activities and contractor regarding handing over encumbrance free land sites,
 - Report on the role of RAP & IPP implementation agency, satisfaction level of PAPs regarding support/help provided and suggestion for improvement of their services, if any,
 - Report on the engagement of local people in the project in terms of petty contracts, skilled and un-skilled employment,
 - Report on any other relevant aspects related to RAP implementation.
 - Monitoring of proposed Resettlement Sites Activities
 - Monitoring of proposed Resettlement Activities of PAH
 - Monitoring of amenities proposed in resettlement sites with co-ordination with State Government.
 - Suggest countermeasures (if it is necessary) to address the gaps in the entitlement matrix during the implementation stage,
 - Suggest unforeseen negative impacts on PAPs and its extent of further need of assessment
 - Specific recommendation for the gaps identified as per the JICA Environmental Guidelines and World Bank Operational Policy 4.10 and 4.12
 - To identify appropriate benchmarks and indicators as part of the project which can be used as a point of reference for further monitoring and evaluation related to the project commitments
 - To document case studies highlighting scheme implementation process, enabling and disabling factors contributing to community participation and sustainability
 - Suggest major areas of improvement and key risk factors;
 - Preparation of draft ToR for bi-annual Evaluation (for three years) of Income/Livelihood Restoration activities.

3. APPROACH AND METHODOLOGY

The methodology to be adopted for the assignment includes:

1. Collection and review of project literature and implementation arrangements

This will include collecting information on:

- The Project RAP/IPP
- Data base on Project Affected Persons/families
- Individual entitlements extended to the eligible Project Affected Persons
- Micro Plans
- R&R progress reports prepared by authorities
- Institutional arrangements both at Head Office and field level

If any gaps are identified during the review of project documentation the same will be discussed with the client and measures to address it will be identified.

2. Rapid reconnaissance survey to familiarize field activities

This will cover a reconnaissance of the project area and the implementation activities being carried out by the Consultant team members.

3. Monitoring the progress of RAP Implementation

The Monitoring the RP implementation will be carried based on the Reporting Formats that have been developed.

4. Conducting survey among all affected entitled persons

The survey will look into the following:

- Pre-project socio economic conditions of affected persons (verification with the baseline information provided by the authorities);
- Loss of assets due to the project;
- Compensation and assistance amounts paid;
- How the compensation has been used;
- Various forms of assistance extended both Government and non-Government;
- Use of income restoration schemes;
- Perceptions on the suitability and adequacy of income restoration schemes;
- Loss of community structures;
- Accessibility to the community resources after the reconstruction;
- Family structure and number of family members;
- Educational levels of the family post project;
- Asset levels post project;
- Perceptions on the performance of Project officials;
- Perceptions on adequacy and quality of implementation and
- Grievances Redress Mechanism adequacy and awareness.

5. Project Assessment

The Consultant will carry out the following assessment at the project level:

- Assess whether the goal of NHRCL R&R Policy to improve or restore the livelihood of the affected people has been achieved;
- Assess the consultation and participation process of the people enabled the implementation of the RAP;
- Process of minimizing the adverse impacts;
- Consultation process used for the relocation of community structures;
- The process of rehabilitation which includes restoration of the livelihood
- Methodology adopted for calculation of assistance for the affected people and its acceptability by the people;
- Assess the process adopted to disburse compensation and assistance to the affected;
- The productive use of the assistance by the affected persons;
- The financial progress of all the components of RAP;
- The effectiveness of the institutional arrangements, field and head office, to provide clearance to the selected stretches, consultations, disbursement of compensation and preparing monthly progress reports and
- Procedure adopted to address grievances of the affected people.

6. Evaluation of Implementation Capacity

The Consultant will provide an evaluation on the institutional setup vis a vis the RAP implementation.

7. Sample Survey

The consultants are required to carry out a sample survey based on the following : The sample size to be covered as indicated in the includes:

- Sample PAHs (upto 10%) whose property, assets, incomes and activities are severely affected by Project works and had to relocate either to resettlement sites or who chose to self-relocate, or whose source of income was severely affected.
- Sample PAHs (upto 5%) who had property, assets, incomes and activities marginally affected by Project works and did not have to relocate;
- Sample Vulnerable PAHs (upto 5%) who has been affected by the project.
Sample indigenous people PAHs (upto 20%) in Schedule V areas of the project who has been fully impacted by the project

However, as discussed with NHSRCL, no sample survey was carried out, as sampling at this stage is not feasible because of land acquisition progress is not upto the desired level and Rehabilitation and resettlement planning is still to start. This report is based on discussions , field visits, verification of micro plans and documentation available on implementation. The report also looks in the Project Policy Framework which ensures that compensation and resettlement and rehabilitation aspects of the project are consistent with the national, state laws, notifications, policies and funding agency's guidelines.

4. RESETTLEMENT PRINCIPLES OF THE PROJECT

A Policy Framework has been prepared by National High-Speed Rail Corporation Limited for the Mumbai-Ahmedabad High Speed Rail Project. The Resettlement and Rehabilitation Policy Framework is based on the principle that the project affected persons should improve their socio-economic conditions after the implementation of the project and also share the benefits of the project.

The Entitlement Matrix prepared for the project is annexed as **Annexure I**. This will act as the basis of providing mitigation measures for identified project impacts.

5. LAND ACQUISITION AND RESETTLEMENT IMPACTS UNDER THE PROJECT

Out of 1434.47 hectares of total land requirement, 1022.59 hectares is private land. Till June 30th, approximately 300.02 hectares of land has been acquired through consent. A brief Summary of Land Acquisition status up to 30th June 2019 is given below in table 1.

Table 1: Land Acquisition Status

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Publication of Section 11 Notification	Village	200	0	200	200	100.00	100.00
2	Finalization of Micro-Plan	Village	297	0	0	0	0.00	0.00
3	Publication of Section 16 Notification(Preparation of details)	Village	200	8	162	170	81.00	85.00
4	Publication of Section 19 notification	Village	200	27	142	169	71.00	84.50
5	Publication of Section 21 notification	Village	200	126	0	126	0.00	63.00
6	Publication of Namuna 1 Notification in Maharashtra	Village	97	0	97	97	100.00	100.00
7	Publication of Namuna 3 Notification in Maharashtra	Village	97	0	46	46	47.42	47.42
8	Disbursement of Land Compensation and R&R Assistance	No. of Plots	7359	701	1653	2354	23.74	31.99
9	Handover Encumbrance free land to Contractor	Km	485.92	0	0	0	0.00	0.00

5.1. Compensation and Relocation in the Project

The acquisition in Maharashtra is being done under direct purchase and 97 villages are falling in three districts namely Mumbai sub urban, Thane and Palghar. As per RAP, the total land required is 270.65 ha affecting 5562 project affected households covering a total length covered under this stretch is 155.72 km.

The acquisition in Gujarat is being done under RFCTLARRA (Gujrat Amendment) Act 2016 and 200 villages are falling in eight districts namely Ahemadabad, Anand,Kheda,Vadodara,Bharuch, Navsari, Valsad and Surat affecting a total of 744.46 ha affecting 9185 households . The total length covered under this stretch is 348.15 km.

Some important highlights related to Land Acquisition compensation calculation are:

- To the 2011 rates GoG has added 52.17 %, applicable only for this NHSRCL project. This has been done as the guidance value rates have not been revised since 2011.
- The average of the past years of sale deeds.
- In the village if any private company has acquired land, the rate of that acquisition.
- 12% interest shall be paid on the award amount and 9% interest shall be paid on balance 20% of the awards amount.
- The 80% includes only the value of land.

The acquisition in Dadar Nagar Haveli is being done under RFCTLARRA 2013. The total length covered under this stretch is 4.3 km affecting 137 households and 7.26 ha.

5.2. Process and Progress

5.2.1. Maharashtra

The land acquisition in Maharashtra is being undertaken by direct purchase. The paper publication (*Namuna I*) for all the 97 villages have been completed. A total of 104 plots having an area of 8.57 ha with a total disbursement of 103.52 crores have been done upto 30th June 2019.

The direct purchase of land is taking too much of time due to unavailability of owners, unclear title and tribal lands, transfer of class II land to class I land, it was suggested by the state government to start the process of acquisition under RFCTLARRA 2013. Government of Maharashtra has made an amendment to the procedure and some of the provisions and therefore, the land will be acquired through RFCTLARRA and notification under s. 10A is in the process of publication under Maharashtra Amendment Act 2018.

5.2.2. Gujrat

The land acquisition in Gujarat is being undertaken under RFCTLARRA Gujarat (Amendment)2016. The publication under Sec 10A, Sec 11 and Sec 19 have been completed for all the 200 villages. The majority of the compensation payment is being declared under Consent (Sec. 23 A) of Gujarat RFCTLARRA 2016.

A total of 291.45 ha where consent has been obtained and out of which 232.95 ha has been paid amounting to Rs. 1157.81 as 80% of the value of land .

5.2.3. Dadar Nagar Haveli

The land acquisition in DNH is being undertaken under RFCTLARRA 2013. The publication under sec 19 has been completed for the 2 villages. The award and disbursement is likely to be completed by 31st August 2019.

