

Social Impact Assessment and Resettlement Plan for Reach 6

August 2020

Prepared by the Bangalore Metro Rail Corporation Limited for AIIB and EIB.

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Table of Contents

Currency Equivalents.....	7
EXECUTIVE SUMMARY	1
1. INTRODUCTION.....	1
1.1 Scope of Assignment	1
1.2 Project Background.....	1
1.3 Project Components.....	3
1.3.1 Stations.....	3
1.3.2 Depot.....	4
1.3.3 Electricity Receiving Sub Station	4
1.4 Aim of the Resettlement Plan [RP]	4
1.5 Scope of the RP	4
1.6 Limitations.....	5
1.7 Methodology for Minimizing Impacts.....	5
1.8 Cut- Off Date.....	6
1.9 Screening and Categorization	6
2. SCOPE OF LAND ACQUISITION AND RESETTLEMENT	7
2.1 Potential Impact of Project Implementation	7
2.2 Estimated Impacts- Positive Impact.....	7
2.3 Estimated Impacts -Negative Impacts.....	9
2.4 Impact Areas.....	9
2.5 Summary of Impacts	9
2.6 Extent of Area Affected	10
2.7 All Properties - Titleholders	10
2.8 Non-title holders.....	11
2.9 Common Property Resources	12
2.10 Land Required for Acquisition.....	13
2.11 Process Adopted for Acquisition under the Project.....	14
2.12 Land Belonging to Government Bodies	15
2.13 Land Belonging to State Government	15
2.14 Land Belonging to Central Government-Defence Department.....	15
2.15 Indigenous Peoples.....	15
2.16 Other Impacts- During Construction and Operations.....	15
3. SOCIAL IMPACT ASSESSMENT [SIA] OF THE SAMPLE PROJECT AFFECTED ENTITIES	16
3.1 Objectives	16
3.2 Methodology	16
3.3 Sample Size.....	17
3.4 Coverage of the Survey.....	17
3.5 Analysis and Presentation of the Findings	17
3.6 Title Holders – Residential.....	18
3.7 Nature of Structure.....	18
3.8 Background of the Residential Property Owners.....	19
3.9 Size of the Household Among Owners	20
3.10 Perceptions About the Metro Project and Issues relating to Acquisition.....	20
3.11 Utility of the Left-Over Property.....	21
3.12 Socio-Economic Profile [Owners of the Residential Properties Covered in the Survey].....	22
3.12.1 Demographic Details.....	22
3.12.2 Sex Groups.....	23
3.12.3 Marital Status.....	23
3.12.4 Educational Status	24
3.12.5 Occupational Status.....	24
3.13 A few issues of concern are:.....	25
3.14 Distance Traversed for Work by Family Members [For All Population]	26
3.15 Monthly Income of Working Family Members - Head of the Household.....	26
3.16 Households Headed by Senior Citizen	26
3.17 Women Headed Household	27
3.18 Households with Disabled Members [Only for Households with Disabled Members]	27
3.19 Economic Status of the Households	28
3.20 Access to Facilities.....	28

3.21	Access to Facilities.....	29
3.22	Vulnerable Population	29
3.22.1	Status of Current Residence among Vulnerable Families	29
3.22.2	Occupation of Heads of Households of Vulnerable Families	30
3.22.3	Social Composition of the Vulnerable Families	30
3.22.4	Religious Background of the Vulnerable Families	31
3.23	Structural Details.....	31
3.24	Representation of Problems to GRC.....	31
3.25	Title Holders - Commercial	31
3.26	Status of Current Occupancy (Commercial properties)	31
3.27	Ownership of the Commercial Enterprise by Gender	32
3.28	Type of Commercial Activity	32
3.29	License Details.....	33
3.30	Loss of Property.....	33
3.31	Loss of Business.....	34
3.32	Nature of Property Affected.....	34
3.33	Last ST/ VAT Paid.....	34
3.34	Status of Consent Award and the Award of Compensation	35
3.35	Review	35
3.36	Submission of Complaints to the Grievance Redressal Committee	35
3.37	Non-title Holders - Residential	35
3.37.1	Size of the Households	35
3.37.2	Age.....	36
3.37.3	Sex.....	36
3.37.4	Marital status	37
3.37.5	Education.....	37
3.37.6	Occupation.....	37
3.37.7	Monthly Income of Head of the Household	38
3.37.8	Estimate of Monthly Household Expense.....	38
3.37.9	Distance to Workplace (in Kms).....	38
3.38	Gender Analysis.....	40
3.39	Summary of the PAEs.....	41
4.	INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION	42
4.1	Types of Consulted Persons.....	42
4.2	Issues Raised in the Consultative Meetings.....	43
4.2.1	The elevated stretch:.....	43
4.2.2	The underground stretch:	44
4.3	Responses from BMRCL and Mitigation measures	45
4.4	Construction Stage and Operation Stage.....	46
4.5	Information, Communication and Awareness.....	47
4.5.1	Press Release:.....	47
5.	GRIEVANCE REDRESSAL MECHANISM.....	48
5.1	The main responsibilities of the GRC.....	48
5.2	Status of the Grievances	49
6.	LEGAL FRAMEWORK FOR PRIVATE PROPERTY ACQUISITION	50
6.1	Compensation and Resettlement, 2019.....	50
6.2	Land Acquisition.....	50
6.3	Salient Features - Section 28 of KIADB Act	50
6.3.1	Salient Features - SECTION 29 OF KIADB ACT	51
6.4	AIIB Policy on Resettlement	51
6.5	EIB Policy on Resettlement.....	53
6.6	Policy Gap Analysis	53
6.7	Gap Analysis for CRP 2017 & 2019.....	59
7.	ENTITLEMENTS, ASSISTANCE AND BENEFITS.....	66
7.1	Impacts:	66
7.2	Revision to Compensation Policy 2007 and Adoption of BMRCL CRP 2019	66
7.3	Compensations for Land Acquisition.....	66
7.4	Eligibility Criteria	82
7.5	Project Affected Persons	82
7.6	Litigation	82

8.	RELOCATION OF HOUSING AND SETTLEMENTS	83
8.1	Resettlement and Rehabilitation of non-title holders	83
8.1.1	Elevated Stretch.....	84
8.1.2	Underground stretch:.....	84
8.2	R & R Payments for CPRs	85
9.	COMPENSATION AND INCOME RESTORATION AND REHABILITATION	87
9.1	Guiding Principles	87
9.2	Resettlement Process under the Project.....	88
9.3	Land Compensation	88
9.4	Allowances.....	88
9.5	Rehabilitation paid to Tenant (Residential) with details:	89
9.6	Rehabilitation Amount to Owners (Commercial).....	89
9.7	Rehabilitation Amount to Owners (Residential)	90
10.	RESETTLEMENT AND LAND ACQUISITION BUDGET.....	92
10.1	Budget Disbursements	92
10.2	Balance Amount.....	92
11.	INSTITUTIONAL ARRANGEMENTS	93
11.1	Implementation Arrangement	93
11.2	Gender Initiatives of BMRCL	93
11.3	Construction of Metro Rail and Depot Facilities.....	94
11.4	Metro Operations and service delivery.....	94
11.5	Capacity Building and Staffing Development	95
12.	IMPLEMENTATION SCHEDULE.....	96
12.1	Time line of Activities.....	96
13.	REVIEW OF DISBURSALS UNDER THE PROJECT.....	97
13.1	Status of Disbursals	97
13.2	Evaluation of the PAF Beneficiaries.....	97
13.3	Non-titleholders.....	100
13.3.1	Elevated Stretch.....	100
13.3.2	Underground Stretch.....	100
13.4	Impacts from Involuntary Resettlement and its Significance.....	100
14.	MONITORING AND EVALUATION.....	101
14.1	Internal Monitoring	101
14.2	Independent Evaluation.....	102
14.3	REPORTING REQUIREMENTS.....	103
15.	SUMMARY	104

List of Tables

Table 1: List of Stations	3
Table 2: Locations and Status of Ownership of land.....	6
Table 3: Details of Government and Private Lands Acquired across stations.....	7
Table 4: Summary of Impacts	9
Table 5: Titleholders: Loss of Properties (All Properties)	10
Table 6: Slum Dwellers Id Numbers.....	12
Table 7: Non-Titleholders: Loss of Structures – Residential and Commercial	12
Table 8: Loss of Common Properties	12
Table 9: Structure Owners of Common Property Resources.....	13
Table 10: Details of Land.....	13
Table 11: No. of Entities Covered	17
Table 12: Age of the Structure	18
Table 13: Nature of Structure.....	18
Table 14: Use of Structure	18
Table 15: Residential Status	19
Table 16: Religious Background of the Property Owners.....	19
Table 17: Mother Tongue.....	20
Table 18: Size of the Household	20
Table 19: Loss of Property.....	21
Table 20: Type of Property Affected.....	21
Table 21: Status of Consent Awards.....	22
Table 22: Demographic Details of the family members.....	23
Table 23: Sex Groups of the family members.....	23
Table 24: Marital Status of the family members.....	24
Table 25: Educational Status of the family members	24
Table 26: Occupational Status of the family members.....	25
Table 27: Distance Traversed for Work by Family Members by Gender Groups	26
Table 28: Monthly Income of Workers of the family members.....	26
Table 29: Households Headed by Senior Citizen.....	27
Table 30: Women Headed Household.....	27
Table 31: Households with Disabled Members.....	27
Table 32: Water Supply to the House.....	28
Table 33: Kitchen Facility in the House	28
Table 34: Toilet Facility in the House	28
Table 35: Access to Schooling Facility	29
Table 36: Duration of Stay	29
Table 37: Residential Status	29
Table 38: Occupation of Heads of Households of Vulnerable Families	30
Table 39: Mother Tongue of the Vulnerable Families.....	30
Table 40: Religious Background of the Vulnerable Families	31
Table 41: Status of Current Occupant	31
Table 42: Ownership of the Commercial Enterprise by Gender	32
Table 43: Type of Commercial Activity	32
Table 44: License Details.....	33
Table 45: Extent Loss of Property	33
Table 46: Loss of Business.....	34
Table 47: Nature of Property Affected	34
Table 48: Last ST / VAT Paid.....	34
Table 49: Status of Consent Award.....	35
Table 50: Size of the Households among Non-titleholders.....	35
Table 51: Age of the family members among NTH	36
Table 52: Gender Groups of the family members among NTH	36
Table 53: Marital status of the family members among NTH.....	37
Table 54: Education of the Family Members among NTH.....	37
Table 55: Occupation of the Family Members of NTH	37
Table 56: Monthly Income of Head of the Households of NTH.....	38
Table 57: Monthly Household Expense [in Rs.] among NTHs.....	38
Table 58: Distance Traversed by family members [in Kms.] among NTHs	38

Table 59: Nature of the Structure Occupied by NTHs	39
Table 60: Nature of the Roof of Structure among NTHs	39
Table 61: Summary of PAEs.....	41
Table 62: Status of the Grievances	49
Table 63: Policy Gap Analysis.....	54
Table 64: Gap Analysis for CRP 2017 & 2019.....	59
Table 65: Eligibility and Entitlement Matrix	79
Table 66: Households provided with flats	84
Table 67: The households providing with cash compensation	84
Table 68: Payment Details Related to CPRs	85
Table 69: Details of Allowances paid to Tenant [Commercial] Across Reach 6	88
Table 70: Details of Allowances paid to Tenant [Residential] Across Reach 6	89
Table 71: Details of Allowances paid to Commercial Owners Across Reach 6	89
Table 72: Details of Allowances paid to Residential Owners Across Reach 6	90
Table 72: Status of Disbursals of R & R support (as on 31.03.2020).....	99
Table 73: Indicators for Monitoring of RAP Progress	102
Table 74: Objectives and Indicators for Evaluation	103

List of Figures

Figure 1: Map of R6 Line	2
Figure 2: Grievance Redress Process	49
Figure 3: Key Category of PAP	82
Figure 4: BMRCL Implementation Arrangements	93

List of Annexures

Annexure - 1: Questionnaires	107
Annexure - 2: Drawings for Stations under Reach 6	116
Annexure - 3: Consultations at Project Affected Areas	123
Annexure - 4: (A) Details of consultation meetings Elevated section.....	144
Annexure - 5: List of Tenants	145
Annexure - 6: Details of Pending Legal Cases	152
Annexure - 7: Details of Compensation Paid Across Reach 6.....	155
Annexure - 8: Details of Compensation Paid for re-settlement Reach-06.....	156
Annexure - 9: Impact Avoidance	157

Currency Equivalents

(as of 01 Jan 2020)

Currency Unit – Indian Rupee (INR)

USD1.00 = INR 74.92

Abbreviation

AFs	Affected Families
Aps	Affected Persons
AIIB	Asian Infrastructure Investment Bank
ARP	Abbreviated Resettlement Plan
BMRP	Bangalore Metro Rail Project
BPRA	Business Promotion Re-establishment Allowance
BMRCL	Bangalore Metro Rail Corporation Limited
CRP	Compensation and Resettlement Package
EIB	European Investment Bank
F&A	Finance and Accounts
FGD	Focus Group Discussion
GoK	Government of Karnataka
GRC	Grievance Redressal Committee
GRM	Grievance Redressal Mechanism
IIMB	Indian Institute of Management, Bangalore
KIADB	Karnataka Industrial Area Development Board
Km	Kilometre
LA	Land Acquisition
LA & E	Land Acquisition and Enforcement
LMA	Local Military Authorities
LRP	Livelihood Restoration Plan
M&E	Monitoring and Evaluation
MoD	Ministry of Defence
OBC	Other Backward Classes
PAE	Project Affected Entities
PAF	Project Affected Families
PAP	Project Affected Person
PWD	Public Works Department
RAP	Resettlement Action Plan
R & R	Resettlement and Rehabilitation
RPF	Resettlement Planning Framework
RIP	Resettlement Implementation Plan
ROW	Right of Way
SC	Scheduled Caste
ST	Scheduled Tribe
Sq.ft	Square feet
Sq.mtr.	Square metre
SGST	State Goods and Service Tax
SoR	Schedule of Rates

EXECUTIVE SUMMARY

The European Investment Bank (EIB), in association with the Asian Infrastructure Investment Bank (AIIB), are supporting the implementation of Reach 6 of the Bangalore Metro Rail Project or Namma Metro, a mass transit corridor within Bangalore Metropolitan Area, state of Karnataka, India. EIB has engaged ERM India Private Limited (ERM) to undertake regular Environment and Social Monitoring of the Reach 6 line for a period of 2 years (from August 2018 up to July 2020). During August 2019 in the second quarterly environmental and social performance monitoring EIB suggested to BMRCL among other things to undertake updation of the resettlement plan prepared already and also prepare livelihood restoration plan for the project.

The Metro R6 line of Phase II of Bengaluru Metro Rail Corporation Limited (BMRCL) from Gottigere to Nagavara, covering 21.255 kms include (a) elevated and (b) underground sections. The elevated stretch is 7.50 kms. and the underground stretch is 13.92 kms. The elevated stretch covers six stations, namely Kalena Agrahara, Hulimavu, IIMB, J.P Nagar IV phase, Jayadeva Junction and Tavarekere; and the underground stretch covers twelve stations, namely, Dairy Circle, Lakkasandra, Langford, Rashtriya Military School, MG Road, Shivajinagar, Cantonment, Pottery, Tannery, Venkateshpura, Kadugondanahalli, Nagavara. A Maintenance Depot is to be constructed at Kothanur as also Electricity Receiving Sub Station at Nagavara [proposal]. The project is expected to provide a no. of benefits to the city and to its citizens.

The BMRCL has a Project Implementation Unit in place for implementation of the project headed by the Director, Projects and Planning. The implementation arrangement for land acquisition and resettlement is managed by the Land Office, with specified officers responsible for section 6. The Managing Director holds overall charge of the project and all matters related to land acquisition and resettlement.

The total land area acquired for the project is 2,64,221.88 sq. mtrs. Out of this, 60118.98 sq. mtrs. belongs to State Government, Government Boards/ Corporation, and to Central Government and 204102.90 sq. mtrs belongs to private parties. The project provides for award of compensation to both categories of owners-Government and Private and will be as per the rules of 2019.

The land acquisition and resettlement for the line Reach 6 will affect private and public assets mainly land and structures which are being acquired by BMRCL by following KIAD Act 1966. In involuntary displacement, a displaced person has no right to refuse the land acquisition. Hence land is acquired through negotiated settlement. A meaningful consultation with affected persons has been carried out by informing the affected persons of their entitlements with particular reference to vulnerable groups especially those below the poverty line the elderly and women by paying compensation promptly at full replacement cost of the assets. BMRCL has ensured that displaced persons without titles are eligible for resettlement assistance and compensation for loss of non-land assets (J.D. Mara and Dairy Circle Metro Station). Compensation and other resettlement entitlements have been provided to the PAPs before physical displacement. Since it is a linear Project, at each point it has been avoided or minimized population displacement and reduced involuntary resettlement impacts.

CRP 2019 provides not only compensation for land and buildings, but also provides for rehabilitation and resettlement benefits such as shifting allowance, business loss allowance, BPRA, rental income loss etc., BMRCL has set up a Land Valuation Committee to assess the market value of land and property. Assessment of Market Value of each individual property has been calculated considering the type of parcel of land, land use category, market value and the adjustment on account of individual property attributes. Based on this,

the Recommended Market Value is derived which is the basis of Consent. This process of calculation ensures that market value of land (or replacement cost as referred to by EIB) is paid to the affected person. On this value 100 percent solatium and 12 percent additional is paid. This process is adopted by BMRCL ensures that the number of refusals are minimum. BMRCL is paying compensation for the structure on the depreciated value of the property. 100% Solatium and 12% additional market value is added to the depreciated value which will be much more than the replacement value of the structure.

One of the objectives of the survey was to identify the vulnerable households from among those who have received payments before July 2019 and suggest to BMRCL on the need to make additional payments in lieu of the changed guidelines. The present exercise has analysed the socio- economic aspects of all the families affected under the project. As per the survey data, none of those households who have received the benefits under the old regulations are economically very poor and have been affected seriously. This is equally true of the tenants as well. Hence, in AECOM's assessment, there are no vulnerable PAPs who have already been paid R&R compensation under pre-revised package and need to be compensated as per CRP 2019. Further, with a view to assist the poorer families, BMRCL will make a one time payment of Rs.50,000/- for families reported to be owning BPL Card.

In Reach 6, substantial progress has been made in the acquisition of properties and consequently implementation of R & R as envisaged. The land acquisition process is complete throughout the stretch and encumbrance free area is set for the project implementation. The few cases which are in the Courts will also be settled.

The total no. of properties affected is 481 [172 under elevated, 245 in the underground section and 57 in Kothanur Depot]. The extent of acquisition of these properties varies i.e. full or partial. In the Kothanur depot it is the vacant lands and in others generally it is the structures and some of them are vacant lands. survey results (by AECOM) are tabulated below.

Structure Type	Elevated		Underground		Kothanur		Total	
	Owners	Tenants	Owners	Tenants	Owners	Tenants	Owners	Tenants
Residential	07	0	128	152	57 (56 open land)	-	192	152
Commercial	172	113	117	352	-	-	289	465
Total	172	113	245	504	57	-	481	617

Reach 6 has two sections viz., elevated and underground. In the Elevated section, among 7 residential properties, all are property owners. In the same section, the total no. of commercial properties is 289. While 172 are owners and 117 are tenants.

In the underground section, the total residential properties are 280. Of them 128 are owners and 152 residential tenants. As regards the commercial properties, there are 117 owners and commercial tenants are 352.

The PAEs which are residential in nature have not been found to be vulnerable. This is based on the analysis of the information about the income of the different family members, the assets owned by them and the quantum of compensation that they have received. Even those families which have reported to have lower incomes have further reported that they are availing facilities such as the PDS, subsidized gas, etc., which have enabled them to lead better life in the city. The residential families who are completely impacted by the project irrespective of the owners and the tenants have moved over to newer areas after the receipt of the compensations. With the time lapse they are reported to be adjusting to the newer areas.

As regards commercial PAE's many of them are running organized and high value

businesses. They have found it necessary to shift to newer locations as it would enable them to access wider markets as well. Thus, the impacts are said to be minimal. In respect of those who have been impacted totally, they have migrated to newer areas. In respect of business enterprises such as the marbles, they have moved over to a newer location which was increasingly becoming popular for this trade. Some of them have also plans of having showrooms while shifting the godown or the shop to the newer place. It may be further noted that some of the activities that were carried out had become redundant due to the growth of the city in the outlying areas and the increasing traffic density within the core city. The business loss and the BPRAs provided to these commercial establishments have facilitated their shifting to newer premises which has thrown open better business opportunities as well. The PAEs who are affected partially have tried to recast their property or premises and are functioning.

The non-title holders in the JD Mara settlement as per the survey is 10 families and 2 commercial units. 3 of these households have been provided with housing accommodation at Alur and the rest have been paid compensations. There are 15 non-title holders on the underground stretch, at the Dairy Circle Station and Cantonment station. As per the survey, all these properties are on BBMP land. All of these families have been paid R & R allowances.

Almost all of the affected families in both the sections have reported to have awareness about the project. Most of the families have given their consent for parting with their properties. Few of them have also expressed that their parting with lands gives them satisfaction as it is going to be for a public cause. This is in view of the considerable time lapse since the date of the project and the commencement of the works relating to the construction.

The relocation of the religious and common property resources or payment of compensation to be given is undertaken based on discussion with affected community people. In all 26 common property resources have been compensated.

The socio-economic survey carried out has revealed that the religious composition of the households is not found to vary greatly across the two stretches. In terms of the mother tongue the communities are found to be heterogeneous. Most of the families have relatively young and working population, are educated and are pursuing jobs in the private sector mostly. Some of them are also working in the government sector as well.

The analysis for the vulnerable families as also the gender analysis has not brought out any significant impact on these families. Livelihoods of the workers in the commercial enterprises are not affected as many of them will continue in the newer locations and also due to the labour laws that is prevailing.

The compensation towards land and building compensation is reported to be in progress in respect of 622 properties [BMRCL, January 2020]. In all payments of allowances in respect of 623 PAEs which includes both commercial and residential and tenants and owners is said to be complete. In specific it must be noted that the commercial establishments reporting complete loss of business in the elevated section [36 units], 2 families in the elevated section and 2 commercial units in the JD Mara slum have been paid compensation as per rules. Of the 623 R & R payments made, 164 of them are paid before June 2019 and 459 of them are made after July 2019. As per the survey there are no vulnerable populations who have to be paid compensations as per CRP 2019. Further, a sum of Rs. 50,000 to the vulnerable families will also be paid. This will be paid to 62 vulnerable families.

The land unit has estimated the balance funds required for payment is Rs.75 crores for payment of Land acquisition & R& R compensations for PAFs yet to be compensated. BMRCL has funds available for this purpose.

The various processes will be monitored internally periodically through a system that is existing as also by an external agency as BMRCL decides.

1. INTRODUCTION

1.1 Scope of Assignment

1. The European Investment Bank (EIB), in association with the Asian Infrastructure Investment Bank (AIIB), are supporting the implementation of Reach 6 of the Bangalore Metro Rail Project or Namma Metro, a mass transit corridor within Bangalore Metropolitan Area, state of Karnataka, India. EIB has engaged ERM India Private Limited (ERM) to undertake regular Environment and Social Monitoring of the Reach 6 line for a period of 2 years (from August 2018 up to July 2020).
2. During August 2019 the second quarterly environmental and social performance monitoring was carried out. The key recommendations made by ERM upon their review were the following:
 - The RAP will be updated into a comprehensive RAP and LRP for Reach 6 taking into account the gaps identified by ERM and the lenders.
 - The updated RAP and LRP will recommend a monitoring mechanism for BMRCL to implement to ensure that livelihoods are restored and that specific process safeguards are extended to identified vulnerable households.
 - BMRCL will estimate the likely budget for the revised allowances to be applicable retrospectively for all Reach 6 households for submission to EIB in order to assess implications and next steps.
 - As a part of the mid-term evaluation, replacement cost of the allowances will also need to be established in order to determine if these are adequate.
3. In the light of the above. BMRCL requested AECOM to initiate necessary actions and thus, comply with the comments / observations made on the earlier deliverables concerning the implementation of the environmental and social issues of the project. This specific assignment is confined to the social issues concerning and the processes adopted by the BMRCL.

1.2 Project Background

4. This project is a major element of the second phase of the staged construction of a longer network of metro lines in the city. The first phase of the metro system, comprising two intersecting lines in the aggregate of 42 km length, has been placed incrementally into commercial operation since 2011, with the whole of Phase I due for operation in 2017. Phase II comprises two new lines plus four extensions of the lines built under Phase I, in aggregate totaling 72 km. This is a combination of surface and elevated tracks. The elevated track is aligned with the central median of roads with a minimum clearance of 5.5 m above the road level, while the tracks have a minimum cushion of 5-6 m below the surface.
5. The Metro R6 line of Phase II of Bengaluru Metro Rail Corporation Limited (BMRCL) from Kalena Agrahara to Nagavara, covering 21.255 kms include(a) elevated and (b) underground sections. The elevated stretch is 7.50 kms. And the underground stretch is 13.755 kms. The elevated stretch covers six stations, namely Kalena Agrahara, Hulimavu, IIMB, J.P Nagar IV phase, Jayadeva junction, and Tavarekere, and the underground stretch covers twelve stations, namely, Dairy Circle, Lakkasandra, Langford, Rashtriya Military School, MG Road, Shivajinagar, Cantonment, Pottery, Tannery, Venkateshpura, Kadugondanahalli, Nagavara. A Maintenance Depot is to be constructed at Kothanur (see figure 1 for a route map of R6 line of Phase II).