5.2.4. JMS

Out of total 297 villages the JMS has been completed in 245 villages. Only 15 villages have been covered under this quarter. The status of JMS can be summerized in Table 2. Out of 52 villages , 37 villages in Maharashtra and 15 in Gujrat.

Table 2: JMS Status

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Up to the quarter (Total progress)
1	Filling of data into NHRCL's internal management information system(MIS)	No. of village	297	15	230	245	77.44	82.49

5.2.5. Project affceted households and people

A total of 14884 PAH (source RAP) are likely to be impacted due to this project, out of this 9470 PAH have been identified till 30th June 2019 and out of this 1389 PAH are being displaced.

Table 3: PAH/PAP Status

Sl.No	Details of Impact	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Up to the Quarter (Total progress)	Till the last quarter	Up to the quarter (Total progress)
1	Number of project affected household	No. of PAHs	14884	228	9242	9470	62.09	63.63
2	Number of project affected people	No. of PAPs	68048	942	42002	42944	61.72	63.11
3	Number of people for relocation	No. of PAHs	1887	65	1389	1454	73.61	77.05

5.2.6. Valuation of assets

The valuation of structures have been completed for 6230 structures. A total 3198 structures are falling in residential category. The balance 3122 structures includes utilities, fencing other structures. There is an increase in affected structures due to the fact that assessment in RAP was done at initial stage before JMS.

Table 4: Status of Valuation

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Up to the Quarter (Total progress)	Till the last quarter	Up to the quarter (Total progress)
1	Valuation completed	No. of Structures	3892	3883	2347	6230	60.30	160.07
2	Valuation approved by Concerned Dept. (PWD/R&B etc.)	No. of Structures	3892	2281	1882	4163	48.36	106.96
3	Valuation approved by Land Acquisition Officer	No. of Structures	3892	1121	1619	2740	41.60	70.40
4	Valuation completed	No. of Trees	25270	12567	6525	19092	25.82	75.55
5	Valuation approved by Concerned Dept. (PWD/R&B etc.)	No. of Trees	25270	10543	6522	17065	25.81	67.53
6	Valuation approved by Land Acquisition Officer	No. of Trees	25270	10543	5247	15790	20.76	62.49
7	Valuation completed	No. of Utilities	169	45	30	75	17.75	44.38
8	Valuation approved by Concerned Dept.	No. of Utilities	169	45	13	58	7.69	34.32
9	Valuation approved by Land Acquisition Officer	No. of Utilities	169	24	9	33	5.33	19.53

5.2.7. Key observation

There is a disclosure of RAP/IPP translated in local language in the affected areas.

There are 200 villages notified under Sec.19 of RFCTLARRA 2013 with Gujarat State Rules 2017, which requires that the Rehabilitation and Resettlement scheme duly approved by the Commissioner R&R to be delared by the Collector in two dailies and one in Gujarati laanguage. It will be declared with seperate notification for 19(2), a draft of entitlement matrix has been submitted by NHSRCL to the GoG and the government has initiated the proceedings. The preparation of micro plans have started and standing operating procedure has been developed for verification which will be used as R&R award.

Earlier, in Mumbai the land is being acquired with direct purchase hence development plan was not required , However, now the land is being acquired under RFCTLARR Act-2013 the development plan is required to be prepared according to Sec 41 (for Schedule villages) of RFCTLARR Act-2013. As it is a specific requirement of village Development Plan in schedule areas, NHSRCL has initiated facilitating the competent authority for the preparation of Development Plan.

The consent award under Sec 23 A, the compensation is being paid 80% and possession is being taken by the Collector, however, the transfer of land and mutation is complete only under Section 37 of RFCTLARRA 2013 read together with Gujarat Rules 2017 when payment of compensation and R&R entitlement is paid in full to all available and eligible affected families.

Award

The award is yet to be prepared and declared. The award is under preparation and is expected to start declaration from August 2019.

5.3. Rehabilitation and Resettlement

5.3.1. Income Restoration Plan

The draft Micro plans has been submitted for few villages and it is under verification.

A livelihood restoration plan has been prepared by Implementing Agency . In the LRP it is mentioned that disclosure of IRP is being done at the village level and discussed at individual level.

The following information available only with respect to IRP ;

Table 5: Status of IRP

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Number of Project Affected persons eligible/ identified for training	No. of PAPs	14884	97	637	734	4.28	4.93
2	Number of training agencies identified	No. of Training Agency	5	1	0	1	0.00	20.00
3	Number of people undergone skill development training	No. of persons	14884	28	0	28	0.00	0.19
4	Number of people whose income restored through Training/IRP income restoration activities	No. of persons	14884				0.00	0.00
5	Number of new enterprises started	No. of Enterprises						
Description of the Implemented Income restoration Program				Results during Reporting Period(No. of Trainings implemented, No of Participants Etc.				
Computer Hardware and Networking programme started from 26.06.19 onwards				28 candidates are undergoing training				

5.3.2. Relocation

In the RAP, it is mentioned that 1887 persons need to be relocated. 10 tentative relocation sites have been identified for Maharashtra and 3 for Gujarat in the RAP.

The process of relocation has been started with in depth consultation with the affected households by taking consents with respect to self relocation and project based relocation. The outcome of the consent will be reported in next quarterly report. The progress can be said to be satisfactory.

Table 6: Status of Resettlement site

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Resettlement/ relocation site identified	No. of sites	30	0	0	0.0	0.00	0.00
2	Number of Project Affected Households sifted to temporary sites	No. of PAHs	1887	0	0	0.0	0.00	0.00
3	Co-ordination with different departments to provide basic amenities at proposed locations							
4	Number of relocation/resettlement sites developed	No. of relocation sites						
5	Number of Project Affected Household relocated	No. of PAHs	1887	0	0		0.00	0.00

5.3.3. Status of CPRs

There are 37 common property as identified by RAP resources however, there is an increase in CPRs and 113 have been identified so far. Relocation strategies is being firmed up with the discussions at the level of district administration and respective communities.. It has been observed that the priority is of land acquisition togetherwith common property resources.

There is a quantum increase from the earlier identified numbers and verified numbers. This may further increase after final JMS in left over villages.

Table 7: Status of IRP

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Identification of CPRs to be relocated	No of CPR	37	0	113	113	305.41	305.41
2	Number of CPRs relocated	No. of CPR	37	0	0	0	0.00	0.00

5.4. Grievance Redress In the Project

The RAP proposes for the setting up of a three tier GRC at District, Field Head Office (Regional) and Head Quarter levels.NHSRCL has submitted the proposal twice to establish grievance redressal committee to the state administration. Till the time district administration takes a decision on this proposal, NHSRCL is resolving the grievances internally at the level of headquarter and Site offices through Land Acquisition Officers of District Administration. The record of grievances is maintained and also resolved. NHSRCL is perusing with state and UT administration to expedite the process for establishing District Level Grievance Redressal Mechanism.

Since, RFCTLARRA 2013 has a provision of hearing grievances and objections by Collector/LAO's at district level and all concern Collector/LAO's are also resolving objections under Section-15 of the RFCTLARRA 2013 and specific provision of R&R Authority is grievance redress body under the act. Thus, the State and District Administration may follow the same route without nomination of their representatives separately for District Level GRC.

Level 1: District Level Committee:

- Dy. CPM (Chairman)
- Manager/Asst. Manager/Finance (DGM/AGM if no Manager/Asst. Manager are posted)
- Assistant Social Development Officer
- When District Administration nominate their officer, they shall automatically become part of District Level GRC.
-

Level 2: Regional Level Committee

- CPM (Chairman)
- GM/Contracts
- DGM/AGM/Finance
- Asst. Social Development Officer

Level 3: Head Office Level Committee

- Director/Projects, NHSRCL (Chairman)
- Officer on Special Duty, NHSRCL (Member)
- General Manager/Corp. Finance, NHSRCL (Member)
- Chief Project Manager, NHSRCL (Member)
- Social Development Officer, NHSRCL (Secretary)

NHSRCL has established Level 1 (i.e. District Level Committee), Level 2 (i.e. Regional Level Committee) and Level 3 (i.e. Head Office Level Committee) Grievance Redressal Committee. NHSRCL has also notified/ uploaded all GRC details in public domain (i.e. NHSRCL Website).

Table 9: Details of grievance Redressed

	Activities	Unit	Planned as per TAP/ Received Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Establishment of Grievance Redress Committees (GRCs)/Public complaint resolving Meetings	No of GRCs	12	11	1	12	8.33	100.00
2	Receiving complaints / claims form PAPs	No of cases	34	5	29	34	100.00	100.00
3	Responded complaints / claims	No of cases	34	5	29	34	100.00	100.00

Table 8: Status of Grievance

No	Date of Receipts of Complaints	Contents of the Complaints	Action taken by NHSRCL	Resolved / Not Yet Resolved
1	12.04.2019	Compensation for loss of dwelling unit in Society (Ahmedabad)	NHSRCL is in discussion with State Authority for providing R&R assistance as per Act.	Resolved
2	12.04.2019	Saving of CPR (Temple)	The impact on structure is not much, the same was informed	Resolved
3	06.05.2019	Enquiry about the exact location of acquisition	Details were provided by NHSRCL	Resolved
4	14.05.2019	Regarding Land Acquisition in Kukum Darshan Building	Details of the land to be acquired of concern region was provided.	Resolved
5	04.06.2019	Land Acquisition details	Details were provided	Resolved

6. CONSULTATION AND DISCLOSURE

According to the monitoring indicators listed in the Inception report of the M& E consultants the following information was looked into :

- How many consultations were held:
- What issues were discussed?
- Who attended?
- Were there separate meetings for women?
- Were project information leaflets on R& R distributed?
- How many consultations were held for Consent ?

In the reporting period it was found that consultations and meetings are being carried out on continuous basis.

For disclosure in the RAP it is mentioned that : Disclosure of project information and consultation with stakeholders is a continuous process which is being done at regular intervals. Various activities have been carried out as given below:

- Communicating and informing PAPs in the affected village and urban areas through District, block and village/ ward level consultations on resettlement and rehabilitation provisions, stamp duty reimbursement, and grievance redress mechanism, roles, and responsibilities of various agencies;
- Holding collective as well as one to one meeting with the PAPs to explain their eligibility;
- Placing of the micro plan in affected villages for review and minimize grievances;
- Verifying receipt of compensation and R&R assistance as per eligibility;
- Identification of training needs for livelihood restoration/improvement.

Information dissemination has been carried out by adopting suitable means such as the distribution of printed leaflets/ information booklets covering relevant information about project aspects in the local language. The information dissemination materials have been prepared by implementation agency and are being modified as and when required to meet the requirement of various stakeholders. Village/ward level consultation meetings are being organized once every month/ or twice a month as required in each village/ward to explain matters contained in the information brochure and ascertain an understanding of PAPs on those matters. The information dissemination documents are being distributed among other stakeholders such as, head of various villages (sarpanch), opinion leader, school teacher, elected representative, and others in the village/ ward who could be contacted by PAPs for clarification.

With regard to the above, details are available for the following in the reporting quarter:

1. Holding collective as well as one to one meeting with the PAPs to explain their eligibility:
2. Placing of the micro plan in affected villages for review and minimize grievances; It is being done during preparation of micro plans. It has been reported that final micro plans will be shared.
3. Verifying receipt of compensation and R&R assistance as per eligibility: Few records have been verified of consent award.
4. Identification of training needs for livelihood restoration/improvement: Information is available for :

Vadodara : In two villages, forms have been in filled for livelihood training, Vaghari and Mogar villages in Anand District. The details of meetings have been annexed as Annexure III.

Table 10: Details of disclosure

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Translation of RAP report into local language	No. of reports	2	2	2	2	100.00	100.00
2	Organization of communication campaign for RAP awareness	No. of campaign	297	181	165	346	55.56	116.50

Table 9: Details of reporting

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Monthly Progress Report (submitted by Arcadis to NHRCL)	No. of Reports	3	3	3	3	100.00	100.00
2	Quarterly progress report (submitted by M&E Consultant to NHRCL)	No. of Reports	3	1	1	2	33.33	66.66
3	Final Report (submitted by Arcadis to NHRCL)	No. of Reports	1				0.00	0.00
4	Submission of Quarterly progress report from NHRCL to JICA	No. of Reports	3	1	2	3	66.67	100.00

7. INSTITUTIONAL ARRANGEMENT FOR RP IMPLEMENTATION

According to the monitoring indicators listed in the Inception report of the M& E consultants the following information was looked into :

- Are the SEMU social safeguards staff all in place?
- Are the PIU field level staff in place
- Has the Implementing Agency hired?
- Are all the Implementing Agency staff in place?
- Does the SEMU have revenue officers to deal with land acquisition?
- Capacity building and training activities completed on schedule.

NHRCL, a Joint Venture of Government of India and Participating State Governments under the Ministry of Railways (MoR) is responsible for planning and execution including social, environmental aspects of Mumbai-Ahmedabad High Speed Rail project. The existing Institutional Deployment this Quarter is as follows:

- | | |
|---|-----|
| i. Managing Director | - 1 |
| ii. Director (Projects) | - 1 |
| iii. Officer on Special Duty | - 1 |
| iv. Social Development Officer | - 1 |
| v. Assistant Social Development Officer | - 1 |
| vi. Project Managers (Civil) | - 1 |
| vii. Project Managers (QAQC) | - 1 |

At the site 5 Chief Project Managers at Ahmedabad, Vadodara, Surat, Palghar and Mumbai are managing land acquisition and Resettlement Action Plan implementation related issues in Gujarat, Dadar & Nagar Haveli and Maharashtra. The details of staff deployed is given below.

S. No.	District	NHSRCL			
		DILR/LAO's Office	Communicators	NHSRCL's Staff	
				Permanent	Temporary/ Out-sourced Staff/Revenue
1	MUMBAI SUBURBAN	0	0	0	0
2	THANE	11	10	3	13
3	PALGHAR	16	0	11	45
4	DNH	0	0	0	1
5	VALSAD	5	17	5	10
6	NAVSARI	6	0	0	0
7	SURAT	8	8	2	5
8	BHARUCH	7	13	3	4
9	VADODARA	25	15	3	9
10	ANAND	7	4	1	4
11	KHEDA	8	8	1	9
12	AHMEDABAD	6	4	3	6
	Total	99	79	32	106

Through RAP implementing agency i.e. M/s Arcadis about 79 manpower has been deployed for land acquisition and social safeguard activities. Further, additional deployment of about 54 manpower has also been done by engaging two agencies i.e. CPMA and RANE for Information Education and Communication activities in Palghar district.

	Activities	Unit	Planned Total	Progress in Quantity			Progress in %	
				During the Quarter	Till the last quarter	Upto the Quarter (Total progress)	Till the last quarter	Upto the quarter (Total progress)
1	Setting up SEMU and placement of staff	Person-month	15X8=120	456X3=1368	1194	2562	1045	2135
2	Deployment of RAP implementing human resource/ implementing NGOs by Arcadis at the site	Person-month	180	79X3=237	513	750	285	417
3	Deployment of specialist/local NGOs for preparing and implementing Income Restoration Plan	Number of NGO	5	1	0	1	0.00	20.00
4	Deployment of External Monitoring Agency (EMA)	Number of Agency	1	1	1	1	100.00	100.00

Land Cell:

The Land Cell office under each of the CPM is headed by a Retired Deputy Collector who is assisted by ASDO/Managers in support with data entry operators, Document controllers, retired Deputy Mamladars and community representatives.

The land cell staff is adequate in carrying out the Land acquisition Activities.

RAP Implementation Agency

The RAP implementing Agency with associate consultants and community representatives are fully deployed at site. However, regular capacity building of staff is required to speed up the activities.

Planning

It was advised to make a monthly planning for balance activities.

Reporting

RAP implementing agencies are reporting weekly and being reviewed by SDO on R&R progress on weekly basis.

8. Indigenous People

With regard to IP population the following indicators were identified for monitoring:

A. Consultation and Participation

- Number of consultation and participation activities that occur—meetings/ gram sabhas, information dissemination, brochures;
- Percentage of IP women as participants; number of meetings exclusively with IP women
- Percentage of vulnerable IP groups represented / attending meetings; number of meetings exclusively with vulnerable IP groups.
- Languages used at meetings
- Broad community support—record of processes, participants, locations and agreement obtained
- Consultation and participation progress against plan and budget

B. Mitigation Measures

- Progress of implementation of mitigation / beneficial measures against plan
- Number of activities that occur/completed—such as construction, livelihood restoration, disbursements, training
- Percentage progress against timelines and budget

C. Grievance Redress

- Total number of people/groups using the grievance redress procedure.
- Number of distinct people/groups. Any IP group with significantly more grievances?
- How many times has a household submitted the same grievance?
- Number of grievances resolved?
- Length of time taken to be resolved?