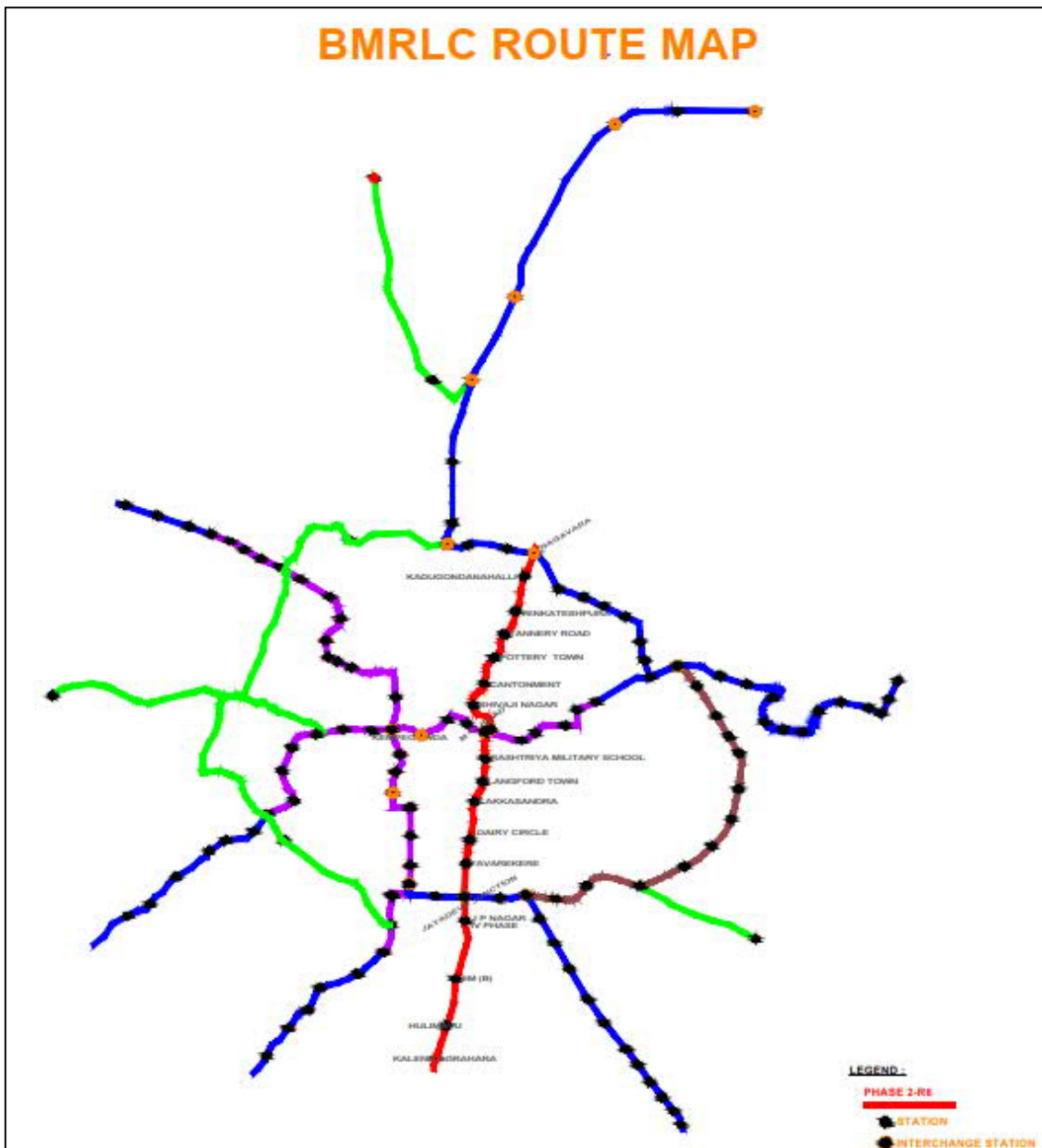


Figure 1: Map of R6 Line (Source: BMRCL, 2019).

6. As the proposed line traverses through densely populated areas, land use comprises of residential, commercial, industry, parks and gardens, public amenities and unauthorized settlements. The baseline data on land use was generated by BMRCL through field surveys. For the purposes of survey of affected families and changes in land use, 5.5 m on either side from the center of track was demarcated along the entire stretch except at stations, whereas an area equivalent to 17 m X 125 m along the elevated and 17 m X 200-225 m for stations were taken for survey purposes.
7. The underlying principle for evaluation for this corridor are minimum private land acquisition, least disturbance to properties by acquiring government land wherever possible, preference for open land, minimum disturbance to people, ecology and biodiversity.
8. Bangalore Metro Phase II project has been finalized by BMRCL after considering

environmental and social concerns, considerations of traffic, integration with the existing systems, the overall economic and financial viability, and the associated short-term and long-term impacts.

1.3 Project Components

1.3.1 Stations

9. Out of the total 18 stations, 6 stations are elevated, and the balance 12 stations are underground. The proposed stations along North-South line are as follows:

Table 1: List of Stations

Sl. No.	Name of Stations	Chainage (in m)	Inter-Station Distance (in m)	Remarks
	Start of the Corridor	0.000		Elevated
1.	Kalena Agrahara	411	411	Elevated
2.	Hulimavu	1484.5	1073.5	Elevated
3.	IIMB	3204	1719.5	Elevated
4.	JP Nagar-IV Phase	4575	1371	Elevated
5.	Jayadeva Junction	5414	839	Elevated
6.	Tavarekere	6777	1363	Elevated
7.	Dairy Circle	7929	1152	Underground
8.	Lakkasandra	8961	1032	Underground
9.	Langford Town	9880.4	919.4	Underground
10.	Rashtriya Military School	10884	1003.6	Underground
11.	MG Road	12020	1136	Underground
12.	Shivaji Nagar	13241	1221	Underground
13.	Cantonment Railway Station	14405	1164	Underground
14.	Pottery Town	16023	1618	Underground
15.	Tannery Road	17182	1159	Underground
16.	Venkateshpura	18168	986	Underground
17.	Kadugondanahalli	19592	1424	Underground
18.	Nagavara	20995	1403	Underground
	End of the Corridor	21255	260	Elevated

10. The proposed stations are either on the middle of the road or partially on the service roads or off the road. The elevated alignment generally passes on median of the road and the stations are also proposed above the road with entries planned from both sides of the road beyond the existing service road. The proposed stations will have two side platforms and the access to the platforms is through staircases, escalators and elevators housed in the paid area of concourse.
11. Traffic Integration facility at stations include approach roads to the stations, circulation facilities, pedestrian ways, connecting bridges for Metro and non-Metro commuters, adequate halting areas for various modes likely to come to Metro stations including feeder buses/ minibuses.
12. The stations have been divided into two distinct areas, namely public and non-public [technical] areas. The public area is further sub divided into unpaid and paid areas. Provision for escalators is made at all the stations in paid area from concourse to Platform and in unpaid area from Ground to concourse. Lifts for disabled passengers are provided at all stations.
13. Traffic integration facilities are proposed to be provided at Gottigere, Jayadeva, Bangalore Cantonment and Nagavara Stations.

1.3.2 Depot

14. A Depot will be constructed at Kothanur.

1.3.3 Electricity Receiving Sub Station

15. There is a proposal to establish the same at Nagavara. One RSS is to be located in Kothanur depot and other one near Nagawar the govt land.

1.4 Aim of the Resettlement Plan [RP]

16. The aim of the RP is to provide the policy and procedures of land acquisition, compensation and resettlement of affected persons. More importantly, the objective is to address to the critical gaps in the RP relating to outlining the socio-demographic and economic features of the project affected families, the status of the vulnerable groups under the project along the project area as also to attempt at documenting the issues relating to the documentation of the payment of compensation and R & R allowances and review the consequences of adopting revised guidelines during 2019 as against the old one which was adopted during 2017 and comment on the budgets.

17. It has been prepared based on the findings of socio-economic surveys conducted during the project designing period. The surveys identified the impact on property and income sources of PAPs with documentation of loss of properties within the expected project affected areas.

18. The RP identifies safeguard measures including compensation, resettlement and rehabilitation assistances to the PAPs consistent with AIIB's Environmental and Social Policy and Environmental and Social Standards [ESS], in particular, ESS 2 [Involuntary Resettlement] and ESS 3 [Indigenous Peoples] and EIB.

19. The RAP is designed based on the following important items:

1. Guidelines related to land acquisition and resettlement of BMRCL CRP 2019;
2. AIIB's Environmental and Social Policy and Environmental and Social Standards [ESS], in particular, ESS 2 [Involuntary Resettlement] and ESS 3 [Indigenous Peoples];
3. Civil design of the Project;
4. Survey findings from the results of socio-economic survey and census of the PAPs;
5. Key issues arising from stakeholder meeting (SHM) and focus group discussion (FGD) with PAPs;

20. The RP particularly addresses the adverse impacts associated with the Project. The social considerations have been incorporated into road design. However, the geological and topographical factors, as well as the land use situation and settlement patterns require the acquisition of private property for road construction

1.5 Scope of the RP

21. The RP attempts at delineating the socio-demographic and economic features and the effects of the population among the different affected persons viz., titleholders – residential and commercial, non-title holders – residential and commercial [including the slum dwellers] and the common property resources.

22. The RP focuses on delineating the vulnerable groups under the project, their status and a review of the compensation / R & R package provided to them. It reviews and recommends to BMRCL on the need for providing additional compensation / package

in the light of the policy which confirms with the requirements of AIB & EIB.

23. The Resettlement Plan attempts at laying down the ground rules that will be adopted towards the implementation of the resettlement and compensation issues arising out of the implementation of the project. The special focus will be on the actions that will be initiated towards minimizing the negative impacts as also highlighting various initiatives undertaken by BMRCL towards protecting the rights and the livelihoods of the affected families particularly the squatters and the common property resources. The RP will also unfold the institutional arrangement set by the company towards safeguarding the varied interests of the stakeholders. The other issues that will be covered in the RP is the budget as also the grievance redressed mechanism set out under the project as also the policy of public disclosure.

1.6 Limitations

24. While the BMRCL is maintaining a good data base on the details of various payments, the details on the payments made to each of the affected families is being digitized now. In the absence of the same, the RP has attempted at analyzing based on the data collected from the survey.
25. The discussions with BMRCL has brought out the point that BMRCL will initiate action for a supplementary RAP on the Lakkasandra Casting Yard.

1.7 Methodology for Minimizing Impacts

26. Attempts were made by BMRCL during the design and project preparation phase to minimize land acquisition, resettlement and mitigate adverse impact on people in the project affected areas, create least disturbance to properties, ecology and bio-diversity.
27. The details of total land footprint across the project components and associated facilities is given below:
- Land required for Elevated section – 30,197 sq. mtr.
 - Land required for Underground section – 1,09,981 sq. mtr.
 - Land required for Depot – 1,24,044.140 sq. mtr.

The total land footprint - 2,64,22.88 sq. mtr.

28. The land requirement for associated facilities like casting yard, labour camps, dumping ground etc., is as given below:
- (i) Casting yard for Elevated section 16200 sq. mtr. to be arranged by contractors.
 - (ii) Casting yard for UG Package-1, 24,314 sq. mtr. BMRCL owned land.
 - (iii) Casting yard for UG Package-2, 22,139 sq. mtr. GoK land.
 - (iv) Casting yard for UG Package-3, 23,261 sq. mtr. BMRCL owned land.
 - (v) Casting yard for UG Package-4, 24,238 sq. mtr. BMRCL owned land.
 - (vi) The land required for labour camps etc., to be arranged by the contractors.
 - (vii) The land required for dumping of construction debris and excavated earth – abandoned Government quarries.
29. While planning the alignment, station locations and depot location care has been taken to ensure that the impact is minimum as explained below.

- i. The alignment for Elevated section is located on the road median avoiding any land acquisition. The stations have been located mostly on vacant plots and minimum land to be acquired for locating station entry structures. Kothanur depot is located in Government land.
- ii. For underground section no land to be acquired for tunnel portion whereas the stations have been located either below the existing roads or in existing government vacant lands as detailed below:

Table 2: Locations and Status of Ownership of land

Sl. No.	Station Name	Location
1	Dairy Circle	Located below existing road
2	Lakkasandra	Located below existing road
3	Langford Town	Located in vacant defence land
4	Vellara Junction	Located in vacant defence land and vacant church land
5	MG Road	Located below existing road and vacant defence land
6	Shiavjinagar	Located in BBMP ground
7	Cantonment	Located in BBMP ground
8	Pottery Town	Located in BBMP ground
9	Tannery Road	Located in private property
10	Venkateshpura	Located largely in BDA ground and few private properties
11	Arabic College	Located in private vacant land and few private properties
12	Nagarwara	Located in private properties

1.8 Cut- Off Date

30. For preparing a list of PAFs/ PAPs, a socio-economic survey of the affected families is carried out during the planning phase of a sub-project.
31. The cut-off dates for determining Resettlement and Rehabilitation is the date of the preliminary notification issued under 28(1) of KIAD Act, to the PAPs by BMRCL. For the elevated section, this was 17-10-2015 and for the underground section it was 30.03.2017 The dates for the non-title holders is the date of socio-economic survey which is June 2018 for this project.
32. No additions to this list will be made unless authorized with concrete proof by the competent authority.

1.9 Screening and Categorization

33. A detailed census based socio-economic survey is conducted and extensive consultations were held with the PAFs/ PAPs. Each target community is identified and differentiated on the basis of their source and level of income. The survey has focused on land and various productive assets including wages. This information is used to determine the nature and extent of livelihood support/assistance (over and above the provision made for compensation) required to restore adequate income levels. All these measures are undertaken only after consulting the affected families and wider community. This approach is helping the project in achieving its objective of ensuring that no affected household becomes poorer with the intervention.
34. As part of the preliminary survey, the properties are classified on the basis of the ownership into Titleholders and Non-title holders or encroachers. These properties are further classified into residential units, commercial units and common property resources. This methodology has helped in assessing the extent of impact across these different categories as well.

2. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

2.1 Potential Impact of Project Implementation

35. As stated earlier, the proposed project envisages the acquisition of lands – Government and Private at locations where the metro stations are proposed. In the elevated stretch, it is not only where the stations are proposed but all along the track i.e. from Kalena Agrahara till Dairy circle. The entire land required for Depot is also acquired. The areas thus impacted are shown in the maps for each of the station [see Annexure – 2]
36. The extent of land acquired for each of the stations, depots and the right of way is presented in the following table:

Table 3: Details of Government and Private Lands Acquired across stations

Sl. No.	Name of the Station and Depot	Govt. Lands	Private Lands	Total
1	Kalena Agrahara	0	2386.00	2386.00
2	Hulimavu	0	3277.00	3277.00
3	IIMB	1562.00	1197.00	2759.00
4	JP Nagar IV Phase	400.00	1600.00	2000.00
5	Tavarekere	0	0	2590.00
6	Jayadeva Junction	0	2590.00	00.00
7	Dairy Circle	4193.71	4159.46	8353.17
8	Lakkasandra	1141.43	7792.15	8933.58
9	Langford	914.29	943.40	1857.69
10	Rashtriya Military School	1209.37	5352.00	6561.37
11	MG Road	1465.02	0.00	1465.02
12	Shivajinagar	1532.88	1138.78	2671.66
13	Cantonment	4178.41	259.50	4437.91
14	Pottery	5970.44	0.00	5970.44
15	Tannery	2593.78	7111.40	9705.18
16	Venkateshpura	11959.95	4712.02	16671.97
17	Kadugandanahalli	2046.36	6099.25	8145.61
18	Nagavara	1141.68	26421.87	27563.55
19	Kothanur	8566.84	115477.30	124044.14
20	Viaduct	6018.54	11166.10	17184.64
21	Southramp	5224.28	2419.67	7643.95
	Total	60118.98	204102.90	264221.88

2.2 Estimated Impacts- Positive Impact

37. Travel with comfort: Today the public transport is overcrowded. The public are travelling long distances and as a result long hour of commuting. Metro Rail is expected to reduce the load to a certain extent. Since the entire trains will be air-conditioned, commuters will be saved from noise/dust pollution and will be able travel with better comfort.
38. Improved Connectivity: The metro trains are expected to help in enhancing the connectivity to the northern areas of the city with the southern part of the city such as Nagavara, Airport, Hebbal, JP Nagar, Jaynagar and Jigani. This will also benefit the

- visitors to the city in visiting places including the Bannerghatta National Park.
39. Inter-change facilities: Reach 6 under the project would facilitate change over to the existing / newly constructed stations at Jayadeva, MG Road and Nagavara stations. The existing metro phase 1 would go hand-in-hand with the phase 2 to take the train services closer to the city areas that are not connected by metro rail network.
 40. Decongestion of the Roads: Many a traffic jams would be avoided and significant waiting time would be saved with Bangalore Metro Reach 6.
 41. Comfort and Security during travel: On account of provision of escalators/elevators, secured platforms, closed doors of train services, CCTV cover, there will be enhanced safety and comfort level for senior citizens, ladies, patients etc. There will be entry from either side of roads avoiding FOBs/road crossing. Platform screen door will ensure safety of passengers and eliminate chances of accidents while alighting/boarding.
 42. Minimal Cost Maximum Convenience: Reach 6 aims to provide the travelers convenient and comfortable journey with minimal cost being incurred. Commuters would travel by the air-conditioned coaches spend no waiting time in the city traffic and would experience the facilities offered by the modern mass transit rail system at an affordable cost.
 43. Economic Benefits: Reach 6 would be uniquely positioned to attract more business investments and is also expected to result in employment generation during and after construction.
 44. Metro rail would effectively bring down the traffic congestion problems on city's roads to an extent of nearly about 32% (DPR, 2011, Pp 54). In addition, this will also ensure reduction in accidents and provides safety transport facility in lesser time.
 45. The reduction of vehicles will manifest in reduced fossil-fuel consumption and it will directly influence state economy. However, the fuel reduction can save fuel cost nearly about Rs.48 crores annually due to proposed metro commissioning [DPR, 2011, Pp 41].
 46. Metro rail use will cut down travel time by more than half which works out to a substantial saving on productive man hours and improve working efficiency. Considering an average 30 minutes time savings / passenger / trip, per day can save approximately 1.72 lakh man hours (DPR, 2011, Pp 42).
 47. Introduction of Metro Rail provides good infrastructure and improve city aesthetic and economic growth by attracting global investors. There will be less strain on the roads and consequently provides longer durability to the existing roads.
 48. There will be provision for employment during construction and operational phases of the project. During peak hour of the construction phase, manpower requirement will be more. Further, there will be several ancillary activities which give rise to additional employment opportunities. It is estimated that, about 2000 people per day are expected to be deployed during the peak period of construction activity for the proposed project (DPR, 2011, Pp 38). On an average 2.4 lakh man days are required annually (DPR, 2011, Pp 38). During operational phase, there will be employment generation for about 250 people for operation and maintenance of the proposed Metro rail network (DPR, 2011, Pp 38). In addition, more people would be indirectly employed for allied activities.

2.3 Estimated Impacts -Negative Impacts

49. During pre-construction phase the people are likely to be affected due to land acquisition. Land acquisition and resettlement will be required by the project components of laying of the track, construction of stations including depot and other facilities. Displaced households will have negative impacts on their livelihood, production level, and living standards, especially vulnerable groups who occupy the land within right of way (ROW). Negative impacts are elaborated in the following sections.

2.4 Impact Areas

50. Urban centers in India suffer from a lack of mass transit public transportation systems. With increased urbanization, this can be a barrier to equitable and widespread economic growth and is leading to increased private vehicle use. This stimulates traffic delays, environmental degradation, inefficient fuel consumption, and economic losses through time wastage. The project directly addresses these challenges to Bangalore's growth and environment by creating a modern mass transit system that supports economic growth, employment generation, and equitable connectivity. It also mitigates environmental pollution by providing an alternative to private vehicles. The project will establish an ultimately sustainable urban transport system with sound institutional and governance structures, based on an innovative urban transport financing model.
51. The impact areas are different for the elevated and underground sections. For the elevated sections, the structures along the right of way and the existing structures in the area are the ones which are impacted as a result of the proposed project. On the other hand, in the underground section, it is only those locations where the metro stations are proposed.
52. The impacted areas are characterized by the vacant plots owned by the Government or the statutory bodies such as the BDA, BBMP, plots owned by private individuals, structures owned by private individuals and the common resource properties. BMRCL has taken care to minimize the adverse impact due to land acquisition. The Underground stations are located either below the public road or in the open lands belonging to Govt. or Govt. undertakings. BMRCL has avoided taking large extent of Pvt. Lands required for stations. A statement showing the impact avoidance is at Annexure 09.

2.5 Summary of Impacts

Table 4: Summary of Impacts

Sl. No.	Impacts/Types of losses	Unit	Total
A	Total Land Acquired	Sqm.	264221.88
	1. Private Land	Sqm.	204102.90
	2. Government Boards / Corporation	Sqm.	41588.30
	3. Gok land	Sqm.	14836.01
B	4. Central Govt., - Defence Lands	Sqm.	3694.67
	Total Affected Families	Nos.	1098
	Owners	Nos.	481
	Tenants	Nos.	617
C	Total Affected Population (based on survey of 192 households)	Nos.	2762
D	Owners		
	Residential	Nos.	192
	Commercial	Nos.	289
E E	Tenants		
	Residential	Nos.	152
	Commercial	Nos.	465

Note: The total land required does not include Electricity Receiving Sub-station at Nagavara [Tentative Proposal]. Source: BMRCL, 2019 and Socio-Economic Survey 2019.

2.6 Extent of Area Affected

53. The total land area acquired for the project as per BMRCL is 2,64,221.88 sq. mtrs. Out of this, 56,424.31 sq. mtrs. belongs to State Government and its undertakings and 3694.67 to Central Government and 2,04,102.90 sq. mtrs belongs to private parties. The project provides for award of compensation to both categories of owners and will be as per the rules of 2019.
54. The total land area to be acquired for establishing Kothanur Depot is 1,24,044.140 sq. mtrs. [BMRCL, 2020]. While the Government land is 8,566.840 sq. mtrs., private lands is 1,15,477.300 sq. mtrs.[BMRCL, 2020]. As per the High Court order the package amount is deposited in the court.
55. Total Affected Properties: The total no. of affected Families is 1098. The distribution among the owners and tenants is 481 and 617.
56. Owners: 192 of the owners are residential and 289 commercial owners. 37 are vacant properties.
57. Tenants: The total number of tenants is 617. Number of residential tenants [152] is less than that of commercial tenants [465].

2.7 All Properties - Titleholders

Table 5: Titleholders: Loss of Properties (All Properties)

Sl. No.	Stretch/ Depot	Nos.
1	Elevated	292
2	Underground	749
3	Kothanur	57
	Total	1098

Source: Socio-Economic Survey 2019.

58. The total no. of properties affected is 1098. The extent of acquisition of these properties varies i.e. full or partial. In the Kothanur depot it is the vacant lands and in others generally it is the structures and few of them are only vacant lands.
59. The key issues that were involved in the land acquisition for the project are the following:
 1. The students from Technical Training center for Deaf have been shifted to Ghousia Technical Training Institute at Hosur Road Bangalore on 30.11.2019 and they are undergoing skill training there. Hostel arrangements have also been done for them nearer to the institute. The possession of the building which was in BBMP Land was given to BMRCL on 30.11.2019 and immediately thereafter BMRCL demolished in order to take the work of construction of Cantonment station the work of cantonment station is under process.
 2. Area earmarked for Shivajinagar station had 23 shops provided by BBMP. With a view to help these families in continuing their business and restore the livelihoods BMRCL constructed a shopping complex for all the owners in the vicinity and the shop owners are able to continue with their business.
 3. BMRCL has held continued dialogue with the vulnerable groups such as the non-

title holders, owners of the common property resources in relocating them without loss to their livelihoods. BMRCL has exercised due diligence in the matter and has provided compensations.