Monitoring of IP shall be separately taken up after compensation and R&R award as per the provisions of the the RFCTLARRA 2013 as amended in Maharashtra and Gujrat

9. Critical Activities and target

	Critical Issues	Responsibility
1	JMS	NHSRCL/DILR/ARCADIS
	Valuation of structures and other assets	By Valuer of Arcadis ((NTH) industries and offices)
	Valuation of Land (Surat & Navsari district)	District/State Administration
2	TPDP plots verification	The Town Planning Department at District/ State level
3	7/12 updation	DILR/LAO/District Administration
4	Hissa settlement/ paiki plots including Class II and Tribal plots	NHSRCL/DISTRICT ADMN.
5	Assessment of Project Base Relocation	NHSRCL/ARCADIS
6	Preparation of Relocation Site Plan	NHSRCL/ARCADIS
8	Micro plan	ARCADIS /NHSRCL/M&E
7.	Income Restoration	ARCADIS/NHSRCL
8	Monthly Reports	ARCADIS/NHSRCL

10. Corrective Action Plan

Sl.No	Activity	Corrective Action
1	Preparation and disclosure of Development Plan	The Development Plan in schedule villages should be prepared and disclosed as per Sec 41 (in Schedule villages) of RFCTLARRA 2013
2	Preparation of Relocation Site Plan	Each Relocation site requires a relocation site plan
3	Capacity Building	Training of field level staff at different stages
4.	Awards	Declaration of Awards shall be proposed at earliest, except for DNH

Annexure I Table 1: Entitlement Matrix Gujarat

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
(1)	(2)	(3)	(4)	(5)
1	Loss of Land [agricultural as well as non-agricultural (homestead/ commercial or otherwise)]	Title Holder (TH)	<p>a) The land will be acquired on payment of compensation as per RFCTLARR Act, 2013 (hereinafter referred as Act no 30 of 2013).</p> <p>I. Market value as per the India Stamp Act 1899 for the registration of sale deed or agreement to sell, in the area where land is situated;</p> <p align="center">or</p> <p>The average sale price of similar types of land situated in the nearest vicinity area ascertained from the highest 50% of the sale deeds of the proceeding 3 years;</p> <p align="center">or</p> <p>Consented amounts paid for PPPs or private Companies</p> <p align="center">Whichever is higher.</p> <p>II. Plus 100% Solatium and 12% interest from the date of notification (Section 10 A),</p> <p>III. Multiplication Factor as per the Act (1 in urban and 2 in rural areas).</p>	<p>Compensation determination as per steps outlined under section 26 of RFCTLARR Act 2013.</p> <p>12% interest shall be applicable from the date of First notification [Section 11 of RFCTLARR (Gujarat Amendment) Act, 2016 in Gujarat.</p>
			<p>b) R&R cost/ assistance shall be as per Second Schedule of the RFCTLARR Act, 2013.</p> <p>(Minimum Rs Five Lakh)</p>	<p>In Gujarat, R& R amount/assistance shall be fifty percent (50%) of the amount of compensation (for land) as determined under RFCTLARR (Gujarat Amendment) Act, 2016.</p> <p>The lump-sum R&R amount/ assistance shall not be less than the amount payable according to the Second Schedule of the Act No. 30 of 2013.</p>
			<p>c) The stamp duty and other fees payable for registration of the land or house purchased by the affected families (anywhere within the concerned state) in self-name or the joint name of the affected family member (spouse/ children), shall be reimbursed by NHSRCL on the production of documentary evidence.</p> <p>Stamp duty and other fees shall be payable for property value equal to the total amount of Compensation & R&R disbursed or the actual amount paid by the affected family, whichever is less.</p>	<p>The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.</p>
			<p>d) Partially Acquired Land Plot:</p> <p>One-time additional assistance to the affected land owner family will be paid based on the percentage of the land area acquired from each partially acquired land plot.</p>	<p>The additional one-time R&R assistance for partially acquired land plot shall be without solatium, multiplication factor and interest @12%.</p> <p>The ownership of the balance area of the partially acquired land plot shall continue to remain with the land owner.</p>



SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			<p>e) In case of severance of land plot (division into two parts due to acquisition), the left-over plots on either side shall be treated independently as per the above clause [(d) for partially impacted land plots].</p> <p>f) One-time additional assistance equal to 25% of the market value of the land. (Govt. of Gujarat resolution no. LAQ - 22-2014/54/5 dated 4-04-2018). <u>Sample calculation for compensation is as under</u> i) Say total value of rural land as per market/Jantri/ consented amount as per clause 1(a) above - Rs100,000 ii) Multiplier factor - 2 for rural say Rs 2,00,000 iii) Solatum 100% of (ii) Rs 2,00,000 iv) Total Compensation (ii) +(iii) = Rs 4,00,000 v) Additional incentive for agreeing to consent i.e. 25% of (i) = Rs 25,000 Gross Amount including incentive for consent –Rs 4,25,000/-</p>	<p>For severed land plots also, the ownership of remaining land area on either side shall continue to remain with the land owner.</p> <p>This assistance shall be applicable for acquisition of private land through consent.</p>
2	Families primarily dependent on land acquired Land (Agricultural)	Affected family	<p>a) A onetime payment of Rs. 5 lakhs per affected family.</p> <p>b) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200).</p> <p>c) The stamp duty and other fees payable for registration of the land or house purchased by the affected families (anywhere within the concerned state) in self-name or the joint name of the affected family member (spouse/ children), shall be reimbursed by NHSRCL on the production of documentary evidence.</p>	<p>Stamp duty and other fees shall be payable for property value equal to the total amount of Compensation & R&R disbursed or the actual amount paid by the affected family, whichever is less.</p> <p>The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.</p>
	Loss of		<p>a) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under i) Valuation of the structure Say Rs 100,000 ii) Solatium @ 100% of (i) Say Rs 1,00,000 iii) Total Compensation for Structure (i) +(ii) = Rs 2,00,000</p>	<p>Valuation of the structure shall be based on applicable Schedule of Rates (SoR/Plinth area) duly updated without depreciation.</p>

3.1	Residential Structure	Titleholder	<p>b) Full compensation of structure payable in case of partial impact making unimpaired use of structure difficult.</p> <p>Or</p> <p>In case of partial impact of structure, provided that unimpaired continuous use of such structure is possible, and the owner/ occupier express willingness in writing to NHRCL to retain the remaining part of the structure, an additional amount of 25% of the compensation</p>	
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			amount of affected area of such structure without solatium shall be paid to owner as one-time ex-gratia amount for repairing and strengthening of such structure.	
			c) R&R cost/assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. <u>(Assistance shall be fifty per cent (50%) of the amount of compensation (for structure and other assets) or Upto Rs 1,43,200 depending on the physical displacement = Rs 43,200 (Subsistence grant) + Rs 50,000 (transportation cost) + Rs 50,000 (Resettlement allowance) whichever is higher)</u>	R& R amount/assistance shall be fifty percent (50%) of the amount of compensation (for structure and other assets) as determined under section 27 of RFCTLARR (Gujarat Amendment) Act, 2016 for Gujarat. The lump-sum R&R amount/ assistance shall not be less than the amount payable according to the Second Schedule of the Act No. 30 of 2013.
			As an alternative to 3.1(a) and 3.1 (b), the following may be opted: d) An equivalent amount of money in lieu of the loss of structure (in case of displacement due to loss of housing unit), as per the specifications and rates of Pradhan Mantri Awas Yojana or similar scheme of State/ Central Governments in Rural and Urban areas.	The amount for alternative housing unit shall not be less than Rs 70,000 in rural areas and Rs 1.5 lakhs in urban areas.
			e) The stamp duty and other fees payable for registration of the land or house purchased by the Titleholder shall be borne by NHRCL on the production of documentary evidence as per point (c) of column 4 of Sl. No. 1.	The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.
			f) Right to salvage material from the affected structures without any cost.	
			g) Two months' notice to vacate the structure.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
3.2	Loss of Residential Structure	Encroachers, Squatters	a) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under i. Valuation of the structure Say Rs 70,000 ii. Solatium @ 100% of (i) Say Rs 70,000 iii. Total Compensation for Structure (i) + (ii) = Rs 140,000	Valuation of the structure shall be based on applicable SoR/Plinth Area duly updated without depreciation.
			b) The one-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building materials, belongings, cattle, etc.	Which requires physical displacement from the present location.
			c) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200)	
			d) One-time resettlement allowance of Rs 50,000/-	

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			<p>As an alternative to 3.2(a), the following may be opted:</p> <p>e) An equivalent amount of money in lieu of the loss of structure (in case of displacement due to loss of housing unit), as per the specifications and rates of Pradhan Mantri Awas Yojana or similar scheme of State/ Central Governments in Rural and Urban areas</p>	The amount for alternative housing unit shall not be less than Rs 70,000 in rural areas and Rs 1.5 lakhs in urban areas. ⁷
			f) Right to salvage material from the affected structures without any cost.	
			g) Two months' notice to vacate the structure.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
4.1	Loss of Commercial / Industrial Structure	Titleholder	<p>a) Compensation for structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under</p> <p>i. Valuation of the structure Say Rs 100,000</p> <p>ii. Solatium @100% of (i) Say Rs 1,00,000</p> <p>iii. Total Compensation for Structure (i) + (ii) = Rs 1,00,000</p>	Valuation of structure shall be based on applicable SoR/Plinth Area duly updated without depreciation.
			<p>b) Full compensation of structure payable in case of partial impact making unimpaired use of structure difficult.</p> <p>Or</p> <p>In case of partial impact of structure, provided that unimpaired continuous use of such structure is possible without hazards, and the owner/occupier express willingness in writing to NHSRCL to retain the remaining part of the structure, an additional amount of 25% of the compensation amount of affected area of such structure without solatium shall be paid to owner as one-time ex-gratia amount for repairing and strengthening of such structure.</p>	
			<p>c) R& R cost/assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. <u>(Assistance shall be fifty per cent (50%) of the amount of compensation (for structure and other assets) or Upto Rs 1,43,200 depending on the physical displacement = Rs 43,200 (Subsistence grant) + Rs 50,000 (transportation cost) + Rs 50,000 (Resettlement allowance) whichever is higher)</u></p>	R& R amount/assistance shall be fifty percent (50%) of the amount of compensation (for structure and other assets) as determined under RFCTLARR (Gujarat Amendment) Act, 2016. The lump-sum R&R amount/ assistance shall not be less than the amount payable according to the Second Schedule of the Act No. 30 of 2013.
			<p>d) The stamp duty and other fees payable for registration of commercial/industrial registered by the titleholder shall be borne by NHSRCL on the production of documentary evidence as per point (c) of column 4 of Sl. No. 1.</p>	

⁷ An alternative house as per IAY specifications in rural areas and a constructed house/flat of minimum 50 sq. in urban areas or cash in lieu of house if opted (the cash in lieu of house will be Rs.70,000/- in line with Gol IAY standards in rural areas and Rs.1,50,000 in case of urban areas), for those who do not have any homestead land and who have to relocate.

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			e) Right to salvage material from the affected structures without any cost.	
			f) Two months advance notice to vacate commercial and 6 months advance notice to vacate industrial structure/unit.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
4.2	Loss of Commercial Structure	Encroachers, Squatters	a) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under i. Valuation of the structure Say Rs 1,00,000 ii. Solatium @100% of (i) Say Rs 100,000 iii. Total Compensation for Structure (i) + (ii) = Rs 2,00,000	Valuation of structure shall be based on applicable SoR/Plinth area duly updated without depreciation.
			b) A one-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building materials, belongings, cattle, etc.	Which requires physical displacement from the present location.
			c) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200)	Balance 20% will be paid after providing encumbrance free land.
			d) One-time financial assistance of Rs 25,000 for loss of trade/ self-employment to the commercial squatter.	
			e) Right to salvage material from the affected structures without any cost.	
			f) Two months advance notice to vacate commercial and 6 months advance notice to vacate industrial	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
			g) One-time resettlement allowances of Rs 50,000/-	
5.1	Loss of residential structures	Tenants	Residential: a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building material, belongings, cattle, etc. b) Rental allowance of 4000/- per month in a rural area and 5000/- per month in urban areas for six (6) months. c) Two months' advance notice to vacate structure.	

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
5.2	Loss of commercial structures	Tenants	<p>Commercial:</p> <p>a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of commercial and other items kept in the structure.</p> <p>b) One-time financial assistance amount of Rs. 25,000/- for loss of trade/self-employment.</p> <p>c) Rental allowance of Rs 5000/- per month in rural areas and Rs 7000/- per month in urban areas for a period of six (6) months.</p> <p>d) Two months' advance notice to vacate structures.</p>	
5.3	Loss of other structures	Tenants	<p>Others:</p> <p>a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of items kept in the structure affected.</p> <p>b) Rental allowance of Rs 5000/- per month in rural areas and Rs 7000/- per month in urban areas for a period of six (6) months.</p> <p>c) Two months' advance notice to vacate structures.</p>	
6	Loss of Employment	Wage Earner (Workers/ Employees in non-agricultural establishment/ unit)	<p>a) Subsistence allowance of Rs 3600/- per month for a period of one year (i.e. Rs 43,200/-)</p>	
7	Trees, crops, plantations	Titleholder, Encroacher, Squatter	<p>a) Compensation for trees affected as per section 29 of Act 30 of 2013.</p> <p>Or</p> <p>NHSRCL shall/may allow the affected family to cut and take away the tree by providing 25% of timber value of the tree (fruit-bearing as well as non-fruit bearing) instead of full compensation of timber value.</p> <p>Sample calculation as under</p> <p>i. Valuation of the tree Say Rs 1000</p> <p>ii. Solatium @100% of (i) Say Rs 1000</p> <p>iii. Total Compensation for tree (i) + (ii) = Rs 2000</p> <p>In case affected families take the tree, then compensation = Rs 500</p> <p>b) Three (3) months' advance notice to affected persons to harvest fruits, standing crops etc.</p>	<p>Valuation of trees, crops, and plants attached to the land acquired shall be carried out by concerned departments without applying depreciation factor.</p> <p>Valuation of timber trees – by Forest Department.</p> <p>Standing crops – by Agriculture Department.</p> <p>Fruit bearing trees, plants, etc- by Horticulture Department.</p>

8	Cattle shed/ Petty shops	Title holder & non-title holder (Encroacher, Squatter)	a) One-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of Rs. 25,000/- for relocation/shifting of cattle shed or small shop, as the case may be.	<p>Petty shops will include small shops, work shed commercial kiosk, shanties and other temporary shops (which can be relocated without damage) where business is carried out.</p> <p>Entitled parties receiving assistance under the 'petty shop' category shall not be entitled to payment of lump sum amount</p>
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			b) Subsistence allowance of Rs. 3600/month for petty shops a period of three months (time period required to re-establish shop) i.e. Rs 10,800/-	
			c) Notice period of 15 days to shift/remove structure	
9	Loss of land/ structure/ other	Vulnerable family belonging to title holder, squatter, encroacher	a) One-time additional financial assistance of Rs 100,000/- to all vulnerable families.	Vulnerable includes where the head of the family is Scheduled Caste, Schedule Tribe (including the displacement in Schedule Areas), WHH (widow, separated woman, single woman, etc.), disabled, BPL, the person above 65 years of age with no immediate family members to support.
10	Loss of land/ structure/ other	One member from each affected family	a) Training in relevant skills/vocation to self or a family member as per his / her willingness (to the extent possible) in the areas such as dairy, poultry, computer, repair of electrical/electronic items, mechanical works etc. All cost related to training shall be borne by NHSRCL.	
11	Loss of Community Infrastructure and Common Property Resources	Affected communities and groups	a) Compensation/ assistance for reconstruction/relocation of community structures and replacement of common property resources shall be done in consultation with the local community. All cost shall be borne by NHSRCL.	

Table2: Entitlement Matrix Maharashtra

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks	
(1)	(2)	(3)	(4)	(5)	
1	Loss of Land [agricultural as well as non-agricultural (homestead/ commercial or otherwise)]	Title Holder - TH	<p>a) The land will be acquired on payment of compensation as per RFCTLARR Act, 2013 (hereinafter referred as Act no 30 of 2013).</p> <p>I. Market value as per the India Stamp Act 1899 for the registration of sale deed or agreement to sell, in the area where land is situated;</p> <p>or</p> <p>The average sale price of similar types of land situated in the nearest vicinity area ascertained from the highest 50% of the sale deeds of the proceeding 3 years;</p> <p>or</p> <p>Consented amounts paid for PPPs or private Companies</p> <p>whichever is higher.</p> <p>II. Plus 100% Solatium and 12% interest from the date of notification (Namuna 1 publication for various tehsil)</p> <p>III. Multiplication Factor as per the Act (1 in urban, 1.5 in areas under regional/development areas and 2 in rural areas).</p>	<p>Compensation determination as per steps outlined under section 26 of RFCTLARR Act 2013.</p> <p>12% interest shall be applicable from the date of First notification Namuna 1 in Maharashtra)].</p>	
			<p>b) R&R cost/ assistance shall be as per Second Schedule of the RFCTLARR Act, 2013.(Minimum lump sum Rs 5,00,000)</p>		<p>The R&R amount/ assistance shall be payable according to the Second Schedule of the Act No. 30 of 2013.</p>
			<p>c) The stamp duty and other fees payable for registration of the land or house purchased by the affected families (anywhere within the concerned state) in self-name or the joint name of the affected family member (spouse/ children), shall be reimbursed by NHSRCL on the production of documentary evidence.</p> <p>Stamp duty and other fees shall be payable for property value equal to the total amount of Compensation & R&R disbursed or the actual amount paid by the affected family, whichever is less.</p>		<p>The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.</p>
			<p>d) Partially Acquired Land Plot: NHSRCL shall pay one-time additional assistance to the affected land owner family based on the percentage of the land area acquired from each partially acquired land plot.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%; text-align: center;">Land Area Acquired</td> <td style="width: 50%; text-align: center;">Additional R&R assistance</td> </tr> </table>		Land Area Acquired
Land Area Acquired	Additional R&R assistance				

			Up to 50%	Nil	The ownership of the balance area of the partially acquired land plot
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)		Remarks
			50% -75%	15% of Compensation amount for balance land area	shall continue to remain with the land owner.
			More than 75%	25% of Compensation amount for balance land area	
			e) In case of severance of land plot (division into two parts due to acquisition), the left-over plots on either side shall be treated independently as per the above clause [(d) for partially impacted land plots].		For severed land plots also, the ownership of remaining land area on either side shall continue to remain with the land owner.
			f) One-time additional assistance equal to 25% of the Compensation amount in terms of Govt. of Maharashtra Govt. decision No. SANKIRNA - 03/2015/Para.Kra.34/A-2 dtd. 12/5/2015. Sample calculation as under i) Total value of rural land as per market/Jantri/ Consented amount as per clause 1(a) above say Rs100,000 ii) Multiplier factor -2 for rural say Rs 2,00,000 iii) Solatium 100% of (ii) Rs 2,00,000 iv) Total Compensation (ii) +(iii) = Rs 4,00,000 v) Additional incentive for agreeing to consent – 25% of (iv) = Rs 1,00,000 Gross Amount including incentive for consent –Rs 5,00,000/		This assistance shall be applicable for acquisition of private land through consent.
2	Families primarily dependent on acquired land (Agricultural)	Affected family	d) A onetime payment of Rs. 5 lakhs per affected family.		
			e) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200).		
			f) The stamp duty and other fees payable for registration of the land or house purchased by the affected families (anywhere within the concerned state) in self-name or the joint name of the affected family member (spouse/ children), shall be reimbursed by NHSRCL on the production of documentary evidence.		Stamp duty and other fees shall be payable for property value equal to the total amount of Compensation & R&R disbursed or the actual amount paid by the affected family, whichever is less. The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.