4. For Rashtriya Military School underground Metro Station an area of about 3600 sq. mt. has been acquired from all Saints Church through the land acquisition process by Government of Karnataka and handed over to BMRCL (BMRCL, 2019).
60. Subsequently, Local Military Authority (LMA) have come up with the claim that the Church land belongs to defence and was given on lease. Prior to acquisition by the State Government for the Metro works, the Church land was enjoyed by many private parties for their commercial activities on lease from the Church, but LMA never claimed the ownership of the land as defence land. It is learnt that this land was given on permanent lease to Church by the Local Military Authorities in 1898 and earlier year, and thereafter was retroceded to Mysore Maharaja in 1947 as civil area. The Military Authorities have not been in possession of land for more than 120 years. It appears that Military Land Register (MLR) has not been updated to incorporate retrocession of the land as civil area in 1947.
61. Even during the acquisition process no claim was made by LMA or Defence Estate Officer. The State Government Paid the compensation to the church based on the ownership records maintained by the Municipal Corporation (BBMP). After start of the Metro work, LMA instated that the compensation paid to Church should be withdrawn and paid to MoD, otherwise till such time the bank account of the Church should be frozen. LMA forcibly stopped the Metro works on the church land by deploying Military Police.
62. On insistence of LMA, State Government requested the Bank to freeze the account of All Saints Church the ownership dustup is be settle in the court where the compensation amount was paid. LMA allowed BMRCL to start the work only after freezing of the bank account of the church.
63. Lakkasandra Land is required for a limited period of 5 years. The non title holders (migrant workers) encroaching government land came on the land after the cutoff date. Karnataka Slum Development Board (KSBB) has agreed to provide them sites elsewhere. BMRCL has provided Rs 0.32 Corers to KSBB to provide water and Sanitary facilities at the new site. BMRCL as also provided shifting allowances at the rate of Rs 75,000 per family for 101 families.

2.8 Non-title holders

64. The non-title holders under this project includes two categories viz., slums and squatters. The term 'slum' according to CRP 2019 applies to those areas which are declared as slum by the Karnataka Slum Development Board and thus, there is only one slum i.e. JD Mara. The Basavalingappa Slum in the Arabic College station area is not designated as slum area. Hence, it is categorized as a residential area under this project. CRP 2019 stipulates compensation for slum dwellers. The list of the slum dwellers in JD Mara is as under:

Table 6: Slum Dwellers Id Numbers

Sl. No.	Dweller Id Number
1	JDM-01
2	JDM-02
3	JDM-03
4	JDM-04
5	JDM-05
6	JDM-06
7	JDM-07
8	JDM-08
9	JDM-09
10	JDM-10
11	JDM-11
12	JDM-12

Source: BMRCL, 2019.

65. The term squatters as per CRP 2019 applies to those who have squatted on public or private land. Under this definition, two of the pockets with squatters are the Cantonment and the Diary Circle. The details of these squatters are as under:

Table 7: Non-Titleholders: Loss of Structures – Residential and Commercial

Type of Structure	Extent of Effect											
	Elevated			Underground			Kothanur Depot			Total		
	Full	Partial	Total	Full	Partial	Total	Full	Partial	Total	Full	Partial	Total
Residential	10	0	10	10	0	10	0	0	0	20	0	20
Commercial	2	0	2	1	0	1	0	0	0	3	0	3
Residential + Commercial	0	0	0	0	0	0	0	0	0	0	0	0
Common Property Resource	0	0	0	4	0	4	0	0	0	4	0	4
Total	12	0	12	15	0	15	0	0	0	27	0	27

Source: Socio-Economic Survey, 2019

66. The non-title holders i.e. squatters in the entire project stretch is 27. They are largely residential. Only 4 of the non-title holder property in the underground section falls under the common property resources.
67. The socio-economic survey attempted at identifying affected persons such as vendors, street hawkers etc., who are ought to be affected by the implementation of the project. It was found that there was one street vendor near the Lakkasandra station who was reported to be carrying on with his tea shop close to the Lakkasandra station. The same has been identified and will be provided with the proper rehabilitation package.

2.9 Common Property Resources

Table 8: Loss of Common Properties

Type of Structure	Extent of Effect					
	Elevated			Underground		
	Full	Partial	Total	Full	Partial	Total
Religious	0	2	2	4	0	4
Government	0	0	0	2	0	2
Community	0	14	14	4	0	4
Total	0	16	16	10	0	10

Source: Socio-Economic Survey, 2019

68. The survey has identified in all about 26 common properties along the two stretches and the area earmarked for Depot. While in the underground stretch all of them are going to be affected completely, it is not so in the elevated sections. In the elevated sections they are being affected partially.
69. Most of these common property resources are located on government land and BMRCL will have to assist in relocating these properties.
70. One of the government school which houses the primary and middle classes has been relocated and re-built on the same location by BMRCL under the project. The project is nearing completed.

Table 9: Structure Owners of Common Property Resources

Sl. No	Name of Structure Owner	Nature of Use	Structures Acquired
1	Apostolic Carmel Convent	School	Compound Wall
2	Shri Shri Shri Shivabalayogi Maharaja	Others	Compound Wall
3	M Social Brother hood	Others	Partly
4	Sri Kumbara Anegudda Vinayaka Temple	Temple	Partly
5	Amruth Education & Cultural Society	School	Compound Wall
6	KJES Loyal Society	School	Compound Wall
7	Society of Sister Servant of Our Lady and Society of Sister Servant of Holy Spirit	School	Compound Wall
8	Society of the servants of the Holy spirit	School	Compound Wall
9	Society Servent the Holy Sprit	School	Compound Wall
10	Society of the sister of Saint Vincent	School	Compound Wall
11	Susheela N Reddy w/o C Narayana Reddy	Temple	Compound Wall
12	P C Venkataraju	School	Compound Wall
13	The Roman Catholic of Mananthawadi Sajakuriyan Aliyas Thamas	School	Compound Wall
14	The Roman Catholic Diyas of Manthanwadi	School	Compound Wall
15	P C Venkataraju	School	Compound Wall
16	Thimmappa Venkatappa (Chowdeshwari Temple)	School	Compound Wall
17	Dr. Rehman s/o Mahmud Gousmor	School	Fully
18	The society of trust of Ingenious Church	Church	Fully
19	Sree Anjaneya Swamy Temple	Temple	Fully
20	BBMP	Community Toilet	Fully
21	BBMP	School	Fully
22	Doddamma Temple	Temple	Partly
23	Bethel Prathana Mandir	Temple	Fully
24	Om Shakthi	Temple	Fully
25	Melmarathur Adi Parashakthi Mandali	Temple	Fully
26	BBMP	Community Toilet	Fully

Source: BMRCL, 2019.

71. CPRs such as schools and other community structures have been paid compensation as per the rules. In case of total acquisition, complete compensation has been disbursed.

2.10 Land Required for Acquisition

Table 10: Details of Land

Reaches	Area required (Sq. m)			Area Acquired (Sq. m) [As per 28(4) & 3(1)]		
	Govt.	Priv.	Total	Govt.	Priv.	Total
Reach-6 (Elevated)	7980.540	22216.100	30196.640	7980.540	22216.100	30196.640

Reaches	Area required (Sq. m)			Area Acquired (Sq. m) [As per 28(4) & 3(1)]		
	Govt.	Priv.	Total	Govt.	Priv.	Total
Reach-6 (UG)	43571.60	66409.50	109981.09	43571.60	66409.50	109981.10
Kothunur Depot	8566.840	115477.300	124044.140	8566.840	115477.300	124044.140
Total	60118.98	204102.90	264221.88	60118.98	204102.90	264221.88

Source: BMRCL, 2020.

72. The total area of 2,64,221.88 sq. mtrs. of land is acquired under sec. 28(4) and 3(1) of KIADB Act. The maximum land that is acquired under the project is for the construction of the depot. The elevated stretch under the project is leading towards the acquisition of the least amount of lands both public and private.

2.11 Process Adopted for Acquisition under the Project

73. The land acquisition and resettlement for the line Reach 6 will affect private and public assets mainly land and structures which are being acquired by BMRCL by following KIAD Act 1966.
74. Linear Projects like Metro may also affect only part of land holding and result in partial displacement. Involuntary resettlement is commensurate with the actual impact on livelihoods of displaced persons.
75. In involuntary displacement, a displaced person has no right to refuse the land acquisition. Hence land is acquired through negotiated settlement.
76. A meaningful consultation with affected persons has been carried out by informing the affected persons of their entitlements with particular reference to vulnerable groups especially those below the poverty line the elderly and women by paying compensation promptly at full replacement cost of the assets.
77. BMRCL has ensured that displaced persons without titles are eligible for resettlement assistance and compensation for loss of non-land assets (J.D. Mara and Dairy Circle Metro Station2).
78. BMRCL has laid out a very clear procedure for the acquisition of the properties. Upon the approval of the DPR, the next immediate step is the collection of the documents relating to the properties. At this point of time each affected PAE has to submit the copies of the sale deed, BBMP Khata and the BBMP tax paid receipt. The process is very well facilitated by the officials of the BMRCL in co-ordination with the other civic bodies. This is generally a long-drawn process as far as the household or the family is concerned. The officials do take time in explaining the purposes of the project at this point of time, the nature of the entitlements to the families, the extent of likely compensation that they will be entitled to and the details of the officials in charge of this process.
79. Upon the successful receipt of the documents, BMRCL initiates enquiries, notices etc. Here again, the BMRCL plays a crucial role in convincing them about the need for acquisition. The next big step is the structure valuation by BMRCL. While the PAEs may express hesitations, the engineering section exhibits lot of empathy and caution towards taking the right measurements and convinces the property holders about the information documented. The officials do clarify on various issues raised by the property holders. Further, within BMRCL CRU meetings are held to quickly dispense with the compensations as also to ensure that all the steps are complied and accurately carried out.

80. Compensation and other resettlement entitlements have been provided to the PAPs before physical displacement. Since it is a linear Project, at each point it has been avoided / minimized population displacement and reduced involuntary resettlement impacts.

2.12 Land Belonging to Government Bodies

81. Government bodies such as the Bruhat Bangalore Mahanagara Palike, Bangalore Development Authority, Bangalore Water Supply and Drainage Board are being paid compensation based on the Government of Karnataka notified guidance value. The extent of land that is acquired is 41,588.30 sq. mtrs.[BMRCL, 2020].

2.13 Land Belonging to State Government

82. The area to the extent of 14,836.01 sq. mtrs. belonging to the state government has also been acquired under this project. [BMRCL, 2020].

2.14 Land Belonging to Central Government-Defence Department

83. The defence lands that is the land belonging to the Central Government is acquired for the MG Road station and Rashtriya Military School station. They amount to 3694.67 sq. mtrs. [BMRCL, 2020].

2.15 Indigenous Peoples

84. No indigenous population was found in the project area.

2.16 Other Impacts- During Construction and Operations

85. **Traffic Diversions and Risk to Existing Buildings:** During construction period, complete/partial traffic diversions on road will be required, as most of the construction activities are on the central verge of road. Traffic would get affected on the roads. Some of the roads along the stretch are two lanes on either side hence one lane would be available for smooth flow of traffic. On the other hand, along the other roads, there is going to be disruption of the traffic.
86. Special care will be taken for safety of the structures during construction.
87. **Employment Opportunities:** About 2000 persons per day are likely to work during peak construction activity for the reach (DPR, 2011, Pp 38). Thus, the project would provide substantial direct and indirect employment. The project is expected to lead to some amount of secondary and tertiary employment generation in the material supply industries, transport sector and catering areas.
88. **Enhancement of Economy:** With the development of this project, it is likely that more people will be involved in trade, commerce and allied services.
89. **Mobility Safety and Reduced Accidents:** Metro journey is safe and will result in reduced accidents on roads.
90. **Reduction in Traffic Congestion:** The proposed development will reduce journey time and hence congestion and delay.

3. SOCIAL IMPACT ASSESSMENT [SIA] OF THE SAMPLE PROJECT AFFECTED ENTITIES

3.1 Objectives

91. With a view to broad base its understanding and help in the effective implementation of the R & R programme under this project, BMRCL undertook a re-survey of households and economic enterprises and the common property resources. The objective of the exercise was:

1. To collate information on the gaps in the previous IIMB survey and thus, establish benchmarks across the elevated, underground and other locations.
2. To establish a baseline on the social and the economic conditions of the project affected families.
3. To list out the various aspects of the structures such as the residential status, age of the structure, nature of the property affected and the status of the land acquisition process.
4. To identify the different types of economic enterprises that were disturbed through the project and the extent of willingness of these enterprises to shift and thus making the stretch encumbrance free to further handover the site to the contractor
5. To list out the non-title holders along the stretch to implement the resettlement package as envisaged under the Act.
6. To list out all the common property resources and work towards restoration of the same.

92. The preparation of the SIA and RP included the following activities:

1. Carry out a social screening along the Metro route alignment to determine the magnitude of actual and potential impact and ensure that social factors are given adequate weightage in the selection and design of proposed Metro project.
2. Collect information on existing baseline conditions and detailed evaluation of the proposed metro rail route to define the impact of such components or activities.
3. Identify major and minor social impact issues and estimate the economic and social negative impacts on people and propose cost-effective measures to avoid and/or mitigate negative impacts.
4. Review the reports on the focus group discussions with the likely affected groups held during 2018 and identify the critical issues concerning the social aspects in the project. The available reports on the said activity is being used in the report.
5. Desk research comprising of different levels of information available with BMRCL Land Acquisition Unit, reports prepared by IIMB and in-depth consultations with the stakeholders followed by visits to the site.

3.2 Methodology

93. The socio-economic and the commercial enterprise survey was carried out through a structured schedule which was pre-tested and approved [see Annexure -1]. BMRCL employed trained investigators to contact those families which were listed out as PAFs under this project.

94. The interviews were generally conducted in the local language and it lasted between

20- 30 minutes for each of the interview. The interviewers also answered to some of the queries of the households on the implementation of the project and its effects to the households.

95. The data thus collected is analysed and presented in the report.

3.3 Sample Size

96. While the project affected entities have been identified through a census survey during the earlier phase of the project, socio-economic profiling has been carried out among the identified PAEs. The no. of families / units / enterprises contacted for this purpose is presented in the following table:

Table 11: No. of Entities Covered

SI. No.	Stretch	No. of Entities
1	Elevated	173
2	Underground	337
3	Kothanur Deport	38
	Total	548

Source: Socio-Economic Survey, 2019

97. In all 548 affected properties have been covered through the survey. This works out about 50% of the affected properties. This does not include the non-title holders and slum dwellers and common properties.

98. The analysis throughout this section is restricted to 548 PAEs. Hence, it does not compare with the total PAEs under the project.

99. Two of the residential households refused to provide the information. Hence, the information is reported as not available.

3.4 Coverage of the Survey

100. The socio-economic survey has covered the following different categories of PAFs:

- Owners – Residential
- Owners – Commercial
- Non-title Holders – Residential
- Slum Dwellers
- Common Property Resources

3.5 Analysis and Presentation of the Findings

101. In respect of the commercial properties, the impact of the project is captured for all the commercial enterprises.

102. The socio-economic survey has also captured the socio-economic characteristics of the non-title holders and slum dwellers separately for the underground and the elevated stretches. The same is presented in the latter part of this section.

103. A detailed analysis for the vulnerable groups and gender groups has also been carried out.

104. The details of all the common properties surveyed is also presented.

3.6 Title Holders – Residential

Table 12: Age of the Structure

Sl. No.	Duration [in years]	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Less than 1	3	1.58	0	0.00	0	0
2	1 to 5	50	26.32	0	0.00	0	0
3	5 to 10	33	17.37	0	0.00	0	0
4	10 to 15	36	18.95	0	0.00	0	0
5	15 to 20	16	8.42	1	50.00	0	0
6	20+	50	26.32	1	50.00	0	0
7	Information Not Available	2	1.05	0	0.00	0	0
8	Not Applicable	0	0.00	0	0.00	38	100.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

105. The survey of the affected properties has revealed that it is varied. While a fourth of them in the underground section is more than 20 years old, an equal percentage of them are newly constructed houses i.e. 1 to 5 years. On the other hand, in the elevated section, the two structures were constructed before 15 years.

3.7 Nature of Structure

Table 13: Nature of Structure

Sl. No.	Particulars	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Permanent	155	81.58	2	100.00	0	0
2	Semi-permanent	26	13.68	0	0.00	0	0
3	Kutcha	7	3.68	0	0.00	0	0
4	Information Not Available	2	1.05	0	0.00	0	0
5	Not Applicable	0	0.00	0	0.00	38	100.00
	Total	190	100.00	2	100.00	38	100.00

Source: Social Economic Survey 2019

106. By and large the residential properties are found to be permanent in nature. Only 3.68 per cent of them are kutcha.

107. **Use of Structure:** The type of uses to which the property is being used perhaps speaks of the location of these properties and the consequent land values. Nearly 20 per cent of the properties in the underground section and both the properties in the elevated section is said to be used for both the residential and the commercial uses. Notwithstanding these variations, generally these residential properties are used for the residential purposes. It must further be noted that these property owners have resorted to putting additional floors to take advantage of the location and the rising land values. Thus, 75.79 per cent of the structures are found to be used for residential purposes.

Table 14: Use of Structure

Sl. No.	Types of Uses	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Residential	144	75.79	0	0.00	0	0.00
2	Commercial	0	0.00	0	0.00	0	0.00
3	Residential and Commercial	35	18.42	2	100.00	0	0.00

Sl. No.	Types of Uses	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
4	Non-Residential & Non-Commercial (Production Unit)	1	0.53	0	0.00	0	0.00
5	Religious	0	0.00	0	0.00	0	0.00
6	Community	0	0.00	0	0.00	0	0.00
7	Common Property Resource	0	0.00	0	0.00	0	0.00
8	Other	8	4.21	0	0.00	38	100.00
9	Information Not Available	2	1.05	0	0.00	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

108. **Residential Status:** The large majority of the property owners continue to reside in their property. This is evident from the fact that 63.16 per cent of the occupants in the underground section and all of the occupants in the elevated section are the owners. In the underground section, little more than a third of the residents have reported to be the tenants. The owners have moved out of the property for a number of reasons.

Table 15: Residential Status

Sl. No.	Residential Status	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Owner	120	63.16	2	100.00	38	100.00
2	Tenant (Renter)	66	34.74	0	0.00	0	0.00
3	Other –Lease Holder	2	1.05	0	0.00	0	0.00
4	Information Not Available	2	1.05	0	0.00	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

3.8 Background of the Residential Property Owners

109. **Religion:** The religious composition of the households is not found to vary greatly across the two stretches. Thus, of the two families in the elevated section, one is Hindu and the other is the Muslim. On the other hand, in the underground section, about 52.11 per cent of the households are said to be Muslims followed by 41.58 per cent reporting as Hindu. The rest of the families i.e. 5.26 per cent are said to belong to Christianity.

Table 16: Religious Background of the Property Owners

Sl. No.	Religion	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Hindu	79	41.58	1	50.00	38	100.00
2	Muslim	99	52.11	1	50.00	0	0.00
3	Buddhist	0	0.00	0	0.00	0	0.00
4	Christian	10	5.26	0	0.00	0	0.00
5	Parsi	0	0.00	0	0.00	0	0.00
6	Jain	0	0.00	0	0.00	0	0.00
7	Others	0	0.00	0	0.00	0	0.00
8	Information Not Available	2	1.05	0	0.00	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

110. **Mother Tongue:** Each of the two families in the elevated section has reported Kannada and Urdu as their mother tongue. In the underground section, it is 51.58 and 17.89 per cent respectively. Few of the other languages being reported as mother

tongue are the Tamil [17.89%], Hindi [4.74%] and Telugu [3.16%]. Thus, in terms of the mother tongue the communities are found to be heterogeneous.

Table 17: Mother Tongue

Sl. No.	Mother Tongue	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Hindi	9	4.74	0	0.00	0	0.00
2	Kannada	34	17.89	1	50.00	32	84.21
3	Malayalam	1	0.53	0	0.00	0	0.00
4	Tamil	34	17.89	0	0.00	0	0.00
5	Telugu	6	3.16	0	0.00	6	15.79
6	Urdu	98	51.58	1	50.00	0	0.00
7	Others	6	3.16	0	0.00	0	0.00
8	Information Not Available	2	1.05	0	0.00	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

3.9 Size of the Household Among Owners

111. The size of the household varies from 1 to 7. Household size across different religious groups is not the same.

Table 18: Size of the Household

Sl. No.	Size of Household [in Nos.]	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	1	1	0.83	0	0.00	0	0.00
2	1 to 4	54	45.00	1	50.00	28	73.68
3	4 to 5	29	24.17	0	0.00	7	18.42
4	5+	34	28.33	1	50.00	3	7.89
5	Information Not Available	2	1.67	0	0.00	0	0.00
	Total	120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

112. More than 40 per cent of the families in the underground section are reported to be comprising of husband, wife and unwed children. They account for 44.74 per cent. These families ought to have moved out of the parental families. About 20.53 per cent of the households have 4 to 5+ members. This together with 5+ members accounts for nearly 50 per cent of the families. However, the composition of the members is found to vary.

113. On the other hand, in the elevated section, one of the family is reported to have comprised of less than 4 members and the other one above 5+ members.

114. Possession of BPL Card: 62 of the 230 residential property owners are reported to be possessing BPL card to enable them to access different benefits from the government. They account for 26.95 per cent.

3.10 Perceptions About the Metro Project and Issues relating to Acquisition

115. Perception About the Metro Project: Almost all of the affected families in both the sections have reported to be aware of the project. This is in view of the considerable time lapse since the date of inception of the project and the commencement of the works relating to the construction.

116. Only four of the families in the underground section have reported to have no knowledge about the project that is underway.

117. Readiness to Relocate: The families have expressed their consent to relocate to other place in view of the acquisition of the properties either totally or partially. In a good percentage of the cases the families have moved out of the location as well.
118. Only few of the families have not expressed their readiness to relocate. This is due to number of factors including those related to the amount of compensation. As stated earlier
119. BMRCL CRP 2019 provides for acquisition of these properties by SLAO.
120. **Loss of Property:** Property belonging to the affected families in the elevated sections not affected completely.

Table 19: Loss of Property

SI. No.	Extent of Loss of Property	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Full	154	81.05	1	50.00	38	100.00
2	Partial	34	17.89	1	50.00	0	0.00
3	Information Not Available	2	1.05	0	0	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

121. In the underground section, little more than 80 per cent of the residential properties are said to be affected completely. That is, the entire property is being acquired for the purposes of the metro project. About 17.89 per cent have said that the properties are affected partially and hence the acquisition is done partially. The extent of the acquisition in these cases varies from about 10 per cent to 50 per cent. While these owners are left to own the rest of the property many of them have expressed their eagerness to provide the rest of the land for a number of reasons.
122. **Type of Property Affected:** Most of the properties that are proposed for acquisition are those which have been acquired is resulting in the acquisition of both land and building. They account for 94.21 per cent. In the elevated sections, in respect of the two residential properties the acquisition is both that is the land and the building.

Table 20: Type of Property Affected

SI. No.	Type of Property Affected	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Land	9	4.74	0	0.00	38	100.00
2	Land & Building	179	94.21	2	100.00	0	0.00
4	Information Not Available	2	1.05	0	0	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

123. In the underground section, the properties which have not been developed by the owners is resulting in the acquisition of only the land. They account for 9 among the total properties [4.74%]

3.11 Utility of the Left-Over Property:

124. **Status of Consent Awards:** Excepting 6 of the land lords in the underground section, the rest of the property owners have given their consent for the awards. That is to say, they have expressed their willingness to part with their property at the offered compensation. Thus, this paves way for the easy implementation of the project.

125. The land acquisition law provides for the procedure to expedite acquisition in the event of no consent by the owners. In those cases the SLAO passes the general award, deposits the prescribed compensation in the court and thereafter possession is handed over to BMRCL while the court determines the compensation.
126. Till date land compensations have been paid in respect of 622 properties. Reasons such as improper submission of documents, lack of clarity on the ownership has resulted in the delay in remaining cases The R & R payments have made in respect of 568 cases (BMRCL, 2020).

Table 21: Status of Consent Awards

Sl. No.	Status	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Accepted	182	95.79	2	100.00	0	0.00
2	Not Accepted	6	3.16	0	0.00	38	100.00
3	Information Not Available	2	1.05	0	0	0	0.00
	Total	190	100.00	2	100.00	38	100.00

Source: Socio-Economic Survey, 2019

127. **Award of Compensation:** The survey findings reveal two different things relating to the award of compensation. While in the elevated section all the properties have been awarded the compensation, it is not so in respect of all the properties in the underground section. Both the house owners under this stretch are economically sound and do not warrant any revised payments. They also expressed satisfaction on the compensations provided.
128. In the underground section, the process of awarding compensation is completed expect for 3 Properties.
129. **Submission of Complaints at the Grievance Redressal Cell:** 29 of the property owners have taken recourse to expressing their concerns through a complaint to the Grievance Redressal Cell established at the BMRCL. One of the property owners in the elevated section is also said to have taken recourse to the same.
130. The nature of the complaints is related to the payment of compensations, request for acquisition of entire property and dropping the acquisition of the property.
131. Only one out of the 29 cases was required to be referred to the Committee within the BMRCL, as the remaining 28 Grievances' were settled by the GM Land to satisfaction of the complainant.

3.12 Socio-Economic Profile [Owners of the Residential Properties Covered in the Survey]

132. As stated earlier, the residential properties are occupied by owners, tenants and lease holders. For the purposes of socio-economic profiling only owners have been considered.