3.1	Loss of Residential Structure	Affected family (Titleholder)	a) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. <u>Sample calculation as under</u>	Valuation of structure by approved Valuer based on applicable
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			<p>i) <u>Valuation of the structure Say Rs 100,000</u></p> <p>ii) <u>Solatium @100% of (i) Say Rs 1,00,000</u></p> <p><u>Total Compensation for Structure (i) +(ii) = Rs 2,00,000</u></p>	Schedule of Rates (SoR)/ Plinth area, without depreciation.
			<p>a) Full compensation of structure payable in case of partial impact making unimpaired use of structure difficult.</p> <p>Or</p> <p>In case of partial impact of structure, provided that unimpaired continuous use of such structure is possible, and the owner/ occupier express willingness in writing to NHSRCL to retain the remaining part of the structure, an additional amount of 25% of the compensation amount of affected area of such structure without solatium shall be paid to owner as one-time ex-gratia amount for repairing and strengthening of such structure.</p>	
			<p>b) R&R cost/assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. Sample calculation as under</p> <p><u>(Upto Rs 1,43,200 depending on the physical displacement = Rs 43,200 (Subsistence grant) + Rs 50,000 (transportation cost) + Rs 50,000 (Resettlement allowance)</u></p>	The R&R amount/ assistance shall be payable according to the Second Schedule of the Act No. 30 of 2013.
			<p>As an alternative to 3.1(a) and 3.1 (b), the following may be opted:</p> <p>c) An equivalent amount of money in lieu of the loss of structure (in case of displacement due to loss of housing unit), as per the specifications and rates of Pradhan Mantri Awas Yojana or similar scheme of State/ Central Governments in Rural and Urban areas.</p>	The amount for alternative housing unit shall not be less than Rs 70,000 in rural areas and Rs 1.5 lakhs in urban areas. ⁸
			<p>d) The stamp duty and other fees payable for registration of the land or house purchased by the Titleholder shall be borne by NHSRCL on the production of documentary evidence as per point (c) of column 4 of Sl. No. 1.</p>	The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.
			<p>e) Right to salvage material from the affected structures without any cost.</p>	
			<p>f) Two months' notice to vacate the structure.</p>	Advance payment of 80% of the total compensation shall be paid

⁸ An alternative house as per IAY specifications in rural areas and a constructed house/flat of minimum 50sq. m. in urban areas or cash in lieu of house if opted (the cash in lieu of house will be Rs.70,000/- in line with Gol IAY standards in rural areas and Rs.1,50,000 in case of urban areas), for those who do not have any homestead land and who have to relocate.

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks		
				on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.		
3.2	Loss of Residential Structure	Encroachers, Squatters	h) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under i) Valuation of the structure Say Rs 70,000 ii) Solatium @100% of (i) Say Rs 70,000 Total Compensation for Structure (i) + (ii) = Rs 140,000	Valuation of the structure shall be based on applicable SoR duly updated without depreciation.		
			i) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building materials, belongings, cattle, etc.	Upto Rs 1,43,200 in case of physical displacement from the present location.		
			j) Subsistence allowance of Rs.3600/month for a period of one year (i.e. Rs 43,200)			
			k) One-time Resettlement allowance of Rs 50,000/			
			As an alternative to 3.2(a), the following may be opted:			The amount for alternative housing unit shall not be less than Rs 70,000 in rural areas and Rs 1.5 lakhs in urban areas.
			l) An equivalent amount of money in lieu of the loss of structure (in case of displacement due to loss of housing unit), as per the specifications and rates of Pradhan Mantri Awas Yojana or similar scheme of State/ Central Governments in Rural and Urban areas			
m) Right to salvage material from the affected structures without any cost.						
n) Two months' advance notice to vacate the structure.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.					
4.1	Loss of Commercial/Industrial	Titleholder	a) Compensation for structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under (i) Valuation of the structure Say Rs 100,000 (ii) Solatium @100% of (i) Say Rs 1,00,000 Total Compensation for Structure (i) + (ii) = Rs 2,00,000	Valuation of structure shall be based on applicable SoR/ Plinth area without depreciation.		

	Structure		b) Full compensation of structure payable in case of partial impact making unimpaired use of structure difficult. Or	
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			In case of partial impact of structure, provided that unimpaired continuous use of such structure is possible without hazards, and the owner/occupier express willingness in writing to NHSRCL to retain the remaining part of the structure, an additional amount of 25% of the compensation amount of affected area of such structure without solatium shall be paid to owner as one-time ex-gratia amount for repairing and strengthening of such structure.	
			c) R & R cost/assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. <u>(Upto Rs 1,43,200 depending on the physical displacement = Rs 43,200 (Subsistence grant) + Rs 50,000 (transportation cost) + Rs 50,000 (Resettlement allowance)</u>	The lump-sum R&R amount/ assistance shall not be less than the amount payable according to the Second Schedule of the Act No. 30 of 2013.
			d) The stamp duty and other fees payable for registration of commercial/industrial registered by the titleholder shall be borne by NHSRCL on the production of documentary evidence as per point (c) of column 4 of Sl. No. 1.	
			e) Right to salvage material from the affected structures without any cost.	
			f) Two months advance notice to vacate commercial and 6 months advance notice to vacate industrial structure/unit.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
4.2	Loss of Commercial Structure	Affected family (Non-titleholder – Encroachers, Squatters)	a) Compensation for structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under i) Valuation of the structure Say Rs 1,00,000 iii) Solatium @100% of (i) Say Rs 100,000 Total Compensation for Structure (i) + (ii) = Rs 2,00,000	Valuation of structure shall be based on applicable SoR/ Plinth area, without depreciation.
			b) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building materials, belongings, cattle, etc.	Which requires physical displacement from the present location.
			c) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200)	Balance 20% will be paid after providing encumbrance free land.
			d) One-time financial assistance of Rs 25,000 for loss of trade/ self-employment to the commercial squatter.	
			e) Right to salvage material from the affected structures without any cost.	

f) Two months' advance notice to vacate the commercial structure and 6 months advance notice to vacate the industrial structure	Advance payment of 80% of the total compensation shall be paid
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			g) One-time resettlement allowance of Rs. 50,000	on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
5.1	Loss of residential structures	Tenants	Residential: a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building material, belongings, cattle, etc. b) Rental allowance of 4000/- per month in a rural area and 5000/- per month in urban areas for six (6) months. c) Two months' advance notice to vacate structure.	
5.2	Loss of commercial structures	Tenants	Commercial: a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of commercial and other items kept in the structure. b) One-time financial assistance amount of Rs. 25,000/- for loss of trade/self-employment. c) Rental allowance of Rs 5000/- per month in rural areas and Rs 7000/- per month in urban areas for a period of six (6) months. d) Two months' advance notice to vacate structures.	
5.3	Loss of other structures	Tenants	Others: a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of items kept in the structure affected. b) Rental allowance of Rs 5000/- per month in rural areas and Rs 7000/- per month in urban areas for a period of six (6) months. c) Two months' advance notice to vacate structures.	
6	Loss of Employment	Wage Earner (Workers/ Employees in non-agricultural establishment/ unit)	a) Subsistence allowance of Rs 3600/month for a period of one year (i.e. Rs 43200/-)	