3.12.1 Demographic Details

133. The demography is not the same across the two sex groups in the different project locations. In the 31-45-year age group while females in the Kothanur Depot account for 43.02 per cent, the male members account for only 25.68 per cent. On the other hand, in the underground section they account for equal percentage. On the other hand, in the 16 to 30 years, in the underground section the male and the female account for 21.99 and 30.47 per cent respectively. In the Kothanur Depot also the

females outnumber males in the same age group [see Table No. 22]. Thus, there is varied age groups across the different sections.

Table 22: Demographic Details of the family members

Sl. No.	Age [in years]	Underground		Elevated		Kothanur Depot	
		Male	Female	Male	Female	Male	Female
1	Below 16	74	55	0	0	21	26
	%	25.43	19.71	0.00	0.00	28.38	30.23
2	16 to 30	64	85	2	2	13	18
	%	21.99	30.47	40.00	40.00	17.57	20.93
3	31 to 45	72	68	0	1	19	37
	%	24.74	24.37	0.00	20.00	25.68	43.02
4	46 to 60	45	46	2	1	18	5
	%	15.46	16.49	40.00	20.00	24.32	5.81
5	60+	36	25	1	1	3	0
	%	12.37	8.96	20.00	20.00	4.05	0.00
	Total	291	279	5	5	74	86
	%	100.00	100.00	100.00	100.00	100.00	100.00

Source: Socio-Economic Survey, 2019

134. The senior citizens accounts for 8.96 per cent and 12.37 per cent respectively in the underground section. In the Kothanur Depot there are only 3 men.

3.12.2 Sex Groups

135. There is a fair gender balance in the population. Thus, while the male accounts for 51.05 per cent in the underground section, the percentage of female is 48.95 per cent. The percentages in the Kothanur Depot is 46.25 and 53.75 per cent respectively. This may be due to the fact that, in the underground stretch stations are located in the old village or close to it and thus, these areas typically represent the older settlements. The same may not hold good for the other areas in the stretch.

Table 23: Sex Groups of the family members

Sl. No.	Sex	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Male	291	51.05	5	50.00	74	46.25
2	Female	279	48.95	5	50.00	86	53.75
3	Trans-gender	0	0.00	0	0.00	0	0
	Total	570	100.00	10	100.00	160	100.00

Source: Socio-Economic Survey, 2019

3.12.3 Marital Status

136. Among the married age groups while there are no significant variations across gender groups in the underground and the elevated sections, it is not so in the Kothanur Depot [see Table No. 24]. The percentage of females married is marginally lower [46.51%]. In the underground section, the percentage of unmarried males is higher [42.27%] than the females [37.28%]. It is not so in the elevated and Kothanur Depot.

137. There are marginal variations in the widow / widowers in the different stretches.

Table 24: Marital Status of the family members

Sl. No.	Marital Status	Underground		Elevated		Kothanur Depot	
		Male	Female	Male	Female	Male	Female
1	Married	160	156	3	3	40	40
	%	54.98	55.91	60.00	60.00	54.05	46.51
2	Unmarried	123	104	2	2	34	44
	%	42.27	37.28	40.00	40.00	45.95	51.16
3	Separated	2	2	0	0	0	0
	%	0.69	0.72	0.00	0.00	0.00	0.00
4	Widow/Widower	6	17	0	0	0	2
	%	2.06	6.09	0.00	0.00	0.00	2.33
	Total	291	279	5	5	74	86
	%	100.00	100.00	100.00	100.00	100.00	100.00

Source: Socio-Economic Survey, 2019

3.12.4 Educational Status

138. The educational status of the population is found to be low. While 10.61 per cent of the population are found to be without any formal education, about 62.49 per cent have obtained education up to secondary level. Few of the individuals in this population had good knowledge of their surrounding and were weary of the developments. About 5.47 per cent of the individuals have obtained a post-graduate qualification.

Table 25: Educational Status of the family members

Sl. No.	Educational Status	Underground		Elevated		Kothanur Depot	
		Male	Female	Male	Female	Male	Female
1	Illiterate	22	33	0	0	3	2
	%	7.56	11.83	0.00	0.00	4.05	2.33
2	Primary	64	65	0	0	17	25
	%	21.99	23.30	0.00	0.00	22.97	29.07
3	Secondary	107	98	0	0	25	10
	%	36.77	35.13	0.00	0.00	33.78	11.63
4	Graduate	73	69	4	5	5	7
	%	25.09	24.73	80.00	100.00	6.76	8.14
5	Post Graduate	23	10	1	0	24	42
	%	7.90	3.58	20.00	0.00	32.43	48.84
6	Other(specify)	2	4	0	0	0	0
	%	0.69	1.43	0.00	0.00	0.00	0.00
	Total	291	279	5	5	74	86
	%	100.00	100.00	100.00	100.00	100.00	100.00

Source: Socio-Economic Survey, 2019

139. The educational status of the affected families coming under the Kothanur Depot is found to be relatively higher as compared to the families surveyed in the underground section. Thus, the percentage of men and women with post graduate qualification is 32.43 and 48.84 per cent respectively. On the other hand, in the underground stretch it is 7.90 and 3.58 per cent respectively. This is also further reflected in the percentage of illiterates. The percentage of females without any formal education in the depot and the underground section is 2.33 and 11.83 per cent respectively.

3.12.5 Occupational Status

140. The working population is found to be engaged either in self-employment or working in

private or government jobs. The relatively higher percentage of heads of households substantiates their engagement in business ventures.

Table 26: Occupational Status of the family members

Sl. No.	Occupational Status	Underground		Elevated		Kothanur Depot	
		Male	Female	Male	Female	Male	Female
1	Private Company	70	13	2	2	20	2
	%	24.05	4.66	40.00	40.00	27.03	2.33
2	Govt. Job	7	6	0	0	2	0
	%	2.41	2.15	0.00	0.00	2.70	0.00
3	Housewife	0	132	0	1	0	35
	%	0.00	47.31	0.00	20.00	0.00	40.70
4	Student	62	61	0	1	18	40
	%	21.31	21.86	0.00	20.00	24.32	46.51
5	School Going age but not attending school	2	4	0	0	0	0
	%	0.69	1.43	0.00	0.00	0.00	0.00
6	Unemployed	52	48	2	1	3	2
	%	17.87	17.20	40.00	20.00	4.05	2.33
7	Self-employed	66	8	1	0	25	0
	%	22.68	2.87	20.00	0.00	33.78	0.00
8	Other (Specify)	32	7	0	0	6	7
	%	11.00	2.51	0.00	0.00	8.11	8.14
	Total	291	279	5	5	74	86
	%	100.00	100.00	100.00	100.00	100.00	100.00

Source: Socio-Economic Survey, 2019

141. The percentage of those engaged in private employment among men is 24.05 per cent and 27.03 per cent among men. For females it is 4.66 per cent and 2.33 per cent respectively. Two of the male and two of the female in the elevated section are also engaged in private employment.

142. More than a fifth of the working men in the three areas are found to be self-employed. It is the highest in the depot area [33.78%]. None of the women in the elevated section and the depot area are found to be self-employed. On the other hand 2.87 per cent of the females in the underground have reported to be self-employed. However, it should also be noted that a good percentage of the population along the stretch are self-employed. But the nature of the enterprises and the amount earned are found to be quite different.

143. Of the total women in the underground section, nearly 50 per cent are housewives.

3.13 A few issues of concern are:

144. About 6 of the school going children are not attending the schools inspite of good access to private and public educational institutions. Of them 2 are boys and four girls.

145. Around 20 per cent are found to be unemployed. It is relatively higher in the elevated sections. The prospects of these youth in terms of getting employed should be a matter of concern.

146. The concern in the above two paragraphs is not related to the project.

3.14 Distance Traversed for Work by Family Members [For All Population]

Table 27: Distance Traversed for Work by Family Members by Gender Groups

Gender groups	Distance to Work of the Family Members [in Kilometers]						Total
	1	2	3	4	5+	Nil	
Male	25	14	27	33	78	270	447
%	5.59	3.13	6.04	7.38	17.45	60.40	100.00
Female	9	9	7	12	8	382	427
%	2.11	2.11	1.64	2.81	1.87	89.46	100.00

147. Most of the female members are reported to be not traversing of work. Of those who have reported to be travelling about 4.22 per cent are travelling within 2 kms. distance, while 1.87 per cent are travelling beyond 5 kms. On the contrary, among men, about 17.45 per cent are travelling beyond 5 kms. for work. In all 30 per cent are travelling more than 2 kms.

148. Thus, women members are found to be travelling less. Hence, even in the event of shifting to other areas the women seem to suffer less as compared to the men.

3.15 Monthly Income of Working Family Members - Head of the Household

149. At the first instance, it must be noted that the information on the income is grossly under reported by the respondents. The reasons are very many. More importantly, it was found that it was quite different from what was evident through various other indicators. With a view to retain the objectivity, the information provided has been recorded.

150. The income of the family members across gender groups in the underground section are quite varied. This is reflective of the education and the occupations pursued by them. In the Kothanur, none of the women members are working.

Table 28: Monthly Income of Workers of the family members

Sl. No.	Monthly Primary Income	Underground				Elevated				Kothanur			
		Male		Female		Male		Female		Male		Female	
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1	<5000	12	11.11	12	27.27	0	0	0	0	0	0	0	0
2	5000-10000	29	26.85	22	50.00	1	50	0	0	5	7.46	0	0
3	10000-20000	31	28.70	9	20.45	0	0	0	0	3	4.48	0	0
4	20000-30000	13	12.04	0	0.00	0	0	0	0	9	13.43	0	0
5	30000-100000	18	16.67	1	2.27	1	50	0	0	46	68.66	0	0
6	100000+	5	4.63	0	0.00	0	0	1	100	4	5.97	0	0
	Total	108	100.00	44	100.00	2	100	1	100	67	100.00	0	0

Source: Socio-Economic Survey, 2019

3.16 Households Headed by Senior Citizen

151. The analysis of data on the age of the heads of households has resulted in identifying 36 households which are headed by senior citizens. These heads of households despite their age command sway over the affairs of the household.

Table 29: Households Headed by Senior Citizen

Sl. No.	Households Headed by Senior Citizen	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Yes	36	30.00	0	0.00	0	0.00
2	No	84	70.00	2	100.00	38	100.00
Total		120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

152. The discussions with these heads of households has revealed their concerns such as the loss of property which they had inherited or earned by them as a lifetime investment. However, the discussions and the analysis reveals that these households enjoy adequate incomes and also own assets. Thus, they are not found to be vulnerable.

3.17 Women Headed Household

153. A small percentage of the affected families in the underground section are found to be headed by the elderly female member in the family and they have been identified as women headed household. They account for 7.5 per cent in the underground section, while there is none in the elevated section. Due to the ownership of the lands and the economic status, these households are also not found to be vulnerable.

Table 30: Women Headed Household

Sl. No.	Women Headed Household	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Yes	7	7.5	0	0.00	0	0.00
2	No	113	92.5	2	100.00	38	100.00
Total		120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

3.18 Households with Disabled Members [Only for Households with Disabled Members]

154. None of the affected households are found to be headed by disabled persons.
155. Of the total households, 6 of the households are reported to be having disabled members. They account for 5.04 per cent of the total households. There are no disabled members in the families affected in the elevated section.
156. In respect of the nature of the disability, it is reported that three of the disabled members are mentally challenged, while 1 is suffering from multiple disabilities and the other is suffering from learning disabilities.

Table 31: Households with Disabled Members

Sl. No.	Type of Disability	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Locomotor	0	0.00	0	0	0	0
2	Vision	0	0.00	0	0	0	0
3	Hearing	0	0.00	0	0	0	0
4	Mental	3	50.00	0	0	0	0
5	Learning	1	16.67	0	0	0	0
6	Multiple	2	33.33	0	0	0	0
Total		6	100.00	0	0	0	0

Source: Socio-Economic Survey, 2019

3.19 Economic Status of the Households

157. The current survey has attempted at analyzing the socio-economic status of these families. It is found that these families are living in pukka or semi-pukka accommodations, families are accessing private facilities both in the education and health facilities and none of the families are having annual incomes below Rs.30,000 as currently stipulated by the Government.

3.20 Access to Facilities

158. **Water:** More than 90 per cent of the households in the underground section are found to be availing the water facility provided by BWSSB. About 5.83 per cent are depending on private sources and 2 of them on the public tap.

Table 32: Water Supply to the House

Sl. No.	Source of Water	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	BWSSB	111	92.50	2	100.00	0	0.00
2	Private	7	5.83	0	0.00	0	0.00
3	Public Tap	2	1.67	0	0.00	0	0.00
4	Not Applicable	0	0.00	0	0.00	38	100.00
	Total	120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

159. All the households in the elevated section are said to be provided with the Cauvery water provided by BWSSB.

160. **Kitchen:** Almost all the households in both the sections have said that the present dwelling provides for a kitchen. This is also because all these property owners have provided for these facilities. Only 8.33 per cent of the households in the underground section have reported to be living without a kitchen facility.

Table 33: Kitchen Facility in the House

Sl. No.	Kitchen	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Yes	110	91.67	2	100.00	38	100.00
2	No	10	8.33	0	0.00	0	0.00
	Total	120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

161. **Toilet:** Excepting 3 of the households in the underground structure, all the households in both the sections have reported to be having an independent toilet facility. This is quite natural as these areas are part of the urban agglomeration.

Table 34: Toilet Facility in the House

Sl. No.	Type of Toilet Facility	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Government	23	19.17	0	0.00	0	0.00
2	Private	97	80.83	2	100.00	0	0.00
3	Not Applicable	0	0.00	0	0.00	38	100.00
	Total	120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

162. **School:** About 20 per cent of the households in the underground section are said to

be accessing public facilities. The rest of the households are accessing the private facilities. Both the households in the elevated section are said to be availing private facilities.

Table 35: Access to Schooling Facility

Sl. No.	Toilet Facility	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Public	3	2.50	0	0.00	0	0.00
2	Private	117	97.50	2	100.00	0	0.00
3	Not Applicable	0	0.00	0	0.00	38	100.00
	Total	120	100.00	2	100.00	38	100.00

Note: The analysis is for owners only. Source: Socio-Economic Survey, 2019

3.21 Access to Facilities

163. **Bus Stop:** Almost all the households have reported to have access to the public transport within the easy reach. It is less than 1 km.
164. **Health Facilities:** Access to the health facilities to the households is within 1 – 2 Kms. This is for the simple reason that many of these areas are relatively older areas and there is mushrooming of both public and private facilities.

3.22 Vulnerable Population

165. The census survey of all the project affected families resulted in the identification of vulnerable families. This includes families headed by female heads of households and the senior citizens. All of these families have been covered through the socio-economic profiling. With a view to assess the vulnerability of these families, some of the proxy indicators have been analysed and presented in the following section.
166. It should be noted that the analysis is restricted to only the title holders. There are no such families in the elevated and the Kothanur Depot.
167. Duration of Stay of the Vulnerable Families

Table 36: Duration of Stay

Sl. No.	Duration [in Years]	No.	%
1	Less than 1 year	2	3.85
2	1 to 5	5	9.62
3	5 to 10	11	21.15
4	10 to 15	6	11.54
5	15 to 20	6	11.54
6	20+	18	34.62
7	Not Applicable	4	7.69
	Total	52	100.00

168. Nearly 60 per cent of these families have been living in the area for more than 10 years. Only very few families is found to have moved in recent times [see Table No.36].

3.22.1 Status of Current Residence among Vulnerable Families

Table 37: Residential Status

Sl. No.	Residential Status	No.	%
1	Owner	43	82.69
2	Tenant (Renter)	9	17.31

Sl. No.	Residential Status	No.	%
3	Other (Specify)	0	0.00
4	Information Not Available	0	0.00
	Total	52	100.00

169. Most of these families i.e. 82.69 per cent are the owners of the properties while 9 of the families are staying as tenants.

3.22.2 Occupation of Heads of Households of Vulnerable Families

Table 38: Occupation of Heads of Households of Vulnerable Families

Sl. No.	Occupation	No.	%
1	No work	3	5.77
2	Government Job	8	15.38
3	Private Job	21	40.38
4	Self-employed	13	25.00
5	Unemployed	3	5.77
6	Others	4	7.69
	Total	52	100

170. Occupation of Heads of Households: Majority [40.38%] of the heads of families are pursuing jobs in the private companies, while 15.38 per cent are working in government offices. About 25 per cent are also self-employed. In view of this, the economic impact of displacement as a result of the project is not found to be very significant.

171. Possession of BPL Card: Little more than a third of the vulnerable families are reported to be possessing a BPL card which makes them eligible for certain benefits from the Government. Thus, these families are reported to be having poorer incomes and are depending either on the savings or the pensions or the earnings of the younger siblings in the household.

172. Cooking Fuel: 3 of the families have not been able to have a cooking fuel which ensures the health and safety of the women. About 94.23 per cent are reported to have obtained gas connections.

3.22.3 Social Composition of the Vulnerable Families

173. Mother Tongue of the Vulnerable Families

Table 39: Mother Tongue of the Vulnerable Families

Sl. No.	Mother Tongue	No.	%
1	Hindi	1	1.92
2	Kannada	12	23.08
3	Malayalam	1	1.92
4	Tamil	18	34.62
5	Telugu	0	0.00
6	Urdu	19	36.54
7	Others	1	1.92
	Total	52	100.00

174. The three languages generally spoken in these households is Kannada [23.08%], Tamil [34.62%] and Urdu [36.54%]. Thus, these families belong to the same background as that of others in their immediate surrounding.

3.22.4 Religious Background of the Vulnerable Families

Table 40: Religious Background of the Vulnerable Families

Sl. No.	Religion	No.	%
1	Hindu	31	59.62
2	Muslim	19	36.54
3	Buddhist	0	0.00
4	Christian	2	3.85
5	Parsi	0	0.00
6	Jain	0	0.00
7	Other (Specify	0	0.00
	Total	52	100.00

175. Nearly 60 per cent of the families belong to Hindu. The next best represented group is the Muslim. They account for nearly a third of the total families. Thus, these vulnerable families belong to the Hindu faith.

3.23 Structural Details

176. **Nature of Structure:** About 11 of these families are living in these semi-permanent structures. About 71.15 per cent are living in the permanent structures. 4 of them are reported to be owning a site.

177. **Extent of Loss:** Of the 52 families 73.07 per cent have said that they are losing the entire property. Only 26.93 per cent have said that the project will result in acquisition of partial property.

178. **Use of Structure:** 7 of the properties are used for both residential + commercial functions. That is to say the structure is currently providing them additional incomes which they will be deprived as a result of the loss of property.

179. 78.86 per cent of the properties are reported to be only housing these families. About 3 are in possession of the vacant plots.

3.24 Representation of Problems to GRC

180. Only 7 of the 52 families have represented their grievance to the redressal office. However, they have expressed that their concern may not be easily addressed to by the authorities.

3.25 Title Holders - Commercial

181. As there are no commercial enterprises in the Kothanur Depot area, there is no information on the different aspects of the study.

3.26 Status of Current Occupancy (Commercial properties)

Table 41: Status of Current Occupant

Sl. No.	Occupancy Status	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Owner	64	43.54	65	38.01	0	0
2	Tenant – Renter	82	55.78	104	60.82	0	0
3	Other – Lease Holder	1	0.68	2	1.17	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

182. 121. A high percentage of the enterprises are run by the tenants. Thus, the proportion of the tenants and the owners in these enterprises in the underground section is 55.78 and 43.54 per cent respectively. On the other hand, in the elevated section it is slightly varying. It is of the order of 60.82 per cent and 38.01 per cent respectively. Thus, not many of the owners of these properties have taken to the establishment of commercial enterprise. On the contrary, the outsiders have been able to establish appropriate ventures suited to the local demands.

3.27 Ownership of the Commercial Enterprise by Gender

Table 42: Ownership of the Commercial Enterprise by Gender

Sl. No.	Gender	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Male	138	93.87	169	98.83	0	0
2	Female	9	6.13	2	1.17	0	0
	Total	147		171		0	0

183. A small percentage of the commercial enterprises are found to be held by the women members. While they account for 6.13 per cent of the total enterprises in the underground section, they account for only 1.17 per cent in the elevated section.

184. The type of activities held by the commercial properties varies along the lines. On the stretches between Venkateshpura, Tannery Road, Nagawara they are quite varied. While some of them are involved in selling day to-day consumer items, some of them are engaged in fabrication and other activities. Similarly, near Jayadeva they are large scale commercial enterprises such as gas stations, petrol pumps and some of them housing software companies. Near the Mico station most of them are engaged in the marble business.

3.28 Type of Commercial Activity

Table 43: Type of Commercial Activity

Sl. No.	Nature of Commercial Activity	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Shop	94	63.95	64	37.43	0	0
2	Hotel/Restaurant	10	6.80	26	15.20	0	0
3	Manufacturing Unit	14	9.52	6	3.51	0	0
4	Software	2	1.36	13	7.60	0	0
5	Warehouse	1	0.68	0	0.00	0	0
6	Marriage Hall/ Convention Center	1	0.68	3	1.75	0	0
7	School	0	0.00	0	0.00	0	0
8	ATM	1	0.68	1	0.58	0	0
9	Hospital	4	2.72	3	1.75	0	0
10	Petrol Bunk	2	1.36	6	3.51	0	0
11	Other	18	12.24	49	28.65	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

185. The kind of economic enterprises located in this underground stretch is quite varied. Some of the enterprises that existed includes shops [63.95 per cent in the underground and 37.43 per cent in the elevated section], hotels / restaurants [6.80 per cent in the

underground and 15.20 per cent in the elevated sections] etc.,

186. Few of the enterprises that are affected as a result of the project also includes hospitals, schools, ATM booths etc.,
187. A host of activities are carried out in those shops which existed all along the stretch. This also includes shops selling items such as 'granites', 'marble' stones. It must be noted that the granite shops located between Vellara Junction and the Diary circle were supplying the granite and marbles for the entire city and to other parts of the state. Now, with the acquisitions these units are moving out to the other locations.

3.29 License Details

Table 44: License Details

Sl. No.	Licensee	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Yes	112	76.19	147	85.96	0	0
2	No	35	23.81	24	14.04	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

188. 125. A large majority of these commercial enterprises i.e. 76.19 per cent in the underground stretch and 85.96 per cent in the elevated stretch are said to be carrying on the activities with a valid license.

3.30 Loss of Property

Table 45: Extent Loss of Property

Sl. No.	Extent of Loss of Property	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Full	120	81.63	2	1.17	0	0
2	Partial	27	18.37	169	98.83	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

189. 126. Of the total commercial properties that are affected, the commercial properties in the underground section seem to suffer considerably than those in the elevated section. Thus,
190. 81.63 per cent of the properties in the underground section are going to be affected completely and hence, these enterprises are forced to move out of the current location. However, 18.37 per cent are affected partially.
191. As far as the elevated section is concerned, only 1.17 per cent are said to be affected completely and the remaining only partially. It must be noted that the nature of the effect is considerably different. Here, generally the front portion of the property is affected as a result of widening of road and hence, the disturbance is expected to be least.
192. Further, majority of the property owners have felt that the remaining portion of the property will be usable. The percentage of the property owners stating that the remaining property will not be usable is considerably more in the underground station.

3.31 Loss of Business

Table 46: Loss of Business

Sl. No.	Loss of Business	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Yes	135	91.84	36	21.05	0	0
2	No	12	8.16	135	78.95	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

193. Consequent to the loss of property the enterprise owners were asked to state on the extent of loss of business. It is 135 of the enterprises in the underground section and 36 in the elevated stretch. Here again the enterprises in these two different stretches are expected to be affected differently. Almost all of the business enterprises in the underground station have said that their business is going to be affected. The extent of loss of business could also be gauged by the amount of ST/VAT these enterprises were paying. Many of them have either moved out or in the process of moving out or have already established alternative units.
194. In the elevated section about 78.95 per cent have said that their business is not going to be affected as a result of the execution of the project. However, it must be noted that even
195. while the acquisition is partial, some of the business enterprises have also moved out of the current location due to certain other constraints and preferences.

3.32 Nature of Property Affected

Table 47: Nature of Property Affected

Sl. No.	Nature of Property	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Land	6	4.08	0	0	0	0
2	Land & Building	141	95.92	171	100.00	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

196. The magnitude of the losses for both the owners of the properties and that of the commercial enterprises could be very well understood from the nature of the losses. This is found to be different for the two areas. Thus, in the elevated section 84.80 per cent have said that the loss is partial. This is because the acquisition all long the stretch is to provide the right of way and thus has resulted in the loss of front portion of the building which generally was the compound area. However, about 15.20 per cent have lost both. These are the units where the metro stations are being constructed. On the other hand in the underground section, generally almost all the units or the properties have lost both the land and the buildings.

3.33 Last ST / VAT Paid

Table 48: Last ST / VAT Paid

Sl. No.	VAT / ST Amount Paid	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Without ST/VAT	64	43.54	48	28.07	0	0
2	Upto Rs. 5000	10	6.80	7	4.09	0	0

Sl. No.	VAT / ST Amount Paid	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
3	Rs. 5001 – 15000	27	18.37	14	8.19	0	0
4	Rs. 15001 and above	46	31.29	102	59.65	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

197. In both the sections under the current project, the percentage of the enterprises either not paying the relevant tax or those who are paying more than Rs.15001 and above is high [see Table No.48]. Thus, the organizations are large business enterprises. Some these enterprises are reported to be moving to different locations, this may not have negative effects towards the revenue generation from the city.

3.34 Status of Consent Award and the Award of Compensation

Table 49: Status of Consent Award

Sl. No.	Status of Consent Award	Underground		Elevated		Kothanur Depot	
		No.	%	No.	%	No.	%
1	Accepted	145	98.64	168	98.25	0	0
2	Not Accepted	2	1.36	3	1.75	0	0
	Total	147	100.00	171	100.00	0	0

Source: Socio-Economic Survey, 2019

198. Excepting very few of the cases [2 of the property owners in Underground and 3 of the property owners in Elevated] all the property owners have given their consent for acquisition.

199. It may be noted that all most all the owners have been awarded compensation. The percentage of properties which are awarded compensation is 100 per cent in the elevated section and 99.22 per cent in the underground sections.

3.35 Review

200. Of the property owners about 6.8 per cent in the underground and 7.02 per cent in the elevated section have said that they have filed a suit regarding the ownership of the property acquired for the project. Compensation in respect of such properties have been deposited in the Civil Court by the SLAO.

3.36 Submission of Complaints to the Grievance Redressal Committee

201. 136. A relatively higher percentage of the commercial property owners in the underground section is reported to have approached the Committee within the BMRCL for redressal of their grievance. This is 15.65 per cent in the underground section and 9.36 per cent in the elevated sections. In all those cases, grievances have been addressed.

3.37 Non-title Holders - Residential

202. The socio-economic survey has covered the non-title holders – residential and commercial along the two stretches and the key findings are presented below:

3.37.1 Size of the Households

Table 50: Size of the Households among Non-titleholders

Sl. No.	No. of Members	Underground		Elevated	
		No.	%	No.	%
1	1	2	11.76	1	10.00

Sl. No.	No. of Members	Underground		Elevated	
		No.	%	No.	%
2	1 to 4	10	58.82	6	60.00
3	4 to 5	5	29.41	1	10.00
4	5+	0	0.00	2	20.00
	Total	17	100.00	10	100.00

Source: Socio-Economic Survey, 2019

203. Among the households surveyed, about 60 per cent of the households in both the underground and the elevated stretch is reported to be having 1 to 4 members. 2 of the households in the underground and 1 in the elevated section is reported to be single member households. Two of the households in the elevated section is reported to be having more than 5 members.

3.37.2 Age

Table 51: Age of the family members among NTH

Sl. No.	Age Groups [in years]	Underground		Elevated	
		No.	%	No.	%
1	Below 16	14	20.90	14	35.90
2	16 to 30	21	31.34	11	28.21
3	30 to 45	17	25.37	7	17.95
4	45 to 60	12	17.91	4	10.26
5	60+	3	4.48	3	7.69
	Total	67	100.00	39	100.00

Source: Socio-Economic Survey, 2019

204. The population in these households is found to be young and a good percentage are in the working age group. More than 45 per cent are in the 16 to 45-year age group. Thus, they are in the active working age groups. Thus, it becomes important that this group does not get affected seriously as a result of the project implementation.

205. The child population accounts for 20.90 per cent and 35.90 per cent respectively in the two sections. Around 5 per cent of the population is in the old age group also known as the 'silent' age group [above 60+ years].

3.37.3 Sex

Table 52: Gender Groups of the family members among NTH

Sl. No.	Gender groups	Underground		Elevated	
		No.	%	No.	%
1	Male	35	52.24	18	46.15
2	Female	32	47.76	21	53.85
3	Trans-gender	0	0.00	0	0.00
	Total	67	100.00	39	100.00

Source: Socio-Economic Survey, 2019

206. The sex composition is found to be different in the two sections. While it is skewed in respect of the male population in the underground section [52.25%], it is in respect of females in the elevated sections [53.85%]. This could be attributed to the age of the settlement as well.

3.37.4 Marital status**Table 53: Marital status of the family members among NTH**

Sl. No.	Marital Status	Underground		Elevated	
		No.	%	No.	%
1	Married	27	40.30	21	53.85
2	Unmarried	34	50.75	17	43.59
3	Separated	0	0.00	0	0.00
4	Widow	6	8.96	1	2.56
	Total	67	100.00	39	100.00

Source: Socio-Economic Survey, 2019

207. The age structure of the population is reflected in the marital status of the population. Thus, 40-50 per cent of the population is reported to be unmarried [see Table 53]. A good percentage of the population are widows.

3.37.5 Education**Table 54: Education of the Family Members among NTH**

Sl. No.	Educational Status	Underground		Elevated	
		No.	%	No.	%
1	Illiterate	18	26.87	10	25.64
2	Primary	21	31.34	20	51.28
3	Secondary	25	37.31	7	17.95
4	Graduate	2	2.99	1	2.56
5	Postgraduate	1	1.49	0	0.00
6	Other(specify)	0	0.00	1	2.56
	Total	67	100.00	39	100.00

Source: Socio-Economic Survey, 2019

3.37.6 Occupation**Table 55: Occupation of the Family Members of NTH**

Sl. No.	Nature of Occupation	Underground		Elevated	
		No.	%	No.	%
1	Private Company	19	28.36	1	2.56
2	Govt. Job	0	0.00	0	0.00
3	Housewife	6	8.96	7	17.95
4	Student	8	11.94	9	23.08
5	School Going age but not attending school	0	0.00	0	0.00
6	Unemployed	14	20.90	8	20.51
7	Self-employed	9	13.43	9	23.08
8	Other	11	16.42	5	12.82
	Total	67	100.00	39	100.00

Source: Socio-Economic Survey, 2019

208. It is clear that of those gainfully working from among these families, they are found to be either employed in a private establishment or they are self-employed [see Table No.55]. A good percentage of them are also unemployed. This is about 20 per cent in each of the stretch. This is stated to be due to personal and family reasons. This is found to be reflecting the educational status of the population [see Table 54].

3.37.7 Monthly Income of Head of the Household**Table 56: Monthly Income of Head of the Households of NTH**

Sl. No.	Monthly Income [in Rs.]	Underground		Elevated	
		No.	%	No.	%
1	Less than 5,000	9	52.94	4	40.00
2	5,000-10,000	6	35.29	4	40.00
3	10,000-20,000	2	11.76	2	20.00
4	20,000-30,000	0	0.00	0	0.00
5	30,00-1,00,000	0	0.00	0	0.00
6	Above 1,00,000	0	0.00	0	0.00
	Total	17	100.00	10	100.00

Source: Socio-Economic Survey, 2019

209. The income of the heads of households varies. About 50 per cent in the underground and 40 per cent have reported to be less than Rs. 5,000 per month. Few of the heads of households are earning between Rs. 10,000-20,000. During the survey it was noted that there was significant under-reporting of the income considering the living conditions.

210. Nine of the households in the underground and four of the households in the elevated section have reported of less than Rs.5,000 household income. Other households have reported monthly income up to Rs.20,000. The increased income is also due to the more no. of working members within the household and being engaged in better paying economic pursuits.

3.37.8 Estimate of Monthly Household Expense**Table 57: Monthly Household Expense [in Rs.] among NTHs**

Sl. No.	Monthly Household Expense [in Rs.]	Underground		Elevated	
		No.	%	No.	%
1	Less than 2,000	0	0.00	0	0.00
2	2,000-5,000	8	47.06	4	40.00
3	5,000-10,000	8	47.06	3	30.00
4	10,000-20,000	1	5.88	3	30.00
5	20,000-30,000	0	0.00	0	0.00
6	30,000-1,00,000	0	0.00	0	0.00
7	Above 1,00,000	0	0.00	0	0.00
	Total	17	100.00	10	100.00

Source: Socio-Economic Survey, 2019

211. The household expense is very much a reflection of the household income. Thus, few poorly earning households are found to be also spending less. Thus, 8 households in underground and 4 in elevated sections have reported of spending less than Rs.5,000. About 50 per cent are reported to spending between Rs.5,000-10,000. Information is to a certain extent under reported. This is indicated by the ownership of mobile phones and other assets by the families.

3.37.9 Distance to Workplace (in Kms)**Table 58: Distance Traversed by family members [in Kms.] among NTHs**

Sl. No.	Distance Traversed [in Kms.]	Underground		Elevated	
		No.	%	No.	%
1	Less than 1 km	5	7.46	0	0.00
2	1-2 km	3	4.48	1	2.56

Sl. No.	Distance Traversed [in Kms.]	Underground		Elevated	
		No.	%	No.	%
3	2-5 km	10	14.93	0	0.00
4	5-10 km	20	29.85	25	64.10
5	More than 10 km	29	43.28	13	33.33
6	Uncertain	0	0.00	0	0.00
	Total	67	100.00	39	100.00

Source: Socio-Economic Survey, 2019

212. The working members in these households are traversing varied distances looking for better employment opportunities for enhanced earnings. However, this is not true of the female members. They are reported to be working in the nearby places. In respect of the diary circle most of the women members have reported to be working as domestic servants.
213. **WHH:** Only two of the households in the underground and one in the elevated section are women headed households. They have been given adequate compensation and R&R benefits.
214. **Household headed by Senior Citizen:** Only one of the households in the underground section is headed by a senior citizen. She is reported to have worked in a government hospital earlier.
215. **BPL Card:** Few of the Households do not possess BPL card, while others have one which enables them to access various health and other welfare benefits.
216. **Nature of Structure:** Almost all the households are living in semi-permanent structures, while few of them stay in kutcha accommodations. This is expected in view of the lack of certainty on the land held by these households.

Table 59: Nature of the Structure Occupied by NTHs

Sl. No.	Nature of the Dwelling	Underground		Elevated	
		No.	%	No.	%
1	Permanent	0	0.00	0	0.00
2	Semi-permanent	14	82.35	10	100.00
3	Kutcha	3	17.65	0	0.00
4	Site	0	0.00	0	0.00
	Total	17	100.00	10	100.00

Source: Socio-Economic Survey, 2019

217. **Nature of the Roof:** Households are found to be living in structures with roofs other than the cement concrete. Thus, either families have either failed to invest or have purposely withheld investing on it. Thus, the households living in roofs made out of tin, asbestos or thatches. Thus, the household members are living in unsafe, insecure and unhealthy accommodations.

Table 60: Nature of the Roof of Structure among NTHs

Sl. No.	Nature of the Roof	Underground		Elevated	
		No.	%	No.	%
1	Cement Concrete	0	0.00	0	0.00
2	Tin	8	47.06	0	0.00
3	Plastic	0	0.00	0	0.00
4	Wood	0	0.00	0	0.00
5	Bamboo	0	0.00	0	0.00
6	Thatched Roof	0	0.00	0	0.00

Sl. No.	Nature of the Roof	Underground		Elevated	
		No.	%	No.	%
7	Asbestos	9	52.94	10	100.00
8	Tiles	0	0.00	0	0.00
	Total	17	100.00	10	100.00

Source: Socio-Economic Survey, 2019

218. **Age of structure:** The age of the structure of these holds is beyond 5 years. Most of them are reported to be living for more than 10 years. In the diary circle area, the households are said to be living for more than 30 years.
219. **Type of Toilet:** All the households are depending on public toilet.
220. **Distance to Hospital:** Households are reported to have access to the private health facilities in the nearby areas.
221. **Bank Account:** Excepting 3 of the households in the underground and 1 in the elevated section the rest of the households have a bank account.
222. **Ownership of Television and Mobile Phone:** Excepting 2 of the households in the elevated all the households possess a mobile phone. Households possessing television is 61.11 per cent in the underground and 90 per cent in the elevated sections.
223. **Cooking Fuel:** 4 of the households in the underground and 2 in the elevated section are said to be using kerosene for cooking.
224. **Vehicle Type:** Only a third of the households in the underground section have reported to be owning a two-wheeler.
225. **Loss of Property:** The households are said to be losing the entire property.

3.38 Gender Analysis

226. The gender analysis under the project is attempted in terms of families headed by family members, no. of women members owning or operating the commercial enterprises and the gender variations in the travel patterns among the affected families.
227. Of the total families 9 of the families are reported to be headed by the female members. The socio-economic background of these families are found to vary.
228. Only 11 of the 318 commercial enterprises are reported to be owned or managed by the women members. However, the economic impacts are felt to be the same by these commercial enterprises as well.
229. While only a smaller no. of female members i.e. 8 of them are reported to be travelling more than 5 kms. to their work. This is comparatively less as compared to the men. These women members may be impacted in terms of travelling to their work place after shifting from the current residence.
230. The analysis reveals that the impact on the gender groups under the project is not expected to be severe.

3.39 Summary of the PAEs**Table 61: Summary of PAEs**

Sl. No.	Key Parameters	Category of PAEs		
		Title Holders	Non-title Holders	Vulnerable Families
Residential Properties - Economic Indicators				
1	Percentage of PAEs living in Kutcha accommodations	3.68	17.65	0
2	Percentage of Owners among the PAEs	69.56	100	82.69
3	Percentage of families losing complete property	81.05	83.91	73.07
4	Percentage of families headed by women members	3.91	11.11	23.07
Commercial Properties				
1	Percentage of enterprises owned by women	3.45		
2	Percentage of enterprises without VAT	35.22		
3	Percentage of enterprises running in own accommodations	40.56		
4	Percentage of enterprises losing entire property	38.36		

231. Thus, the socio-economic profiling reveals the varied nature of the project affected entities. In respect of commercial enterprises, a good number are those without a VAT but having own accommodations and are also losing the entire property.

232. In respect of residential properties, a good percentage are losing the entire property and few of them also belong to vulnerable groups.

4. INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

233. Participatory consultations are crucial to ensure peoples' participation in the planning and construction phases of a project. Public consultations ensure that the displaced PAPs and other stakeholders are informed, consulted, and allowed to participate actively in the R & R process.
234. Public consultation is an integral part of the Social Impact Assessment (SIA), used to inform and educate stakeholders about the proposed action by BMRCL. It assists in identification of the possible problems associated with R&R as well as understanding the needs of the population to be affected. Such a participatory process helps in reducing public resistance and fosters effective implementation of the project through generating awareness among the community about the benefits to the PAPs. The objectives of public consultations are:
1. Disseminate information about the project and understand the views and perceptions of the people affected with reference to acquisition of land and loss of property and due compensation.
 2. Understand views of affected people on land acquisition and resettlement decisions taken by BMRCL.
 3. To understand specific issues needed to be addressed under the said project by BMRCL.
 4. Identify concerns, if any, about the project's impact on the PAPs.
 5. Identify major economic and social characteristics of the PAPs.
235. BMRCL has held consultations with stakeholders / affected families at different project locations [Detailed report placed at Annexure-3]. The list of participated individuals is placed at Annexure-4.
236. Apart from holding public consultations BMRCL officials have also interacted with the affected population through one to one meeting at BMRCL office and at the site independently and along with the AIB / EIB missions during the previous years.

4.1 Types of Consulted Persons

237. **The elevated stretch:** The elevated stretch of Reach 6 has two main distinct types of PAPs. The residential properties affected are few and concentrated in a specific settlement called J.D. Mara. The remaining properties along the entire stretch are mainly commercial properties, barring a few community properties (temples, church, school/colleges) and a few government properties. Given the two distinct characteristics of the PAPs along this stretch, we found it necessary to hold two separate processes of public consultations. JD Mara settlement on the Bannerghatta Road of the R6 Elevated Metro line is a sensitive acquisition. The Project Affected People (PAPs) include migrants, who are socially and economically backward and thereby a vulnerable group. The land is privately owned and therefore not a notified settlement. In the J.D. Mara settlement, therefore, we saw it as a continuous two-way process, where several meetings were required with the PAPs, BMRCL and the community leaders through community meetings, focus group discussions (FGDs), individual interviews and formal. The remaining PAPs in the elevated stretch were mainly commercial establishments, with varying degree of land acquisition and loss of business, for whom a stake-holder meeting was held separately.
238. **The underground stretch:** The underground stretch of Reach 6 has more or less equal number of residential and commercial units, spread around the 12 stations on

the 16 kms stretch. Therefore, five different stakeholder meetings were held along this stretch in different

239. venues, to cater to the local stakeholders. The first stakeholder meeting was held for the PAPs at Dairy Circle. We realized that along this stretch, there were two different types of PAPs: (a) commercial units (mainly granite and marble businesses) and (b) residential units and smaller commercial units. Therefore, it was decided to call these PAPs at two different times on the same day. The second stakeholder meeting was held for the PAPs of MicoNagar. Since most of the land acquisition at Langford, Vellara, M.G. Road and Cantonment was mostly defense, BBMP and land owned by the church, it was decided that the third stakeholders meeting would cover the PAPs of these stations with Shivajinagar, Pottery and Tannery. The fourth stakeholders meeting covered the PAPs from Venkateshpura and Arabic College and last meeting covered the PAPs from Nagavara.
240. Since these were the first such public stakeholder meetings for the PAPs of Reach 6 line, many of them found it useful and realized that they had common grievances which they could bring to BMRCL's notice as a group.

4.2 Issues Raised in the Consultative Meetings

241. Both the Stakeholder meetings and the Focus Group Discussions were conducted to understand and identify issues faced by the PAPs during the construction of the Metro, Reach 6 line. This consultative approach led to identification of the following issues relating to commercial properties:

4.2.1 The elevated stretch:

242. Clarification on compensation issues: Some PAPs complained about there being no clarity on compensation norms, especially about different PAPs with similar acquisition areas receiving differing rates (Rs. per sq. mt.) of compensation. Some PAPs complained of either not receiving compensation or of losing more area than what was notified to them.
243. Unviability of business due to acquisition of road/ground floor/parking area, loss of prospective tenants are few of the issues raised by commercial property owners. Some of the commercial properties are not able to rent out their complex because the structure is affected beyond the part acquired by BMRCL. Some talked about losing their tenants and rental income. Road/Parking space has become unusable due to barricades put by BMRCL. This is also causing traffic problems and commercial entities are facing a drop-in business.
244. Small properties rendered unviable due to part acquisition: Some PAPs complained about part acquisition of the smaller properties, leaving the rest of the property unusable. They requested BMRCL to take the entire property.
245. Compensation issues specific to tenants: Some tenants have an agreement with the owner, but the owner not willing to share the agreement, since it is an informal tenancy agreement. As a result, the tenant has not been compensated. In some cases, tenants who are renting higher floors had no clarity on the compensation to be received from BMRCL.
246. Multiple Notices received from BMRCL/BBMP: Several PAPs complained about receiving multiple notices from BMRCL with differing areas of property to be acquired. In some cases, the notice did not tally with the markings, for which clarification was sought.
247. In many cases, the Bruhat Bengaluru Mahanagara Palike (BBMP) are acquiring

additional areas of the affected properties for road-widening. In some cases, there was no clarity w.r.t BBMP and BMRCL markings and therefore no clarity as to who pays the compensation. What came through the Stakeholder meeting is a lack of coordination between the BBMP and BMRCL, leading to confusion and discomfiture for the PAPs. Most PAPs also requested a single window for handling acquisition related issues, be it by the BMRCL or BBMP.

248. Disruptions due to metro-design and construction: Some PAPs were affected with the placement of pillars, high-tension poles and transforms for this elevated stretch. A BMRCL pillar coming up in front of the apartment complex will block the entry and exit of school buses. Some 100 children from the complex use these buses. Some PAPs also reported inconvenience due to a loss of a bus-stop.
249. Insofar as the J.D. Mara resettlement is concerned, the PAPs seemed quite satisfied with the alternate housing offered by BMRCL at Alur. The only concern was about a community flag-pole that was being demolished.
250. Towards the end, when asked whether they were happy with the compensation received, most people did not seem to think so.

4.2.2 The underground stretch:

251. Inadequate compensation for commercial tenants: In the underground stretch, most of the petty shop owners – such as pan-shops, tea-stalls, food-stalls etc., especially in Shivajinagar, Pottery, Tannery, Venkateshpura and Arabic College are long term commercial tenants, who are being displaced by the Metro project and losing livelihoods. They expressed that the only compensation they will receive as commercial tenants, is for business loss. With this amount, they cannot re-locate or start another business. In the two stakeholder meetings held in these areas, this was the major concern expressed by many of them and a cause of enormous distress.
252. Inadequate compensation for residential tenants: Many of the PAPs said that they have also been living in these areas as long-term tenants on rent or lease, paying low rents. Not only are they losing their livelihoods, but also their homes allowance. According to them, the compensation is not sufficient for them to be able to get another house on rent/lease. Their children go to the nearby schools, and they use the hospitals and other facilities in these areas. Their major anxiety was that they will not be able to relocate their homes, businesses/employments and children's schools with the compensation amount they receive.
253. Relocation of the Technical Training Centre for the Deaf: This institute is located at 28/2, Haines Road, New Bamboo Bazar Rd, Shivaji Nagar. They are not in a position to relocate, set up machinery and admit students for the new Academic Year, which will result in de-affiliation. They want the institute to be relocated by BMRCL, since it is a community property that caters to a vulnerable group. BMRCL should ensure that this Institute becomes operational at the earliest with minimum disturbance of the Academic program.
254. People squatting on BBMP land – Chandrappa Nagar: The SIA identified families squatting on BBMP land at Chandrappa Nagar, who will be displaced and will be requiring resettlement and rehabilitation.
255. Properties rendered unviable due to part acquisition: Some PAPs complained that part acquisition of their properties will render the remaining property unusable. They requested BMRCL to take the entire property.
256. Inadequate information dissemination: PAPs felt that information about compensation

is not easily available and needs to be provided in the local languages.

257. Timely redressal of complaints: Many PAPs stated that they were not getting responses to their complaints from BMRCL/KIADB. They wanted a time-bound redressal mechanism to be put in place.
258. Inconveniences at the KIADB offices: Many PAPs complained of the poor responsiveness of KIADB, in terms of unavailability of officers, long wait-time and lack of other basic facilities, such as chairs etc.

4.3 Responses from BMRCL and Mitigation measures

259. In order to reduce displacement, wherever possible, BMRCL has acquired BBMP and other government lands. Towards mitigation measures in the elevated stretch, BMRCL re- designed the alignment at J.D. Mara, where the acquisition was reduced from 22 units to 13 units.
- (a). The Compensation for the acquired properties is being paid by following the principles of LARRA. There will be minor variations in the compensation awarded for different properties of the same area depending upon the total size of the property, its shape, frontage to the road etc. It may be noted that more than 95% of the property owners have received the compensation awarded to their properties on consent basis.
- (b) Most of the acquisition on the elevated stretch is for road widening and only a small portion of the properties is acquired and the remaining area is sufficient enough to continue the business activities. The same is evidenced as most of the property owners have continued the business after the acquisition. Any inconveniences during construction is only temporary and does not result in any adversity for long.
- (c) Wherever a part of the small property is acquired and the remaining portion cannot be used for commercial activity, BMRCL has taken steps to acquire the remaining portion of the property.
260. During the construction phase, it is important that the hardship to the PAPs and public be minimized, by planning for alternative routes/access/amenities before construction. BMRCL stated that wherever area is available, road widening work has been initiated before the construction, to minimize disruption of traffic.
261. After the construction phase, BMRCL stated that temporarily acquired properties such as playgrounds and common property resources will be restored.
262. With regard to Technical Training Centre for the Deaf at 28/2, Haines Road, New Bamboo Bazar Rd, Shivaji Nagar; BMRCL responded that they will ensure its relocation at the earliest.
263. For properties rendered unviable due to part-acquisition, BMRCL clarified that they do have a process in place to apply for acquisition of the full property, which would then be evaluated on a case by case basis.
264. With regard compensation for tenants, BMRCL stated that they were following the norms laid in the CRP, 2019. All the tenants have been given R & R benefits even through some of them did not have written lease document, based on other relevant information about their business.
265. Some of the issues above are due to lack of information disclosure and dissemination by BMRCL. BMRCL needs to make the compensation document publicly available and

easily accessible on their website. The phone numbers of the contact-persons from BMRCL for grievance redressals needs to be made available to the public through announcements on their website, prominently displayed in the BMRCL office and along the affected stretch, in English and Kannada. A Public Information Desk needs to be made available in the BMRCL office specifically providing relevant information. Information brochures (in English and Kannada) need to be prepared explaining the RAP, entitlements and the implementation schedule that should be made available on the BMRCL website. In addition, a 24/7 number and a helpdesk for formally lodging and tracking complaints related to these issues should be made available. Having a systematic and time-bound grievance redressal mechanism in place will take care of many of the above issues.