7	Trees, crops, plantations	Titleholder, Encroacher, Squatter	<p>c) Compensation for trees affected as per section 29 of Act 30 of 2013.</p> <p>Or</p> <p>NHSRCL shall/may allow the affected family to cut and take away the tree by providing 25% of timber value of the tree (fruit-bearing as well as non-fruit bearing) instead of full compensation of timber value.</p> <p>Sample calculation as under</p> <p>(i) Valuation of the tree Say Rs 1000</p> <p>(ii) Solatium @100% of (i) Say Rs 1000</p> <p>Total Compensation for tree (i) + (ii) = Rs 2000</p> <p>In case affected families take the tree, then compensation = Rs 500</p>	<p>Valuation of trees, crops, and plants attached to the land acquired shall be carried out by concerned departments without applying depreciation factor.</p> <p>Valuation of timber trees – by Forest Department.</p> <p>Standing crops – by Agriculture Department.</p> <p>Fruit bearing trees, plants, etc- by Horticulture Department.</p>
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			d) Three (3) months' advance notice to affected persons to harvest fruits, standing crops etc.	
8	Cattle shed/ Petty shops	Titleholder, Encroacher, Squatter	a) One-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of Rs. 25,000/- for relocation/shifting of cattle shed or small shop, as the case may be.	Petty shops will include small shops, work shed commercial kiosk, shanties and other movable shops (which can be relocated without damage) where business is carried out. Entitled parties receiving assistance under the 'petty shop' category shall not be entitled to payment of lump sum amount
			b) Subsistence allowance of Rs. 3600/month for petty shops a period of three months (time period required to re-establish shop) i.e. Rs 10,800/-	
			c) Notice period of 15 days to shift/remove structure	
9	Loss of land/ structure/ other	Vulnerable family belonging to title holder, squatter, encroacher	a) One-time additional financial assistance of Rs 100,000/- to all vulnerable families.	Vulnerable includes where the head of the family is Scheduled Caste, Schedule Tribe (including the displacement in Schedule Areas), WHH (widow, separated woman, single woman, etc), disabled, BPL, the person above 65 years of age with no immediate family members to support.
10	Loss of land/ structure/ other	One member from each affected family	a) Training in relevant skills/vocation to self or a family member as per his / her demand (to the extent possible) in the areas such as dairy, poultry, computer, repair of electrical/electronic items, mechanical works etc. All cost related to training shall be borne by NHSRCL.	
11	Loss of Community Infrastructure and Common Property Resources	Affected communities and groups	a) Compensation/ assistance for reconstruction/relocation of community structures and replacement of common property resources shall be done in consultation with the local community. All cost shall be borne by NHSRCL.	

Table 3: Entitlement Matrix DNH

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
(1)	(2)	(3)	(4)	(5)
1	Loss of Land [agricultural as well as non-agricultural (homestead/ commercial or otherwise)]	Title Holder - TH	<p>a) The land will be acquired on payment of compensation as per RFCTLARR Act, 2013 (hereinafter referred as Act no 30 of 2013).</p> <p>I. Market value as per the India Stamp Act 1899 for the registration of sale deed or agreement to sell, in the area where land is situated; or The average sale price of similar types of land situated in the nearest vicinity area ascertained from the highest 50% of the sale deeds of the proceeding 3 years; or Consented amounts paid for PPPs or private Companies whichever is higher.</p> <p>II. Plus 100% Solatium and 12% interest from the date of notification (Section 4 notification)</p> <p>III. Multiplication Factor as per the Act (1 in urban and 2 in rural areas).</p> <p>b) R&R cost/ assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. (Minimum lump sum Rs 5,00,000)</p>	<p>Compensation determination as per steps outlined under section 26 of RFCTLARR Act 2013. 12% interest shall be applicable from the date of First notification Section 4 in DNH).</p> <p>The R&R amount/ assistance shall be payable according to the Second Schedule of the RFCTLARR 2013</p>

			<p>c) The stamp duty and other fees payable for registration of the land or house purchased by the affected families (anywhere within the</p>	<p>The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.</p>
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks								
			<p>concerned state) in self-name or the joint name of the affected family member (spouse/ children), shall be reimbursed by NHSRCL on the production of documentary evidence.</p> <p>Stamp duty and other fees shall be payable for property value equal to the total amount of Compensation & R&R disbursed or the actual amount paid by the affected family, whichever is less.</p>									
			<p>d) Partially Acquired Land Plot: NHSRCL shall pay one-time additional assistance to the affected land owner family based on the percentage of the land area acquired from each partially acquired land plot.</p> <table border="1" data-bbox="1133 767 1514 1224"> <thead> <tr> <th data-bbox="1133 767 1301 863">Land Area Acquired</th> <th data-bbox="1301 767 1514 863">Additional R&R assistance</th> </tr> </thead> <tbody> <tr> <td data-bbox="1133 863 1301 927">Up to 50%</td> <td data-bbox="1301 863 1514 927">Nil</td> </tr> <tr> <td data-bbox="1133 927 1301 1078">50% - 75%</td> <td data-bbox="1301 927 1514 1078">15% of Compensation amount for balance land area</td> </tr> <tr> <td data-bbox="1133 1078 1301 1224">More than 75%</td> <td data-bbox="1301 1078 1514 1224">25% of Compensation amount for balance land area</td> </tr> </tbody> </table>	Land Area Acquired	Additional R&R assistance	Up to 50%	Nil	50% - 75%	15% of Compensation amount for balance land area	More than 75%	25% of Compensation amount for balance land area	<p>The additional one-time R&R assistance for partially acquired land plot shall be without solatium, multiplication factor and interest @12%.</p> <p>The ownership of the balance area of the partially acquired land plot shall continue to remain with the land owner.</p>
Land Area Acquired	Additional R&R assistance											
Up to 50%	Nil											
50% - 75%	15% of Compensation amount for balance land area											
More than 75%	25% of Compensation amount for balance land area											

			e) In case of severance of land plot (division into two parts due to acquisition), the left-over plots on either side shall be treated independently as per the above	For severed land plots also, the ownership of remaining land area on either side shall continue to remain with the land owner.
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			clause [(d) for partially impacted land plots].	
			<p>f) One-time additional assistance equal to 25% of the Compensation amount</p> <p>Sample calculation as under</p> <p>i) Total value of rural land as per market/Jantri/ Consented amount as per clause 1(a) above say Rs100,000</p> <p>ii) Multiplier factor -2 for rural say Rs 2,00,000</p> <p>iii) Solatium 100% of (ii) Rs 2,00,000</p> <p>iv) Total Compensation (ii) +(iii) = Rs 4,00,000</p> <p>v) Additional incentive for agreeing to consent – 25% of (iv) = Rs 1,00,000</p> <p>Gross Amount including incentive for consent –Rs 5,00,000/</p>	This assistance shall be applicable for acquisition of private land through consent.
			a) A onetime payment of Rs. 5 lakhs per affected family.	
			b) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200).	

2	Families primarily dependent on acquired land (Agricultural)	Affected family	<p>c) The stamp duty and other fees payable for registration of the land or house purchased by the affected families (anywhere within the concerned state) in self-name or the joint name of the affected family member (spouse/ children), shall be reimbursed by NHSRCL on the production of documentary evidence.</p>	<p>Stamp duty and other fees shall be payable for property value equal to the total amount of Compensation & R&R disbursed or the actual amount paid by the affected family, whichever is less.</p> <p>The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.</p>
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
3.1	Loss of Residential Structure	Affected family (Titleholder)	a) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. <i>Sample calculation as under</i> <i>iii) Valuation of the structure</i> <i>Say Rs 100,000</i> <i>iv) Solatium @100% of (i) Say</i> <i>Rs 1,00,000</i> <i>Total Compensation for Structure</i> <i>(i) +(ii) = Rs 2,00,000</i>	Valuation of structure by approved Valuer based on applicable Schedule of Rates (SoR)/ Plinth area, without depreciation.
			b) Full compensation of structure payable in case of partial impact making unimpaired use of structure difficult. Or In case of partial impact of structure, provided that unimpaired continuous use of such structure is possible, and the owner/ occupier express willingness in writing to NHSRCL to retain the remaining part of the structure, an additional amount of 25% of the compensation amount of affected area of such structure without solatium shall be paid to owner as one-time ex-gratia amount for repairing and strengthening of such structure.	

		<p>c) R&R cost/assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. Sample calculation as under <u>(Upto Rs 1,43,200 depending on the physical displacement = Rs 43,200 (Subsistence grant) + Rs 50,000 (transportation cost) + Rs 50,000 (Resettlement allowance)</u></p>	<p>The R&R amount/ assistance shall be payable according to the Second Schedule of the Act No. 30 of 2013.</p>
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			<p>As an alternative to 3.1(a) and 3.1 (b), the following may be opted:</p> <p>d) An equivalent amount of money in lieu of the loss of structure (in case of displacement due to loss of housing unit), as per the specifications and rates of Pradhan Mantri Awas Yojana or similar scheme of State/ Central Governments in Rural and Urban areas.</p>	The amount for alternative housing unit shall not be less than Rs 70,000 in rural areas and Rs 1.5 lakhs in urban areas. ⁹
			e) The stamp duty and other fees payable for registration of the land or house purchased by the Titleholder shall be borne by NHSRCL on the production of documentary evidence as per point (c) of column 4 of Sl. No. 1.	The reimbursement of stamp duty and other fees can be claimed within a period of three (3) years from the date of disbursement of the last payment to affected families.
			f) Right to salvage material from the affected structures without any cost.	
			g) Two months' notice to vacate the structure.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
3.2	Loss of Residential Structure	Encroachers, Squatters	<p>a) Compensation for the structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under</p> <p>iv) Valuation of the structure Say Rs 70,000</p> <p>v) Solatium @100% of (i) Say Rs 70,000</p>	Valuation of the structure shall be based on applicable SoR duly updated without depreciation.