- (a) BBMP had also planned for road widening on this stretch clear marking have been done by BMRCL indicating the area to be acquired and these marking have been shown to the land owners. It is not possible to handle land acquisition through a single window as the metro project has to be completed in a specified time frame.
- (b) Sufficient care has been taken to see that entry to any property is not blocked by locating the metro pillars. The viaduct in the elevated stretch is in the median of the road and as such location of pillars will not affect entry to any building.
- (c) More than 95% of the land owners have received the compensation through consent, which goes to show that they are happy with the compensation offered. Otherwise they would have approached the civil court for enhancement of compensation.
- (d) As regards the R & R benefits to commercial tenants in underground stretch it may be noted that the rates of R & R during the stakeholder meeting were not revised. The same were revised in July 2019 and R & R benefits were given as per the revised rates and they are satisfied with these rates. Similarly, the R & R rates for the residential tenants are also revised.
- (e) The families squatting on BBMP land at Chandrappa Nagar have been given R & R benefits as per CRP 2019 and they have moved out from there.
- (f) The R & R document is already uploaded on BMRCL website and is also available to affected families.
- (g) All the grievances of affected families have been attended to and most of the affected families have received compensation and rehabilitation benefits and have vacated the acquired premises.

4.4 Construction Stage and Operation Stage

266. Stakeholder and community engagement would continue throughout the construction and operational phases of the project. BMRCL would require the contractor / consultant delivering the project to develop and implement a community involvement plan to keep potentially affected stakeholders informed about progress of the project's construction activities and operations. The plan would also include:

- Inclusion of culturally and linguistically diverse and hard to reach community members in engagement activities;
- Mechanisms to respond promptly to concerns and issues raised by community members;
- Provision of timely and accurate information about construction activities,
- Including advance notice of construction works to the affected households and commercial units.

267. Strategies to communicate changed traffic arrangements and coordinate communications with other road managers including local traffic police, local administration and the PMRCL along with the contractors.
268. Additional community engagement requirements would be embedded in the Environmental Management Plans (EMP) covering the project's construction and operation. This could include timely communication about dust and noise management, hours of operation and changes to local traffic arrangements, as well as measures for identifying and resolving issues associated with standard construction practices. Similarly, BMRCL will provide simplified detailed information's to the public through the existing social media platform.

4.5 Information, Communication and Awareness

269. Bangalore Metro Project conducts the following programmers:

4.5.1 Press Release:

- Project updates are given to stakeholder through regular press releases.
 - Radio: BMRCL also provides regular updates of its project through FM Radio.
 - TV Channels: BMRCL provides regular bytes through prominent Hindi and Kannada TV Channels as well as the local popular channels.
 - Face Book: BMRCL has its own social media account on Facebook. This is a very interactive page with 100% response rate. Updates of projects are regularly posted on this page. BMRCL responds promptly to the queries from citizens and stakeholders. The page evokes a very good response presently.
 - Website: BMRCL regularly provides updates and information its website: www.english.bmrc.co.in. This includes information on the Organization, Goal and Mission, the project work progress, tenders, photographs, news events videos of works and events are also updated regularly by BMRCL.
270. Bangalore Metro Rail Project hoardings showing the name and location of Station have been displayed for over a year to create awareness on the project. Newspaper advertisements have been exercised many times. Even a few programs have been telecasted on local TV channels including interviews of BMRCL officials providing information of the project.
271. The copies of the RAP along with the RPF are uploaded on website of the BMRCL. These documents should be easily accessible through a link on the landing page of the BMRCL website.
272. Hard copies are made available at the Information Desk.

5. GRIEVANCE REDRESSAL MECHANISM

273. BMRCL already has in place a grievance redress mechanism. In this chapter the process that has been adopted is reflected. Since compensation and payment of benefits is yet to be 100 percent over, any grievance that may still come in will follow the process already established. All grievances related compensation for land and resettlement assistance is addressed by the General Manager (land acquisition). Property ownership issues are addressed by Karnataka Industrial Area Development Board, Competent Authority. Grievances received at the Corporate Office, is sorted according to subject matter and is directed from the Managing Directors office to the Land office.
274. Grievance redress is carried out at two levels; namely first level and the appellate level. Grievances of affected persons will be first brought to the attention of BMRCL, land acquisition office. At this level, the time taken to address a matter may vary from 7 days to one month, depending on the matter. Land related cases take longer than one week as it may require providing legal documents, change of alignment or dropping the properties from acquisition etc. All these matters require consultation with planning and design section, before a decision can be reached, thus the process can extend up to a month. In cases where the affected person is not satisfied with the decision of the land acquisition office, the person can approach the Grievance Redress Committee (GRC). The GRC will convene within 7 days of receiving the matter. The grievance redress process is given in Figure 2. The composition of the GRC is:

Director (Projects and Planning),	Chairman
General Manager (LA & E)	Convener
General Manager (F & A)	Member
Chief Public Relations Officer	Member
Chief Engineer of concerned Reach	Member
Manager (Transportation)	Member
Tahsildar	Member
Community Representative (PAP - Male)	Member
Community Representative (PAP - Female)	Member

5.1 The main responsibilities of the GRC

- I. to provide support to affected persons on problems arising out of eligibility provided entitlements compensation and assistance provided;
 - II. to record the grievance of the PAPs and resolve them within the stipulated time frame;
 - III. to report to the aggrieved parties about the development regarding their grievances and decision of BMRCL;
 - IV. address problems and complaints arising out of land acquisition and relocation of utilities;
275. Under the project all grievances received will be solved at the level of General Manager (land acquisition) and Director (Projects and Planning).
276. Grievances are submitted as written application in English or Kannada to the BMRCL, land office. Careful documentation of the name of the complainant, date of receipt of the complaint, address/contact details of the person, location of the problem area, and

how the problem was resolved is undertaken. The land office has the overall responsibility for timely grievance redress on social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party.

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

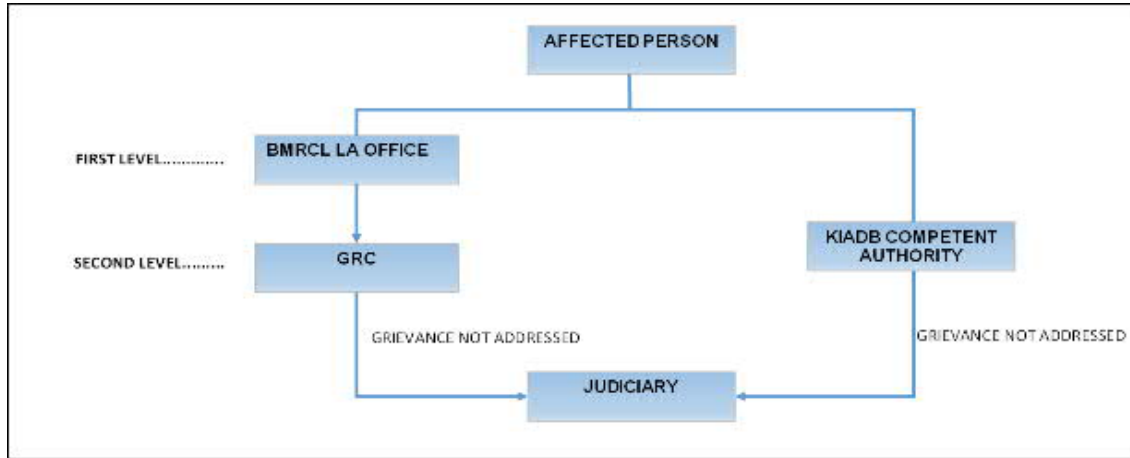


Figure 2: Grievance Redress Process

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

5.2 Status of the Grievances

Table 62: Status of the Grievances

Type of Structure	No. of Grievance Received	No. of Grievances reviewed	No. of Grievances Addressed	No. of Pending Grievances
Elevated [including Kothanur Depot]	32	32	32	0
Underground	55	55	55	0
Total	87	87	87	0

Source: BMRCL, 2019.

279. The complaints received at the BMRCL is said to have been reviewed and addressed. Thus, the mechanism is found to be well established.

280. The grievances which have been submitted are mostly related (i) dropping lands from acquisition; (ii) adding correction to property details; (iii) requesting for realignment of metro line to save property; (iv) re measurement of the area to be acquired etc.

281. Only one case related to the Vellara Station was further referred to the Committee.

6. LEGAL FRAMEWORK FOR PRIVATE PROPERTY ACQUISITION

6.1 Compensation and Resettlement, 2019

282. Legal framework adopted for Reach 6 relating to private property acquisition began as per the rules framed and prevailed / adopted during 2007. In view of the changed circumstances, it was suggested by AIIB that the norms laid towards payment of compensation needs to be reviewed and revised. Thus, BMRCL adopted Compensation and Resettlement Package (CRP) 2019, based on the Government Order No. UDD 91 PRJ 2019, dated 10.7.2019. The CRP provides the details of compensation payment and assistance to be provided to the project affected persons under different categories of losses.

283. The broad salient features of Compensation and Resettlement Package [CRP] 2019:

1. The affected communities shall be duly informed and consulted at each stage, including public hearings in the affected areas for social impact assessment, wide dissemination of the details of the survey to be conducted for plan or scheme.
2. The benefits to be offered to the affected families include financial support to the affected families for construction of cattle sheds, shops, and working sheds; transportation costs;
3. Rehabilitation and resettlement benefits to which they are entitled in monetary terms along with a one-time entitlement of fifty thousand rupees;
4. For ensuring transparency, provision has been made for mandatory dissemination of information on displacement, compensations and resettlement, with names of the affected persons and details of the compensation's packages. Such information shall be placed in the public domain on the internet as well as shared with the concerned Gram Sabhas and Panchayats, etc. by the project authorities;
5. No income tax shall be levied, and no stamp duty shall be charged on any amount that accrues to an individual as a result of the provisions of the new law;

6.2 Land Acquisition

284. If any land is required for the project, it will be secured through either of the methods viz., Compensation and Resettlement Package [CRP] 2019 or Section 28 and 29 of KIADB Act or Negotiated Settlement.

6.3 Salient Features - Section 28 of KIADB Act

285. If at any time, in the opinion of the State Government, any land is required for the purpose of development by the Board, or for any other purpose in furtherance of the objects of this Act, the State Government may by notification, give notice of its intention to acquire such land.

286. On publication of a notification under sub-section (1), the State Government shall serve notice upon the owner or where the owner is not the occupier, on the occupier of the land and on all such persons known or believed to be interested therein to show cause, within thirty days from the date of service of the notice, why the land should not be acquired.

287. After considering the cause, if any, shown by the owner of the land and by any other person interested therein, and after giving such owner and person an opportunity of being heard, the State Government may pass such orders as it deems fit.

288. After orders are passed under sub-section (3), where the State Government is satisfied that any land should be acquired for the purpose specified in the notification issued under sub-section (1), a declaration shall, by notification in the official Gazette, be made to that effect.
289. On the publication in the official Gazette of the declaration under sub-section (4), the land shall vest absolutely in the State Government free from all encumbrances.
290. Where any land is vested in the State Government under sub-section (5), the State Government may by notice in writing, order any person who may be in possession of the land to surrender or deliver possession thereof to the State Government or any person duly authorised by it in this behalf within thirty days of the service of the notice.
291. If any person refuses or fails to comply with an order made under sub-section (5), the State Government or any officer authorised by the State Government in this behalf may take possession of the land and may for that purpose use such force as may be necessary.
292. Where the land has been acquired for the Board, the State Government, after it has taken possession of the land, may transfer the land to the Board for the purpose for which the land has been acquired.

6.3.1 Salient Features - SECTION 29 OF KIADB ACT

293. Where any land is acquired by the State Government under this Chapter, the State Government shall pay for such acquisition compensation in accordance with the provisions of this Act.
294. Where the amount of compensation has been determined by agreement between the State Government and the person to be compensated, it shall be paid in accordance with such agreement.
295. Where no such agreement can be reached, the State Government shall refer the case to the Deputy Commissioner for determination of the amount of compensation to be paid for such acquisition as also the person or persons to whom such compensation shall be paid.
296. On receipt of a reference under sub-section (3), the Deputy Commissioner shall serve notice on the owner or occupier of such land and on all persons known or believed to be interested herein to appear before him and state their respective interests in the said land.

6.4 AIIB Policy on Resettlement

297. The above national policies are consistent with the AIIB Policies on Involuntary Resettlement. The AIIB's Environmental and Social Standard 2: Involuntary Resettlement, which is applicable aims to avoid or minimize involuntary resettlement. In order to manage resettlement sustainably, the standard prescribes a screening process to determine the scope and application of this standard; both physical and economic displacement either full or partial or permanent or temporary. When adverse impacts do not fall within the definition of Involuntary Resettlement, then such impacts are avoided/ minimized/ mitigated/ compensated for. As per these standards, the client is required to develop and implement a management plan to restore the livelihoods of affected persons to at least pre-project level or better.
298. The Client is required to undertake a) planning through survey of land and asset losses, census of affected persons and establishment of a socio-economic baseline, b) prepare

a Resettlement Action Plan (RAP) elaborating on displaced persons' entitlements, income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget and a time-bound implementation schedule. In the baseline information, customary rights, collective or communal forms of land tenure needs to be included. The gender perspective needs to be considered in the above context. The affected persons need to be consulted during the entire process of planning and implementation. This RAP needs to be disclosed. When displacement is only economic, a livelihood restoration plan needs to be prepared. When impacts are minor or fewer than 200 affected people, an Abbreviated Resettlement Action Plan (ARAP) is prepared. The RAP/ ARAP is prepared in line with the following principles of EIIB stated under Environmental and Social Standard 2: Involuntary Resettlement:

1. Proportionality is ensured by making the RAP/ ARAP consistent with the extent and degree of the impacts.
2. The client should carry out meaningful Consultations with affected and host communities including all stakeholders, in the true sense of Free Prior Informed Consultations.
3. A Grievance Redressal Mechanism is established for resolution of grievances of the affected persons.
4. The client provides Social Support by supporting the social and cultural institutions of affected and host communities.
5. The client takes up Livelihood Restoration, to improve, or at least restore, the livelihoods of all affected persons.
6. Resettlement Assistance is provided to the affected persons with needed assistance including security of tenure, transitional support and civic infrastructure and community services.
7. Improve the Standards of Living of the poor and other vulnerable groups affected.
8. Ensure that affected Persons without Title or Legal Rights, are eligible for, and receive, resettlement assistance and compensation for loss of non-land assets.
9. Develop procedures for Negotiated Settlement in a transparent, consistent and equitable manner if land acquisition or changes in land use rights are acquired through negotiations.
10. The implementation of the Involuntary Resettlement should be a part of the project and should be conducted before construction works are initiated.
11. Pay Compensation and Entitlements before any physical or economic displacement under the project.
12. Provide close Supervision of the implementation of the resettlement plan throughout project implementation.
13. Use suitably qualified and experienced experts, for Monitoring and assessing resettlement outcomes, impacts on the standards of living of affected persons, achievement of objectives, etc. and disclose the monitoring reports.
14. Use suitably qualified and experienced third parties to support monitoring programs.

6.5 EIB Policy on Resettlement

299. EIB standard No.6 on involuntary Resettlement as its objective the following:

1. Avoid or, at least minimize, project induced resettlement whenever feasible by exploring alternative project designs;
2. Avoid and/or prevent forced evictions and provide effective remedy to minimize their negative impacts should prevention fail;
3. Ensure that any eviction which may be exceptionally required is carried out lawfully, respects the rights to life, dignity, liberty and security of those affected who must have access to an effective remedy against arbitrary evictions;
4. Respect individuals', groups' and communities' right to adequate housing and to an adequate standard of living, as well as other rights that may be impacted by resettlement;
5. Respect right to property of all affected people and communities and mitigate any adverse impacts arising from their loss of assets or access to assets and/or restrictions of land use, whether temporary or permanent, direct or indirect, partial or in their totality.
6. Assist all displaced persons to improve, or at least restore, their former livelihoods and living standards and adequately compensate for incurred losses, regardless of the character of existing land tenure arrangements (including title holders and those without the title) or income earning and subsistence strategies;
7. Uphold the right to adequate housing, promoting security of tenure at resettlement sites;
8. Ensure that resettlement measures are designed and implemented through the informed and meaningful consultation and participation of the project affected people throughout the resettlement process;
9. Give particular attention to vulnerable groups, including women and minorities, who may require special assistance and whose participation should be vigilantly promoted.

6.6 Policy Gap Analysis

300. There are certain gaps between the prevailing Indian laws, AIIB SPR and EIB requirements for resettlement and rehabilitation of project affected persons (PAPs). A comparative chart of AIIB, EIB and Indian laws is given in the following table:

Table 63: Policy Gap Analysis

Sl. No.	Aspect	AIIB Social Policy Requirement	EIB Policy	KIADA Act 1966	BMRL CRP 2019	Gap Analysis between BMRL CRP and AIIB SPR
1	Existence of Policy Framework	AIIB prescribes elaborate Social Policy and Standards for Social Assessment and Management, Involuntary Resettlement and Indigenous Peoples	<p>Involuntary resettlement should be avoided wherever possible</p> <p>Minimize involuntary resettlement by exploring all viable alternative project design</p> <p>Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits</p> <p>To cover the direct social and economic impacts that are caused by the involuntary taking of land and/ or the involuntary restriction of access to legally designated parks and protected areas, the borrower will prepare a Resettlement plan or resettlement policy framework. The RAP or framework will include measures to ensure that the displaced persons are provided assistance during relocation; provided with residential housing or housing sites, or as required agricultural sites; offered transitional support; provided with development assistance in addition to compensation.</p>	Section 28 and 29 of KIADB Act lays down the rules or procedures as regards the acquisition of private lands.	The policy clearly provides guidelines on issues relating to involuntary resettlement.	No
2	Project Screening and Categorization	Screening of proposed project using potential social risks and impacts to determine the nature and	Categorization of the affected families is defined as titleholders, non-titleholders including encroachers, Squatters, tenants,	Nil	Baseline survey will be carried out covering all impacts and	No

SI. No.	Aspect	AIIB Social Policy Requirement	EIB Policy	KIADA Act 1966	BMRL CRP 2019	Gap Analysis between BMRL CRP and AIIB SPR
		level of required social review, type of information disclosure and stakeholder engagement. Projects categorized as A, B, C and FI based on potential social risks and impacts.	etc.		project affected persons. Based on the survey a Resettlement Action Plan (RAP) shall be prepared.	
3	Assessment of Alternatives	Assessment of alternatives under Social Standard 1: Social Assessment and Management. Examination to avoid or minimize social impacts.	Assess all viable alternative project designs to avoid, where feasible, or minimize involuntary resettlement.	Nil	CRP states that attempts will be made during the final execution of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable engineering design.	Nil
4	Conduct Social Assessment	Client to conduct social assessment relating to the risks and impacts, and design appropriate measures to avoid, minimize, mitigate, offset or compensate for them.	Through census and socio-economic surveys of the affected population, identify, assess, and address the potential economic and social impacts of the project that are caused by involuntary taking of land (e.g. relocation or loss of shelter, loss of assets or access to assets, loss of income sources or means of livelihood, whether or not the affected person must move to another location) or involuntary restriction of access to legally designated parks and protected areas.	Nil	Nil	BMRL CRP does not stipulate steps to conduct social assessment under the projects.

SI. No.	Aspect	AIIB Social Policy Requirement	EIB Policy	KIADA Act 1966	BMRL CRP 2019	Gap Analysis between BMRL CRP and AIIB SPR
5	Preparation of Social Management Plan	Client to prepare SMP consisting of measures to manage and mitigate adverse impacts in effective and timely manner and also describing the means (budget, schedule and institutional arrangements) for Meeting the requirements and monitoring of the SMP	To address the project impacts, prepare resettlement plan or resettlement policy framework prior to project appraisal, estimating to the extent possible the total population to be affected and the overall resettlement costs.	Nil	Nil	BMRL CRP does not stipulate steps to prepare Social Management Plan under the projects.
6	Information Disclosure	Client to ensure that relevant information about social risks and impacts (including SMP) is made available in the project area in a timely and accessible manner, and in a form and language understandable to the PAPs, other stakeholders and general public.	To address the project impacts, prepare resettlement plan or resettlement policy framework prior to project appraisal, estimating to the extent possible the total population to be affected and the overall resettlement costs. Disclose draft resettlement plans, including documentation of the consultation process, in a timely manner, before appraisal formally begins, in an accessible place and in a form and language that are understandable to key stakeholders	Nil	Nil	BMRL CRP does not specify steps on disclosing social risks and its impacts.
7	Consultation with stake holders	Client to engage in meaningful consultation with stakeholders during project preparation and implementation in a manner commensurate with risks and impacts for	EIB explicitly desire public consultation and interaction of Project authority and PAPs to develop RAP.	Apart from statutory hearing (section 28/2) no stakeholder consultations are specified.	Chapter 3 section 3.2 of the policy states that public consultation. internal monitoring and grievance redress will be	No

SI. No.	Aspect	AIIB Social Policy Requirement	EIB Policy	KIADA Act 1966	BMRCL CRP 2019	Gap Analysis between BMRCL CRP and AIIB SPR
		those affected			undertaken intermittently throughout the project duration.	
8	Grievance Redress Mechanism	Client to establish a suitable grievance redress mechanism to receive and facilitate resolution of the concerns or complaints of people adversely affected by social impacts of project and inform PAPs of availability of mechanism.	Consult project-affected persons, host communities and local on governmental organisations, as appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the process for determining eligibility for compensation benefits and development assistance (as documented in a resettlement Plan), and for establishing appropriate and accessible grievance mechanisms. Pay particular attention to the needs of Vulnerable Groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation Bank desire that mechanism shall be in place for redressal of grievances of PAPs	The Act reads: "Where no such agreement can be reached, the State Government shall refer the case to the Deputy Commissioner for determination of the amount of compensation to be paid for such acquisition as also the person or persons to whom such compensation shall be paid".	The guideline outlines the redressal mechanism for the project affected persons.	No
9	Support existing social and cultural institutions of	-	To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers preferences with respect to	-	-	CRP does not have a reference to it.

SI. No.	Aspect	AIIB Social Policy Requirement	EIB Policy	KIADA Act 1966	BMRL CRP 2019	Gap Analysis between BMRL CRP and AIIB SPR
	the affected persons		relocating in pre- existing communities and groups are honoured.			
10	Monitoring and Reporting	Client to implement project in compliance with Social Management Plan and to furnish AIIB with periodic monitoring reports on Client's performance under the project	The borrower is responsible for adequate monitoring & evaluation of the activities set forth in the resettlement instrument. Assess whether the objectivities of the resettlement instrument have been achieved upon completion of the project, taking account of the baseline conditions and the results of resettlement monitoring.	Nil	Indicates establishment of a robust monitoring and evaluation mechanism to provide feedback to the management	No
11	Supervision	-	The Bank regularly supervises resettlement implementation to determine compliance with the instrument.	-	Social and Environmental Management Unit is expected to undertake the same.	No
12	Timeline for every process	-	Bank does give time schedule for activities.	Sec. 28(i) prescribes a time limit of 30 days for the owner to respond to the Notice.	No	No
13	Build capacity of the borrower(s) in IR implementation	-	Financing of technical assistance to strengthen the capacities of agencies responsible for resettlement, or of affected people to participate more effectively in resettlement operations.	No	No	BMRL CRP does not detail out on these issues.

6.7 Gap Analysis for CRP 2017 & 2019

301. It is stated earlier that the 2017 policy related to compensation and resettlement was revised during 2019 and the same was also considered for implementation. In the following matrix an attempt is made to analyse both and its implications for implementation:

Table 64: Gap Analysis for CRP 2017 & 2019

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
I a.	Owner losing land and residential structure totally (Only owner staying in the premises)	1. Compensation as per KIADB for land and structure acquired [Award] or 2. Consent award based on market value of land and building And 3. Shifting allowances; a. Up to 1000 sq. ft. – Rs. 10,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 12,500/- c. more than 1501 sq. ft. – Rs. 15,000/- 4. Inconvenience Allowance: Onetime payment of Rs. 30,000/- 5. Transitional Allowance: a. Up to 1000 sq. ft. – Rs. 60,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 75,000/- c. more than 1501 sq. ft. – Rs. 90,000/- 6. Right to salvage material totally.	Consent Award based on mutually agreed market value of land structures, or Normal Award as per KIADB for land and structure: Shifting allowances; a. Up to 1000 sq. ft. – Rs. 25,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 30,000/- c. more than 1501 sq. ft. – Rs. 35,000/- Inconvenience Allowance: Onetime payment of Rs. 70,000/- Transitional Allowance: a. Up to 1000 sq. ft. – Rs. 1,35,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,70,000/- c. more than 1501 sq. ft. – Rs. 2,05,000/- Right to salvage material totally.	Rates have been revised.
I b.	Owner losing land and residential structure totally (owner and tenant staying in the same building premises in separate parts)	Same as in I a. (1-5) Rental Income lost in respect of rental area lost (Rs.10 per sq. ft. pm, for 6 months for residential) a. Up to 1000 sq. ft. – Rs.60,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 75,000/- c. more than 1501 sq. ft. – Rs. 90,000/-	Same as in I a. (1-5) And Residential Rental Income Allowance in respect of rental area acquired a. Up to 1000 sq. ft. – Rs.1,35,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,70,000/- c. more than 1501 sq. ft. – Rs. 2,05,000/-	Rates have been revised.
I c.	Owner losing land and residential	1. Compensation as per KIADB for land and structure acquired [Award] or 2. Consent award based on market value of land	Consent Award based on mutually agreed market value of land structures, or	Rates have been revised.

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
	structure partially but continue to remain in the balance portion of the same premises	and building and 3. Inconvenience Allowance Onetime payment of Rs.24,000/-	Normal Award as per KIADB for land and structure: and Inconvenience Allowance Onetime payment of Rs. 55,000/-	
I d.	Owner losing land and residential structure partially and willing to surrender the same completely to Project Authority	1. Owner has the option of offering the remaining part of the property to the Project Authority (A separate notification will be issued for the remaining area). 2. Compensation and Entitlements will be the same as in Category I a. (1-6) or I b. as the case may be for the area acquired including 1above.	Owner has the option of offering the remaining part of the property to the Project Authority (A separate notification will be issued for the remaining area). Acceptance of the offer is subject to discretion of the project Authority based on consideration of possibility of putting the remaining land to economic use by the owner. Entitlements will be the same as in Category I a. (1-6) or I b. As the case may be for the area acquired including 1above.	Rates have been revised.
II a.	Owner losing land and commercial structure totally (owner operating own business in the acquired premises)	1. Compensation as per KIADB for land structure quired [Award] or 2. Consent Award based on market value of land and building 3. Shifting Allowances; a. Up to 150 sq. ft. – Rs. 10,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 15,000/- c. more than 301 sq. ft. – Rs. 20,000/- 4. Business loss In case of, a. Payment of ST/VAT up to Rs. 5000 p m – will be paid Rs.50,000/-. b. Payment of ST/VAT between Rs. 5001/- to Rs. 15000 p m- will be paid Rs. 75,000 c. Payment of ST/VAT above Rs. 15001 p m- will be paid Rs.1,00,000/-. d. If without ST/VAT documentation-will be paid Rs.25,000/-.	Consent Award based on mutually agreed market value of land structures or Normal Award as per KIADB for land and structure: Shifting Allowances; a. Up to 150 sq. ft. – Rs. 25,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 35,000/- c. more than 301 sq. ft. – Rs. 45,000/- Business loss Allowances Average Payment of SGST up to Rs. 5000 p m - Allowances Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000 p m- Allowances Rs. 1,70,000 Average Payment of SGST above Rs. 15001 p m- Allowances Rs.2,25,000/-. If without SGST documentation-Allowances Rs.60,000/- Business premises re-establishment allowance: Rs.	Rates have been revised.

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
		e. Business premises re-establishment allowance: Rs. 240/- per sq. ft. Of area acquired. f. Right to salvage material totally.	540/- per sq. ft. Of area acquired. Right to salvage material totally.	
II b.	Owner losing land and commercial structure partially but continues to run the business in the same premises	1. Compensation as per KIADB for land and structure acquired [Award] or 2. Consent award based on market value of land and building 3. Business loss: In respect of, a. Payment of ST/VAT up to and including Rs. 5000 p m – will be paid Rs.50,000. b. Payment of ST/VAT between Rs. 5001/- to Rs. 15000 p m- will be paid Rs. 75,000 c. Payment of ST/VAT above Rs. 15001 p m- will be paid Rs.1,00,000/-. d. If without ST/VAT documentation-Allowances Rs.25,000/-. e. Right to salvage material totally.	Consent Award based on mutually agreed market value of land structures or Normal Award as per KIADB for land and structure: Business loss Allowances Average Payment of SGST up to Rs. 5000 p m - Allowances Rs.40,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000 p m- Allowances Rs. 85,000 Average Payment of SGST above Rs. 15001 p m- Allowances Rs.1,10,000/-. If without SGST documentation-Allowances Rs.30,000/- . Right to salvage material totally.	Only in item a the amount specified is less.
II c.	Owner losing land and commercial structure partially and unwilling to continue in the same premises	1. Owner has the option of giving up the remaining part of the property to the Project Authority [Separate notification will be given for the additional area] 2. Compensation and Entitlements will be the same as in Category IIa.	Owner has the option of offering the remaining part of the property to the Project Authority (Separate notification will be given for the additional area). Acceptance of the offer is subject to discretion of the project Authority based on consideration of possibility of putting the remaining land to economic use by the owner. Compensation and Entitlements will be the same as in Category II b.	Rates have been revised.
II d.	Owner losing land and commercial structure, but structure fully rented out	1. Compensation for the land and structure acquired as per KIADB for land and structure Award or 2. Consent award based on market value of land and building And 3. Commercial Rental Income lost (Rs.20 per sq. ft.	Consent Award based on mutually agreed market value of land structures or Normal Award as per KIADB for land and structure: And Commercial Rental Income Allowance	Rates have been revised.

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
		pm for 6 months, twice of residential) a. Up to 1000 sq. ft. – Rs. 1,20,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,50,000/- c. more than 1501 sq. ft. – Rs. 1,80,000/- 4.Right to salvage material.	a. Up to 1000 sq. ft. – Rs. 2,70,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 3,40,000/- c. more than 1501 sq. ft. – Rs. 4,00,000/- Right to salvage material totally.	
II e.	Owner losing land and commercial structure fully / partially, but structure fully rented out	1. Compensation for the land and structure acquired as per KIADB for land and structure Award or 2. Consent award based on market value of land and building And 3. Right to Salvage material 4. Commercial Rental Income lost, in respect of area lost (Rs.20 per sq. ft. pm for 6 months, twice of residential) a. Up to 1000 sq. ft. – Rs. 1,20,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,50,000/- c. more than 1501 sq. ft. – Rs. 1,80,000/-	Consent Award based on mutually agreed market value of land structures Or Normal Award as per KIADB for land and structure: And Commercial Rental Income Allowance, in respect of area acquired a. Up to 1000 sq. ft. – Rs. 2,70,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 3,40,000/- c. more than 1501 sq. ft. – Rs. 4,00,000/- Right to salvage material.	Rates have been revised.
II f.	Owner losing land and commercial structure fully, commercial activity being run by owner as well as tenant.	1. Compensation as per as per KIADB for land and structure Award or 2. Consent award based on market value of land and building And 3. Shifting allowance a. Up to 150 sq. ft. – Rs. 10,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 15,000/- c. more than 301 sq. ft. – Rs. 20,000/- 4. Business loss: In respect of, a. Payment of ST/VAT up to and including Rs. 5000/- will be paid Rs.50,000/-. b. Payment of ST/VAT between Rs. 5001/- to Rs. 15000/ - pm- will be paid Rs. 75,000/-. c. Payment of ST/VAT above Rs. 15001 p m- will	Consent Award based on mutually agreed market value of land structures Or Normal Award as per KIADB for land and structure: And Shifting allowances; a. Up to 150 sq. ft. – Rs. 25,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 35,000/- c. more than 301 sq. ft. – Rs. 45,000/- Business loss Allowance: Average Payment of SGST up to Rs. 5000/- Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/ - pm- Allowance Rs. 1,70,000/-. Average Payment of SGST above Rs. 15001 p m- Allowance Rs.2,25,000/-.	Rates have been revised.

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
		<p>be paid Rs.1,00,000/-.</p> <p>d. If without ST/VAT documentation will be paid Rs.25,000.</p> <p>5. Business premises re-establishment allowance: Rs.240 per sq.ft. of area lost</p> <p>6. Commercial Rental Income lost (Rs.20 per sq. ft. pm for 6 months, twice of residential)</p> <p>a. Up to 1000 sq. ft. – Rs. 1,20,000/-</p> <p>b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,50,000/-</p> <p>c. more than 1501 sq. ft. – Rs. 1,80,000/-</p> <p>7. Right to Salvage material</p>	<p>If without SGST documentation-Allowance Rs. 60,000/-.</p> <p>Business premises re-establishment allowance: Rs. 540/- per sq. ft. Of area acquired.</p> <p>Commercial Rental Income Allowance</p> <p>a. Up to 1000 sq. ft. – Rs. 2,70,000/-</p> <p>b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 3,40,000/-</p> <p>c. more than 1501 sq. ft. – Rs. 4,00,000/-</p> <p>Right to salvage material.</p>	
III	Owner losing land and residential cum commercial structure (both totally)	<p>1. Compensation for land and structure acquired as per KIADB for land structure or</p> <p>2. Consent award based on market value of land and building²</p> <p>3. Shifting allowances: For commercial: a. Up to 150 sq. ft. – Rs. 10,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 15,000/- c. > 301 sq. ft. – Rs. 20,000/- For residential a. Up to 1000 sq. ft. – Rs. 10,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 12,500/- c. > 1500 sq. ft. – Rs. 15,000/-</p> <p>4. Inconvenience Allowance: One time payment of Rs. 30,000/-</p> <p>5. Business loss: In case of, a. Payment of ST / VAT upto and including Rs. 5000/- will be paid Rs. 50,000/-. b. Payment of ST/VAT between Rs. 5001/- to Rs. 15000/- will be paid Rs. 75,000/-. c. Payment of ST/VAT above Rs. 15001 will be paid Rs. 1,00,000/-. d. If without ST/VAT documentation, will be paid Rs. 25,000/-.</p>	<p>Consent Award based on mutually agreed market value of land and structures</p> <p>Or</p> <p>Normal Award as per KIADB for land and structure: Shifting allowances: For commercial: a. Up to 150 sq. ft. – Rs. 25,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 35,000/- c. more than 301 sq. ft. – Rs. 45,000/- For residential a. Up to 1000 sq. ft. – Rs. 25,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 30,000/- c. more than 1500 sq. ft. – Rs.35,000/-</p> <p>Inconvenience Allowance: Onetime payment of Rs. 70,000/-</p> <p>Business Loss Allowance Average Payment of SGST upto Rs. 5000/- Allowance Rs.85,000/-.</p> <p>Average Payment of SGST between Rs. 5001/- to Rs. 15000/ p m- Allowance Rs. 1,70,000/-.</p> <p>Average Payment of SGST above Rs. 15001- pm- Allowance Rs.2,25,000/-.</p> <p>If without SGST documentation- Allowance Rs.60,000/-.</p> <p>Business premises re-establishment Rs. 540/- per sq. ft. In respect of commercial portion</p>	Rates have been revised.

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
		6. Business premises reestablishment a. Rs. 240/- per sq. ft. In respect of commercial portion only 7. Right to salvage material totally	only Right to salvage material totally.	
IV	Owner losing only land	1. Compensation for land and structure acquired as per KIADB (Award) or 2. Consent award based on market value of land and building ²	Consent Award based on mutually agreed market value of land and structures Or Normal Award as per KIADB for land and structure:	Rates have been revised.
V	Tenant Residential displaced (if)	1. Shifting allowance per tenant single/family tenants a. Rs. 12,500/- 2. Inconvenience Allowance a. Rs. 30,000/- per tenant family b. Rs. 15,000/- for tenant single	Shifting allowance per tenant single/family tenants a. Rs. 30,000/- Inconvenience Allowance Rs. 70,000/- per tenant family Rs. 35,000/- for tenant single	Rates have been revised.
VI	Tenant Commercial	1. Shifting allowance per tenant; a. Rs. 15,000/- 2. Business loss per tenant: a. Payment of ST / VAT up to and including Rs. 5000/- will be paid Rs. 50,000/-. b. Payment of ST/VAT between Rs. 5001/- to Rs. 15000/- will be paid Rs. 75,000/-. c. Payment of ST/VAT above Rs. 15001 will be paid Rs. 1,00,000/-. d. If without ST/VAT documentation, will be paid Rs. 25,000/-. 3. Business premises reestablishment per tenant (12 months): Rs. 240/- per sq. ft.	Shifting allowance per tenant; a. Rs. 35,000/- Business loss Allowance: Average Payment of SGST up to and Rs. 5000/- pm-Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/- pm-Allowance Rs.1,70,000/-. Average Payment of SGST above Rs. 15001 pm-Allowance Rs.2,25,000/-. If without SGST documentation – Allowance Rs.60,000/-. Business premises reestablishment Allowance per tenant: Rs. 540/- per sq.ft.	Rates have been revised.
VII	Tenant Residential cum Commercial	A. For residential 1. Shifting allowance per residential tenant a. Rs. 12,500/- 2. Inconvenience Allowance a. Rs. 30,000/- per tenant family b. Rs. 15,000/- for tenant single	A. For residential Shifting allowance per residential tenant a. Rs. 30,000/- Inconvenience Allowance Rs. 70,000/- per tenant family Rs. 35,000/- for tenant single AND	Rates have been revised.

Sl. No.	Affected Category	Compensation and Entitlements		Findings
		2007	2019	
		AND B. For commercial 1. Shifting allowance per tenant; a. Rs. 15,000/- 2. Business loss per tenant: a. Payment of ST / VAT up to and including Rs. 5000/- will be paid Rs. 50,000/-. b. Payment of ST/VAT between Rs. 5001/- to Rs. 15000/- will be paid Rs. 75,000/-. c. Payment of ST/VAT above Rs. 15001 will be paid Rs. 1,00,000/-. d. If without ST/VAT documentation, will be paid Rs. 25,000/-. 3. Business premises reestablishment per tenant (12 months): Rs. 240/- per sq. ft.	For commercial Shifting allowance per tenant; a. Rs. 35,000/- Business loss per tenant: Average Payment of SGST up to Rs. 5000/- pm- Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/- pm-Allowance Rs.1,70,000/-. Average Payment of SGST above Rs. 15001 pm – Allowance Rs.2,25,000/-. If without SGST documentation-Allowance Rs.60,000/-. Business premises re-establishment per tenant: Rs. 540/- per sq. ft. Note: If not displaced, tenant will get BPRA only, and not the other allowance.	
VIII	Slum Dwellers		Slum Dwellers families residing in declared slums will get Rs.5,00,000/- as housing support grant.	Rates have been revised.
IX	Persons running business on public land without title excluding mobile vendors		Business Loss Allowance: Rs.85,000/-	Rates have been revised.
X	Common Property resources	Project Authority will compensate / replace for affected portion of schools, hospitals, parks, religious structures etc.	Project authority will compensate /replace for affected portion of schools, hospitals, parks, religious structures	-
XI	Any other impact not identified	Unforeseen impacts shall be documented and mitigated based on the principles provided in this package.	Unforeseen impacts shall be documented and mitigated based on the principles provided in this package.	-

302. Thus, it is found that guidelines of 2019 provide for the revised rates which has been considered in the disbursement of payments from July 2019. The compliance to the same will be verified by the monitoring agency.

7. ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1 Impacts:

303. The PAEs which are residential in nature have not been found to be vulnerable. This is based on the analysis of the information about the income of the different family members, the assets owned by them and the quantum of compensation that they have received. Even those families which have reported to have lower incomes have further reported that they are availing facilities such as the PDS, subsidized gas, etc., which have enabled them to lead better life in the city. The residential families who are completely impacted by the project irrespective of the owners and the tenants have moved over to newer areas after the receipt of the compensations. With the time lapse they are reported to be adjusting to the newer areas.
304. Commercial - The PAEs who are affected partially have tried to recast their property or premises and are functioning. In respect of those who have been impacted totally, they have migrated to newer areas. In respect of business enterprises such as the marbles, they have moved over to a newer location which was increasingly becoming popular for this trade. Some of them have also plans of having showrooms in the existing location, while shifting the godown or the shop to the newer place. It may be further noted that some of the activities that were carried out had become redundant due to the growth of the city in the outlying areas and the increasing traffic density within the core city. The business loss and the BPRAs provided to these commercial establishments have facilitated their shifting to newer premises which has thrown open better business opportunities as well. Among, the commercial PAEs many of them are organized and due to the high value businesses, they have shifted to newer locations and thus access wider markets as well. Thus, the impacts are said to be minimal. The small commercial enterprises such as fabrication, petty shops, hotels are generally managed by the owner himself. Only in fewer cases, they have employed 1 or 2 workers. With the acquisition of these properties these commercial enterprises will also shift to the nearby areas along with the infrastructure including the workers. Thus, these workers will also be not affected

7.2 Revision to Compensation Policy 2007 and Adoption of BMRCL CRP 2019

305. BMRCL with government approval had adopted the 2007 rules concerning the payment of compensation and resettlement for the project affected families. The bilateral and the multi-lateral funding agencies expressed that the R & R policy of the BMRCL is not in tandem with their policies. Further, it was stated that the prices stipulated shall be in tune with the price index and thus, the need to revise the R & R package. In line with this, the Government in their 2019 order accorded permission to revise the entitlements but limiting it to 2.25 times of the amounts in the 2007 package to index them for the inflation since 2007.
306. The land acquisition process for Reach 6 commenced in 2017 and compensations were also made as per the existing guidelines. However, since July 2019, i.e. after issue of the Government Order the payments are made as per the new entitlements. In lieu of this, it was decided to review for the difference to be paid if any by BMRCL. The present report has attempted to study and make recommendations in this regard.

7.3 Compensations for Land Acquisition

307. The determination of the compensation and its payment follows vesting of the ownership in the government. The Act provides for speedy acquisition of land through consent

awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the landowner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner.

308. The norms as specified in the policy is as under:

- Guidance Value or Market Value of land, whichever is higher, and market value of structures assessed by approved valuers;
- 100% solatium on (a) above
- 12% per annum additional market value

309. If any landowner does not agree for consent award, normal award is passed under the norms of KIADB wherein 30% solatium is provided. In the case of normal award, the landowner can approach the court for enhancement of compensation.

310. The compensation for structures includes Fair Market Value. In determining the replacement cost, the value of salvaged materials are not taken into account. Compensation for trees, crops and other assets will be based on the replacement value using existing prices prepared by relevant agencies, taking into account their productivity and/or local market prices. An addition of 100% is added to the value. In addition to this, 12% per annum on the market value is also given.

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

- Measurement of affected structure/ immovable assets
- Establishing construction typology
- Establishing extent of loss
- Estimation of replacement cost

312. The measurement will provide required information for valuation. For valuation, the latest Schedules of Rates (SR) of the PWD will be applicable. This SR provides the consolidated unit rates for permanent, semi- permanent and temporary construction. Details as to how such consolidated unit rates have been arrived at is also explained, generally in the respective SRs. Using the analysis as guide, the Expert/ Valuer can arrive at the compensation value of a structure/ asset. Various SRs also provides rates for hand pumps, dug-wells, tube wells, etc. including installation charges. Extent of loss would be determined primarily in terms of the portion of the structure affected. While calculating replacement cost the following principles need to be kept in mind:

- Whenever a structure is partially acquired the structural engineer will mark certain area beyond Line of Acquisition (LoA) which is described as Line of cut (LoC). This is to ensure stability of the structure. The area beyond the line of Acquisition is also provided compensation which includes 100% solatium on the Fair market Value.
- Add 100% solatium over and above the Fair market Value.
- Add 12% Additional Market Value on the Fair Market Value.

- Allow the AFs/ APs to salvage and carry, for free, any materials for their use.
- The final compensation awarded by taking into consideration Fair Market Value, 100% solatium and 12% Additional market Value comes to more than the replacement cost, in order to show that the compensation awarded is more than replacement cost, scanned copies of the valuation reports and the compensation provided are shown below.

(57)

**BANGALORE METRO RAIL CORPORATION LIMITED
BANGALORE
VALUATION ABSTRACT**

BMRCL
PROPERTY
IDENTIFICATION
NO: - MI-R6UG-P3

1. BMRCL work order Ref. No. : BMRCL/PHASE 2/VALU/2017/9677/ Dated:-.11.10.2017
2. Name of the owner (as per final notification) : **M/S BOSCH LIMITED**
3. (a) Property No. & Address : SURVEY No. - 21, 63-30-2, WILSON GARDENS WARD 62, HOMBEGOWDANAGAR, BANNERGHATTA ROAD, AUDUGODI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK, BENGALURU DIST., BENGALURU-560030.
- Date of preliminary Notification 28(1) : CI 73 SPQ - 2017, dated 16.03.2017
- Date of Final Notification 28 (4) : *published on 29.03.2018*
4. Extent of Acquisition
(a) Land Component

Sl. No.	Total Land Area in M2	Being acquired in M2 (as per final notification)	%
		360.034	

(b) Building component -As per BCS Drawing

Sl. No.	Floor	Extent of acquisition as per requirement in M2 (A)	Additional extent on account of safety in M2 (B)	Total A+B in M2
1.	GROUND FLOOR-Type A	60.67	50.13	110.80
2.	FIRST FLOOR-Type A	61.24	50.13	111.37
3.	SECOND FLOOR-Type A	50.15	27.63	77.78
4.	SECOND FLOOR-Type C	8.62	29.28	37.90
5.	STAIRCASE HEADROOM-Type A	12.69	00.00	12.69
	Total	193.37	157.17	350.54

VALUATION OF PROPERTY/SUMMARY

Sl. No.	Item	Fair Market value(Rs.)
1.	Building	
a	(a) As per acquisition	41,02,879.80
b	(b) Additional area (functional and safety reasons)	31,71,148.83
c	Amenities and Extra items	163,981.14
d	Services	629,119.13
	Total	80,67,128.90
2.	Total value of land*	
	Extent x Rate=amount	
	Grand Total	80,67,129.00

In Words: Rupees EIGHTY LAKHS SIXTY SEVEN THOUSAND ONE HUNDRED AND TWENTY NINE ONLY

Amareesh
SE-R6UG (BMRCL)
18/07/19

Counter Signed
haha 23/7/19
SATHYAPRAGNA M.H.
Deputy Chief Engineer
Bangalore Metro Rail Corporation Ltd.
3rd Floor, BMTCL Complex, K.H. Road,
Shanthi Nagar, Bangalore - 560 027

Name & Signature of Valuer with seal

R.S. Ramesh
R.S. RAMESH ME (Structures), F.I.V, M.I.E
PANEL VALUER-CAT-I/Reg.No.4/CC-1/2001-02
For INCOME TAX/ WEALTH TAX
BANGALORE

-01-

52

PART - C

AMINITIES AND EXTRA ITEMS

Items	External stair case , o/h water tank, architectural elevation works , pelmets, false ceiling works etc.	
	Replacement Value(Rs.)	Fair Market value(Rs.)
	2,47,518.69	163,981.14

PART - D
SERVICES

Items	Water supply, open well or tube well, compound wall, pavements, steel gate etc.	
	Replacement Value(Rs.)	Fair Market value(Rs.)
	9,49,613.77	629,119.13

ABSTRACT

		Replacement Value(Rs.)	Fair Market Value(Rs.)
1.	Part A Buildings – As Per LOA	48,65,576.29	41,02,879.80
2.	Part C Amenities	247,518.69	163,981.14
3.	Part D Services	949,613.77	629,119.13
	TOTAL	60,62,708.75	48,95,980.30
4.	Part B Buildings – As per LOC	38,62,077.93	31,71,148.83
	TOTAL	99,24,786.68	80,67,128.90


CERTIFICATE


PART - E

- The Fair Market Value of the above Structure(property) with the existing conditions and specifications in my opinion is **Rs.80,67,129.00** (Rupees EIGHTY LAKHS SIXTY SEVEN THOUSAND ONE HUNDRED AND TWENTY NINE Only) as on the date on which valuation is made, to the best of our knowledge and belief.
- The relevant document for the subject property referred is P.A.R./CBDT dated 01.10.2012.
- The property was inspected by me personally on 15.10.2017
- I have no direct or indirect interest in the property valued, except for the Valuation Charges.

Place: Bangalore
Date:

Signature of Registered Valuer with name and Seal


Amaresh
#E-R603
18/07/18


16.07.18
R.S RAMESH ME.(Structures), F.I.Y, M.I.E
PANEL VALUER-CAT-1/Reg.No.4/CC-1/2001-02
For INCOME TAX/ WEALTH TAX
BANGALORE

-05-



ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ

(ಸಹಭಾಗಿತ್ವದ - ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
 ಸೋದಾಯಕ ಕಛೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
 ಬೆಂಗಳೂರು - 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.

(A Joint Venture of Government of Karnataka & Government of India)

Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar,
 Bangalore - 560 027. INDIA

ಸಂಖ್ಯೆ: ಬಿಎಂಆರ್‌ಸಿಎಲ್/ಭೂಸ್ವಾ/ಹಂತ-2/ಎಂಎ-ರೀಚ್-6-ಯುಜಿ-ಪಿ3/2017-18/424

ದಿನಾಂಕ: 13.08.2019

ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು,
 ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ,
 ಮಹರ್ಷಿ ಅರವಿಂದ ಭವನ, 1ನೇ ಮಹಡಿ,
 ನೃಪತುಂಗ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 001.