⁹ An alternative house as per PMAY specifications in rural areas and a constructed house/flat of minimum 50 sq. m. in urban areas or cash in lieu of house if opted (the cash in lieu of house will be Rs.70,000/- in line with Gol IAY standards in rural areas and Rs. 1,50,000 in case of urban areas), for those who do not have any homestead land and who have to relocate.

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			Total Compensation for Structure (i) + (ii) = Rs 140,000	
			b) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building materials, belongings, cattle, etc.	Upto Rs 1,43,200 in case of physical displacement from the present location.
			c) Subsistence allowance of Rs.3600/month for a period of one year (i.e. Rs 43,200)	
			d) One-time Resettlement allowance of Rs 50,000/	
			As an alternative to 3.2(a), the following may be opted:	The amount for alternative housing unit shall not be less than Rs 70,000 in rural areas and Rs 1.5 lakhs in urban areas.
			e) An equivalent amount of money in lieu of the loss of structure (in case of displacement due to loss of housing unit), as per the specifications and rates of Pradhan Mantri Awas Yojana or similar scheme of State/ Central Governments in Rural and Urban areas	
			f) Right to salvage material from the affected structures without any cost.	
			g) Two months' advance notice to vacate the structure.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.

4.1	Loss of Commercial/Industrial Structure	Titleholder	<p>a) Compensation for structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under</p> <p>(i) Valuation of the structure Say Rs 100,000</p> <p>(ii) Solatium @ 100% of (i) Say Rs 1,00,000</p>	Valuation of structure shall be based on applicable SoR/ Plinth area without depreciation.
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			Total Compensation for Structure (i) + (ii) = Rs 2,00,000	
			b) Full compensation of structure payable in case of partial impact making unimpaired use of structure difficult. Or In case of partial impact of structure, provided that unimpaired continuous use of such structure is possible without hazards, and the owner/occupier express willingness in writing to NHSRCL to retain the remaining part of the structure, an additional amount of 25% of the compensation amount of affected area of such structure without solatium shall be paid to owner as one-time ex-gratia amount for repairing and strengthening of such structure.	
			c) R& R cost/assistance shall be as per Second Schedule of the RFCTLARR Act, 2013. <u>(Upto Rs 1,43,200 depending on the physical displacement = Rs 43,200 (Subsistence grant) + Rs 50,000 (transportation cost) + Rs 50,000 (Resettlement allowance)</u>	The lump-sum R&R amount/ assistance shall not be less than the amount payable according to the Second Schedule of the Act No. 30 of 2013.
			d) The stamp duty and other fees payable for registration of commercial/industrial registered by the titleholder shall be borne by NHSRCL on the production of documentary evidence as per point (c) of column 4 of Sl. No. 1.	

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
			e) Right to salvage material from the affected structures without any cost.	
			f) Two months advance notice to vacate commercial and 6 months advance notice to vacate industrial structure/unit.	Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.
4.2	Loss of Commercial Structure	Affected family (Non-titleholder – Encroachers, Squatters)	a) Compensation for structure as per section 29 of Act 30 of 2013 with 100% Solatium. Sample calculation as under j) Valuation of the structure Say Rs 1,00,000 vi) Solatium @100% of (i) Say Rs 100,000 Total Compensation for Structure (i) + (ii) = Rs 2,00,000	Valuation of structure shall be based on applicable SoR/ Plinth area, without depreciation.
			b) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building materials, belongings, cattle, etc.	Which requires physical displacement from the present location.
			c) Subsistence allowance of Rs. 3600/month for a period of one year (i.e. Rs 43,200)	Balance 20% will be paid after providing encumbrance free land.
			d) One-time financial assistance of Rs 25,000 for loss of trade/ self-employment to the commercial squatter.	
			e) Right to salvage material from the affected structures without any cost.	

			<ul style="list-style-type: none"> f) Two months' advance notice to vacate the commercial structure and 6 months advance notice to vacate the industrial structure g) One-time resettlement allowance of Rs. 50,000 	<p>Advance payment of 80% of the total compensation shall be paid on/before serving the advance notice. Balance 20% will be paid after providing encumbrance free land.</p>
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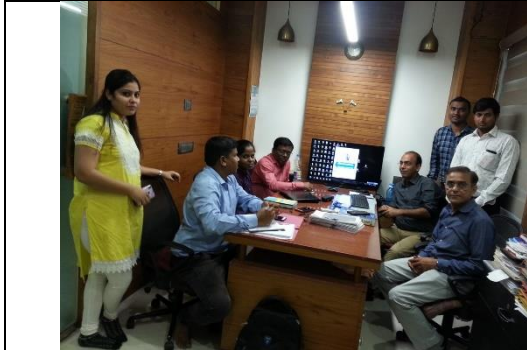
SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
5.1	Loss of residential structures	Tenants	<p>Residential:</p> <p>a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of the family, building material, belongings, cattle, etc.</p> <p>b) Rental allowance of 4000/- per month in a rural area and 5000/- per month in urban areas for six (6) months.</p> <p>c) Two months' advance notice to vacate structure.</p>	
5.2	Loss of commercial structures	Tenants	<p>Commercial:</p> <p>a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of commercial and other items kept in the structure.</p> <p>b) One-time financial assistance amount of Rs. 25,000/- for loss of trade/self-employment.</p> <p>c) Rental allowance of Rs 5000/- per month in rural areas and Rs 7000/- per month in urban areas for a period of six (6) months.</p> <p>d) Two months' advance notice to vacate structures.</p>	
5.3	Loss of other structures	Tenants	<p>Others:</p> <p>a) One-time financial assistance of Rs. 50,000/- as transportation cost for shifting of items kept in the structure affected.</p> <p>b) Rental allowance of Rs 5000/- per month in rural areas and Rs 7000/- per month in urban areas for a period of six (6) months.</p> <p>c) Two months' advance notice to vacate structures.</p>	

SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
6	Loss of Employment	Wage Earner (Workers/ Employees in non-agricultural establishment/ unit)	a) Subsistence allowance of Rs 3600/month for a period of one year (i.e. Rs 43200/-)	
7	Trees, crops, plantations	Titleholder, Encroacher, Squatter	<p>a) Compensation for trees affected as per section 29 of Act 30 of 2013.</p> <p>Or</p> <p>NHSRCL shall/may allow the affected family to cut and take away the tree by providing 25% of timber value of the tree (fruit-bearing as well as non-fruit bearing) instead of full compensation of timber value.</p> <p>Sample calculation as under</p> <p>(i) Valuation of the tree Say Rs 1000</p> <p>(ii) Solatium @100% of (i) Say Rs 1000</p> <p>Total Compensation for tree (i) + (ii) = Rs 2000</p> <p>In case affected families take the tree, then compensation = Rs 500</p>	<p>Valuation of trees, crops, and plants attached to the land acquired shall be carried out by concerned departments without applying depreciation factor.</p> <p>Valuation of timber trees – by Forest Department.</p> <p>Standing crops – by Agriculture Department.</p> <p>Fruit bearing trees, plants, etc- by Horticulture Department.</p>
8	Cattle shed/ Petty shops	Titleholder, Encroacher, Squatter	<p>a) One-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of Rs. 25,000/- for relocation/shifting of cattle shed or small shop, as the case may be.</p> <p>b) Subsistence allowance of Rs. 3600/month for petty shops a period of three months (time period required to re-establish shop) i.e. Rs 10,800/-</p>	<p>Petty shops will include small shops, work shed commercial kiosk, shanties and other movable shops (which can be relocated without damage) where business is carried out.</p> <p>Entitled parties receiving assistance under the 'petty shop' category shall not be entitled to payment of lump sum amount</p>

			c) Notice period of 15 days to shift/remove structure	
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SN	Type of Loss	Eligible Category	Entitlement (Compensation & R&R Assistance)	Remarks
9	Loss of land/ structure/ other	Vulnerable family belonging to title holder, squatter, encroacher	a) One-time additional financial assistance of Rs 100,000/- to all vulnerable families.	Vulnerable includes where the head of the family is Scheduled Caste, Schedule Tribe (including the displacement in Schedule Areas), WHH (widow, separated woman, single woman, etc), disabled, BPL, the person above 65 years of age with no immediate family members to support.
10	Loss of land/ structure/ other	One member from each affected family	a) Training in relevant skills/vocation to self or a family member as per his / her demand (to the extent possible) in the areas such as dairy, poultry, computer, repair of electrical/electronic items, mechanical works etc. All cost related to training shall be borne by NHSRCL.	
11	Loss of Community Infrastructure and Common Property Resources	Affected communities and groups	a) Compensation/ assistance for reconstruction/relocation of community structures and replacement of common property resources shall be done in consultation with the local community. All cost shall be borne by NHSRCL.	

Photo Gallery



Training



Site visit



Feb 2019



Feb 2019



Meetings Feb 2019



Meetings Feb 2019



Row Marking Vasai Tehsil



RoW marking Vasai Tehsil



RoW marking Vasai Tehsil



RoW marking Vasai Tehsil