ವಿಶೇಷ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಛೇರಿ
 ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ (ಮೆಟ್ರೋ), ಬೆಂಗಳೂರು
 ಪತ್ರ ಸ್ವೀಕೃತಿ ದಿನಾಂಕ: 13/8/19

ಶಾಂತಿನಗರ
 ಪತ್ರ ಸ್ವೀಕೃತಿಯವರ ಸಹಿ



ವಿಷಯ: ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ಯೋಜನೆಯ 2ನೇ ಹಂತದ ರೀಚ್-6 ನ ಡೈರಿ ವ್ಯಕ್ತದಿಂದ ಶಿವಾಜಿನಗರದವರೆಗೆ ಮೆಟ್ರೋ ರೈಲು ಸುರಂಗ ಮಾರ್ಗದ ನಿಲ್ದಾಣಗಳ ನಿರ್ಮಾಣದ ಅನುಷ್ಠಾನಕ್ಕಾಗಿ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ಆಡುಗೋಡಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 39/647 ರಲ್ಲಿ 360.034 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣ ಬಾಷ್ ಲಿಮಿಟೆಡ್ ಪ್ರದೇಶವನ್ನು ಮೈಕೋ ಇಂಡಸ್ಟ್ರೀಸ್ ನಿಲ್ದಾಣಕ್ಕಾಗಿ ಭೂಸ್ವಾಧೀನಪಡಿಸಿ ಕೊಂಡಿರುವ ಬಗ್ಗೆ ಪರಿಹಾರ ಪ್ಯಾಕೇಜ್ ಕುರಿತು.

1. ಕೆಎಎಡಿಬಿ ಕಾಯ್ದೆ 1966 ರ ವಿಧಿ 28(1) ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಸಿಎ 73 ಎಸ್‌ಪಿಕ್ಯೂ 2017, ದಿನಾಂಕ: 16.03.2017.
2. ಕೆಎಎಡಿಬಿ ಕಾಯ್ದೆ 1966 ರ ವಿಧಿ 28(4) ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಸಿಎ 73 ಎಸ್‌ಪಿಕ್ಯೂ 2015, ದಿನಾಂಕ: 27.02.2018

ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ಯೋಜನೆಯ 2ನೇ ಹಂತದ ಅನುಷ್ಠಾನಕ್ಕಾಗಿ ಸರ್ಕಾರ ಉಲ್ಲೇಖ (1)ರಂತೆ ಅನುಮೋದನೆ ನೀಡಿರುತ್ತದೆ. ಮೆಟ್ರೋ ರೈಲು ಯೋಜನೆಯ ಪಂಕ್ತೀಕರಣದ ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಡುವ ಅನುಸೂಚಿಯಲ್ಲಿ ವಿವರಿಸಿರುವ ಸ್ಥಳ 1966ನೇ ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಅಧಿನಿಯಮದಲ್ಲಿ ಉಲ್ಲೇಖದ ಅಧಿಸೂಚನೆ ಮೂಲಕ ಭೂಸ್ವಾಧೀನವಾಗಿದ್ದು, ಈ ಸಂಬಂಧ ಭೂಸ್ವಾಧೀನದ ನಿವೇಶನ, ಕಟ್ಟಡಗಳನ್ನೊಳಗೊಂಡ ಸ್ಥಳದ ಪರಿಹಾರ ಲೆಕ್ಕಾಚಾರ ಮಾಡಿ ಈ ಕೆಳಕಂಡ ಪ್ಯಾಕೇಜನ್ನು ಕಳುಹಿಸಲಾಗಿದೆ.

ಭೂ ಸ್ವಾಧೀನ ಪರಿಹಾರ ಲೆಕ್ಕಾಚಾರ ತ:ಪೈ				
ಖಾತಾದಾರರ ಹೆಸರು: ಬಾಷ್ ಲಿಮಿಟೆಡ್			MI-R6-UG-P-3	
ವಾರ್ಡ್: 62, ಹೊಂದೇಗೌಡ ನಗರ ಗ್ರಾಮ : ಆಡುಗೋಡಿ ಎಲ್‌ಎ/ಸಿಟಿ ಸ.ನಂ. 39/647			ವಿಸ್ತೀರ್ಣ: 360.034 ಚ.ಮೀ	
ಬಿ.ಬಿ.ಎಂ.ಪಿ ಖಾತಾ ಸಂಖ್ಯೆ: - 63-70-26			28(1) ಅಧಿಸೂಚನೆ ದಿನಾಂಕ: 16.03.2017 (ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಪ್ರಕಟಿತ ದಿ: 30.03.2017)	
ಮೈಕೋ ಇಂಡಸ್ಟ್ರೀಸ್ ನಿಲ್ದಾಣ				
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಮೌಲ್ಯ ಚ.ಮೀಗೆ	ವಿಸ್ತೀರ್ಣ ಚ.ಮೀ	ಮೊತ್ತ ರೂ.
A	ನಿವೇಶನ			
(i)	ನಿವೇಶನದ ಭೂ ಮೌಲ್ಯ	115004.00	360.034	4,14,05,350.14
(ii)	ನಿವೇಶನದ ಭೂಮೌಲ್ಯಕ್ಕೆ 100% ಸೋಲೇಷಿಯಂ			4,14,05,350.14
(iii)	ಭೂಮೌಲ್ಯಕ್ಕೆ 12% ರಂತೆ ನೀಡುವ ಮೊತ್ತ (30.03.2017 ರಿಂದ 25.04.2018 = 422 ದಿನಗಳು)			57,44,566.93
(iv)	ಒಟ್ಟು ಭೂ ಪರಿಹಾರ			8,85,55,267.21
B	ಕಟ್ಟಡ			
(i)	ಕಟ್ಟಡದ ಮಾರುಕಟ್ಟೆ ಬೆಲೆ			48,95,980.07
(ii)	ಕಟ್ಟಡ ಮಾರುಕಟ್ಟೆ ಬೆಲೆಗೆ 100% ಸೋಲೇಷಿಯಂ ರೂ.			48,95,980.07
(iii)	ಕಟ್ಟಡದ ಮೌಲ್ಯಕ್ಕೆ 12% ರಂತೆ ನೀಡುವ ಮೊತ್ತ (422 ದಿನಗಳು)			6,79,266.93
(iv)	ರಾಷ್ಟ್ರೀಯ ಹೆದ್ದಾರಿ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ ಕಟ್ಟಡದ			0.00

	ಮಾರುಕಟ್ಟೆ ಬೆಲೆ		
(v)	ಕಟ್ಟಡದ ಒಟ್ಟು ಪರಿಹಾರ		1,04,71,227.07
(vi)	ಕಟ್ಟಡದ ಎಕ್ಸ್ಟ್ರಾ ಕಟ್ಟಿಂಗ್ ಪ್ರದೇಶ ಮೌಲ್ಯ		31,71,148.83
(vii)	ಕಟ್ಟಡ ಎಕ್ಸ್ಟ್ರಾ ಕಟ್ಟಿಂಗ್ ಪ್ರದೇಶ ಬೆಲೆಗೆ 100% ಸೋಲೇಷಿಯಮ್		31,71,148.83
(viii)	ಕಟ್ಟಡದ ಎಕ್ಸ್ಟ್ರಾ ಕಟ್ಟಿಂಗ್ ಒಟ್ಟು ಪರಿಹಾರ		63,42,297.66
(ix)	ಜುಮ್ಲಾ ಕಟ್ಟಡದ ಪರಿಹಾರ B (v) + B (viii)		1,68,13,524.73
C	ಮರ ಮತ್ತು ಮಾಲ್ಟಿಗಳ ಮೌಲ್ಯ		0.00
(i)	ತೋಟಗಾರಿಕೆ ಇಲಾಖೆಯ ಮರಗಳ ಮೌಲ್ಯ		0.00
(ii)	ಅರಣ್ಯ ಇಲಾಖೆಯ ಮರಗಳ ಮೌಲ್ಯ		0.00
(ii)	ಮರಗಳ ಒಟ್ಟು ಮೌಲ್ಯ		0.00
(iv)	ಮರಗಳ ಮೌಲ್ಯದ ಶೇ.100% ಸೋಲೇಷಿಯಂ		0.00
(v)	ಮರಗಳ ಒಟ್ಟು ಪರಿಹಾರ		0.00
	ಭೂ ಮತ್ತು ಕಟ್ಟಡದ ಹಾಗೂ ಮರಗಳ ಜುಮ್ಲಾ ಪರಿಹಾರ		
	A (iv) + B (ix) + C (v)		10,53,68,791.94
	ನಿವ್ವಳ ಪರಿಹಾರ ರೂಪಾಯಿಗೆ ಹತ್ತಿರದ ಮೊತ್ತಕ್ಕೆ		10,53,68,792.00
	(ಅಕ್ಷರಗಳಲ್ಲಿ : ಹತ್ತು ಕೋಟಿ ಐವತ್ತ ಮೂರು ಲಕ್ಷದ ಆರವತ್ತೆಂಟು ಸಾವಿರದ ಏಳು ನೂರ ತೊಂಭತ್ತರಡು ರೂಪಾಯಿಗಳು ಮಾತ್ರ)		

ಮೇಲ್ಕಾಣಿಸಿದ, ಸ್ಥಿತಿನ ಪರಿಹಾರದ ಲೆಕ್ಕಾಚಾರದ ಪ್ಯಾಕೇಜ್ ಪರಸ್ಪರ ಒಪ್ಪಿಗೆಯ ಆಧಾರದ ಪರಿಹಾರವಾಗಿರುತ್ತದೆ. ಈ ಪ್ಯಾಕೇಜ್ ಪಡೆಯಲು ಅಧಿಸೂಚನೆಯಲ್ಲಿ ಹೆಸರುಳ್ಳವರು ಅಥವಾ ಸ್ಥಿತಿನ ನಿರ್ದಿಷ್ಟ ಹಕ್ಕನ್ನು ಹೊಂದಿರುವವರ ಬಗ್ಗೆ ನಿಯಮದಂತೆ ವಿಚಾರಣೆಯನ್ನು ನಡೆಸಿ, ಎಲ್ಲಾ ಅಗತ್ಯ ಭೂದಾಖಲಾತಿ ಮತ್ತು ಇತರ ದಾಖಲೆಗಳ ಸವಿಸ್ತಾರ ಪರಿಶೀಲನೆ ನಡೆಸಿ ಪರಿಹಾರ ಪಾವತಿಸಲು ಸೂಚಿಸಿದ ಹಾಗೂ ನಿಯಮಾನುಸಾರ ಆದಾಯ ತೆರಿಗೆ ಕಟಾಯಿಸಿ ಪರಿಹಾರ ಪಾವತಿಸಲು ಸೂಚಿಸಲಾಗಿದೆ. ಈ ಬಗ್ಗೆ ತಾವು ಹೊರಡಿಸಿರುವ 29(2)ರ ನೋಟೀಸ್ ಪ್ರತಿಯನ್ನು ಹಾಗೂ ಪರಿಹಾರಧನ ಪಾವತಿ ಮಾಡಿದ ಒಪ್ಪಂದದ ಒಂದು ಪ್ರತಿಯನ್ನು ಈ ನಿಗಮದ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಲು ಕೋರಲಾಗಿದೆ.

ಲಗತ್ತು : ಕಟ್ಟಡದ ಮೌಲ್ಯ ಮಾಪನ ವರದಿಯ (ಆಬ್ಸರ್ವೆನ್ಸ್) ಪ್ರತಿ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

ಸಹಿ/-

(ಎಂ. ಮಹಮೂದ್)

ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು, (ಭೂಸ್ವಾಧೀನ)
ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮ ನಿಯಮಿತ

ಪ್ರತಿಯನ್ನು : ವಿಶೇಷ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು, ಕೆಎಎಡಿಬಿ (ಬಿಎಂಐಸಿಪಿ - ಮೆಟ್ರೋ) 1ನೇ ಮಹಡಿ, ಮಹರ್ಷಿ ಅರವಿಂದ ಭವನ, ನೃಪತುಂಗ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 001 ರವರ ಮಾಹಿತಿಗಾಗಿ ಸಲ್ಲಿಸಿದೆ.

ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು, (ಭೂಸ್ವಾಧೀನ)
ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮ ನಿಯಮಿತ

THIMMA RAJ, B.Arch, AIA, F.I.V.
REGISTERED & REGISTERED VALUER
 / REG No. 7 / CC-1 / 2001-02

9, 14th Cross, Cubbonpet, BANGALORE-560 002
 Email: traj1234@yahoo.co.in reachtraj@gmail.com
 PHONE : 080 41160385 MOB. : 93418 35780

BANGALORE METRO RAIL CORPORATION LIMITED
BANGALORE
VALUATION ABSTRACT

BMRCL PROPERTY
IDENTIFICATION
NUMBER VE-R6-UG-
P11

BMRCL work order Ref. No. : BMRCL/Phase-2(UG)/VALN/2018/7751, dt.07-11-2018.

Name of the owner
 (as per final notification) : Lakshminarayan Bin Y. Anantharamaiah

a) Property No. & Address : C.S.no.138/5, P17 No. 95-149-6, New 031-M0037-51, Site no.6.
 Kadugondanahalli, Kasaba Hobli, Bangalore North,
 Bangalore 560045.

b) Date of preliminary Notification 28(1) : CI 93 SPQ 2018, dated 29-08-2018.

c) Date of Final Notification
 28 (4) : CI 93 SPQ 2018, dated 17-01-2019.

Extent of Acquisition

(a) Land Component

Sl. No.	Total Land Area in Sq. mtrs.	Being acquired in Sq. mtrs. (as per final notification)	%
		187.77 + 0.15 = 185.92	

(b) Building component - As per BCS Drawing

Sl. No.	Floor	Extent of acquisition as per requirement in Sq.mtrs. (A)	Additional extent on account of safety in Sq. mtrs(B)	Total A+B in Sq. mtrs.
1.	Ground floor (A Type Commercial)	183.42	30.61	214.03
2.	First floor (A Type Commercial)	182.88	38.22	221.10
3.	Second floor (A Type Commercial)	18.00	---	18.00
4.	Second floor (C Type)	185.49	28.13	213.62
	Total			666.75

Valuation of property /Summary

Sl. No.	Item	Fair Market value(Rs.)
1.	Building	
a	(a) As per acquisition	Rs. 1,06,97,701.81
b	(b) Area Shown as "Document not submitted in JMC"(B)	Rs. 19,01,882.91
c	Amenities and Extra items	Rs. 12,466.62
d	Services	Rs. 53,000.00
	Total	Rs. 1,26,65,051.34
		Say Rs. 1,26,65,051.00
2.	Total value of land*	
	Extent x Rate=amount	
	Grand Total	

Rupees In Words: (Rupees One Crore Twenty Six Lakhs Sixty Five Thousand Fifty One only)

HIMMA RAJ, B.ARCH, AIIA, F.I.V.
 ECT & REGISTERED VALUER
 REG No. 7 / CC-1 / 2001-02

23

Abstract

	Replacement Value(Rs.)	Fair Market Value(Rs.)
1. Part A Buildings – As Per LOA	Rs. 1,26,66,177.96	Rs. 1,06,97,701.81
2. Part B Area Shown as "Document not submitted in JMC"(B)	Rs. 22,49,739.53	Rs. 19,01,882.91
3. Part C Amenities	Rs. 18,817.53	Rs. 12,466.62
4. Part D Services	Rs. 80,000.00	Rs. 53,000.00
TOTAL	Rs. 1,50,14,735.02	Rs. 1,26,65,051.34
TOTAL	Rs. 1,50,14,735.02 Say Rs. 1,50,14,735.00	Rs. 1,26,65,051.34 Say Rs. 1,26,65,051.00

PART E – CERTIFICATE

1. The Fair Market Value of the above Structure(property) with the existing conditions and specifications in my opinion is Rs. **1,26,65,051.00** (Rupees One Crore Twenty Six Lakhs Sixty Five Thousand Fifty One only) as on the date on which valuation is made, to the best of our knowledge and belief.
2. The relevant document for the subject property referred PAR/CBDT dated 01-10-2012.
3. The property was inspected by me personally on 01-01-2019, I have no direct or indirect interest in the property valued, except for the Valuation Charges.

[Handwritten Signature]

Place: Bangalore
 Date: 04-04-2019.

Signature of Registered Valuer with name and Seal

Enclosures:

. Calculation Sheet/ Work Sheet

- Plinth Area Calculation
- Arrival of Basic Rate(As per CPWD plinth area rates)
- Item wise calculation for Amenities, Services and Extra items

. Color Photo's

. Sketch/Plan of the building.

[Handwritten Signature]





ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ

(ಸಹಭಾಗಿತ್ವದ - ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೋಂದಾಯಿತ ಕಛೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು - 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.

(A Joint Venture of Government of Karnataka & Government of India)
Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar,
Bangalore - 560 027. INDIA

ಸಂಖ್ಯೆ: ಬಿಎಂಆರ್‌ಸಿಎಲ್/ಭೂಸ್ವಾ/ಹಂತ-2/VE-R6-UG-P11/2017-18/ 1509 ದಿನಾಂಕ: 12.10.2019

ವಿಶೇಷ ಭೂಸ್ವಾಧೀನಾಧಿಕಾರಿಗಳು,
ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ,
ಮಹರ್ಷಿ ಅರವಿಂದ ಭವನ, 1ನೇ ಮಹಡಿ,
ನೃಪತುಂಗ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 001.

ಮಾನ್ಯರೇ,

ವಿಶೇಷ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಛೇರಿ
ಕೆ.ಪಿ.ಎ.ಡಿ.ಬಿ (ಮೆಟ್ರೋ), ಬೆಂಗಳೂರು
ಪತ್ರ ಸ್ವೀಕೃತಿ ದಿನಾಂಕ: 12/10/19
ಪತ್ರ ಸ್ವೀಕೃತಿ ಸಂಖ್ಯೆ: 12/10/19



ವಿಷಯ: ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ಯೋಜನೆಯ 2ನೇ ಹಂತದ ರೀಚ್-6 ಕಂಟೋನ್ ಮೆಂಟ್ ನಿಲ್ದಾಣದಿಂದ ನಾಗವಾರವರೆಗಿನ ಯೋಜನೆಯ ಅನುಷ್ಠಾನಕ್ಕಾಗಿ, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ಕಾಡುಗೊಂಡನಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 138/5ರಲ್ಲಿ 185.77 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶವನ್ನು ಸುರಂಗ ಮಾರ್ಗದ ನಿಲ್ದಾಣದ ಪ್ರದೇಶಕ್ಕಾಗಿ ಶ್ರೀ. ಲಕ್ಷ್ಮಿ ನಾರಾಯಣ ಬಿನ್ ವೈ. ಅನಂತರಾಮಯ್ಯರವರಿಂದ ಭೂಸ್ವಾಧೀನ ಪಡಿಸಿಕೊಂಡಿರುವ ಬಗ್ಗೆ ಪರಿಹಾರ ಪ್ಯಾಕೇಜ್ ಕುರಿತು.

- ಉಲ್ಲೇಖ: 1. ಸರ್ಕಾರದ 28(1)ರ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ ಸಿ.ಐ. 93 ಎಸ್.ಪಿ.ಕೂ. 2018, ದಿ: 29.08.2018
2. ಸರ್ಕಾರದ 28(4)ರ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ ಸಿ.ಐ. 93 ಎಸ್.ಪಿ.ಕೂ. 2018, ದಿ: 17.01.2019.

ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ಯೋಜನೆಯ 2ನೇ ಹಂತದ ಅನುಷ್ಠಾನಕ್ಕಾಗಿ ಸರ್ಕಾರ ಉಲ್ಲೇಖ (1)ರಂತೆ ಅನುಮೋದನೆ ನೀಡಿರುತ್ತದೆ. ಮೆಟ್ರೋ ರೈಲು ಯೋಜನೆಯ ಪಂಕ್ತಿಕರಣದ ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಡುವ ಅನುಸೂಚಿಯಲ್ಲಿ ವಿವರಿಸಿರುವ ಸ್ಥಳ 1966ನೇ ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಅಧಿನಿಯಮದಲ್ಲಿ ಉಲ್ಲೇಖಿತ ಅಧಿಸೂಚನೆ ಮೂಲಕ ಭೂಸ್ವಾಧೀನವಾಗಿದ್ದು, ಈ ಸಂಬಂಧ ಭೂಸ್ವಾಧೀನದ ನಿವೇಶನ, ಕಟ್ಟಡಗಳನ್ನೊಳಗೊಂಡ ಸ್ಥಳದ ಪರಿಹಾರ ಲೆಕ್ಕಾಚಾರ ಮಾಡಿ ಈ ಕೆಳಕಂಡ ಪ್ಯಾಕೇಜನ್ನು ಕಳುಹಿಸಲಾಗಿದೆ.

ಭೂ ಸ್ವಾಧೀನ ಪರಿಹಾರ ಲೆಕ್ಕಾಚಾರ ತ:ಖೆ				
ಖಾತಾದಾರರ ಹೆಸರು : ಲಕ್ಷ್ಮಿ ನಾರಾಯಣ ಬಿನ್ ವೈ. ಅನಂತರಾಮಯ್ಯ		VE-R6-UG-P11		
ಗ್ರಾಮ: ಕಾಡುಗೊಂಡನಹಳ್ಳಿ ಸರ್ವೆ ನಂ: 138/5 ವಿಸ್ತೀರ್ಣ: 187.77-0.15=185.92 ಚ.ಮೀ.		28(4)ರ ಅಧಿಸೂಚನೆಯಂತೆ 187.77 ಚ.ಮೀ ಹಾಗೂ ಒತ್ತುವರಿ 0.15 ಚ.ಮೀ ಇದ್ದು, ಒತ್ತುವರಿ ಸ್ಥಳದ ದಾಖಲೆ ಇಲ್ಲದ ಇರುವುದರಿಂದ 185.77 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣಕ್ಕೆ ಲೆಕ್ಕಾಚಾರ ಮಾಡಲಾಗಿದೆ.		
ಆಸ್ತಿ ಸಂಖ್ಯೆ/ ಖಾತಾ ನಂ: ಪಿಐಟಿ ನಂ. 95-149-6		28(1) ಅಧಿಸೂಚನೆ ದಿನಾಂಕ: 29.08.2018		
ನಿಲ್ದಾಣದ ಪ್ರದೇಶ				
A	ನಿವೇಶನ	ಮೌಲ್ಯ ಚ.ಮೀಗೆ	ವಿಸ್ತೀರ್ಣ ಚ.ಮೀ	ಮೊತ್ತ ರೂ.
(i)	ನಿವೇಶನದ ಭೂ ಮೌಲ್ಯ	59,268	185.77	1,10,10,216.36
(ii)	ನಿವೇಶನದ ಭೂಮೌಲ್ಯಕ್ಕೆ 100% ಸೋಲೇಷಿಯಂ			1,10,10,216.36
(iii)	ಭೂಮೌಲ್ಯಕ್ಕೆ 12% ರಂತೆ ನೀಡುವ ಮೊತ್ತ (13.09.2018 ರಿಂದ 24.02.2019 = 164 ದಿನಗಳು)			5,93,646.73
(iv)	ಒಟ್ಟು ಭೂ ಪರಿಹಾರ			2,26,14,079.45
		ರೂಪಾಯಿಗೆ ಹತ್ತಿರದ ಮೊತ್ತಕ್ಕೆ		2,26,14,079.00
B	ಕಟ್ಟಡ			
(i)	ಕಟ್ಟಡದ ಮಾರುಕಟ್ಟೆ ಬೆಲೆ			1,07,63,168.43
(ii)	ಕಟ್ಟಡ ಮಾರುಕಟ್ಟೆ ಬೆಲೆಗೆ 100% ಸೋಲೇಷಿಯಂ ರೂ.		100%	1,07,63,168.43

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CIN No. : U16286KA1994GOI016286

(iii)	ಕಟ್ಟಡದ ಮೌಲ್ಯಕ್ಕೆ 12% ರಂತೆ ನೀಡುವ ಮೊತ್ತ (164 ದಿನಗಳು)	12%	5,80,326.45
(iv)	ಸರ್ಕಾರಿ ಜಾಗದಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟುವುದರಿಂದ ರೂ. 1901882.91 ಗಳಿಗೆ ಸೋಲೇಶಿಯಂ ಹಾಗೂ 12% ಬಡ್ಡಿ ಹಾಕಿರುವುದಿಲ್ಲ		19,01,882.91
(v)	ಕಟ್ಟಡದ ಒಟ್ಟು ಪರಿಹಾರ		2,40,08,546.22
	ರೂಪಾಯಿಗೆ ಹತ್ತಿರದ ಮೊತ್ತಕ್ಕೆ		2,40,08,546.00
(vi)	ಕಟ್ಟಡದ ಎಕ್ಸ್ಟ್ರಾ ಕಟ್ಟಿಂಗ್ ಪ್ರದೇಶ ಮೌಲ್ಯ		
(vii)	ಕಟ್ಟಡ ಎಕ್ಸ್ಟ್ರಾ ಕಟ್ಟಿಂಗ್ ಪ್ರದೇಶ ಬೆಲೆಗೆ 100% ಸೋಲೇಷಿಯಮ್	100%	0.00
(viii)	ಕಟ್ಟಡದ ಎಕ್ಸ್ಟ್ರಾ ಕಟ್ಟಿಂಗ್ ಒಟ್ಟು ಪರಿಹಾರ		0.00
(ix)	ಜುಮ್ಮಾ ಕಟ್ಟಡದ ಪರಿಹಾರ B (v) + B (viii)		2,40,08,546.22
	ರೂಪಾಯಿಗೆ ಹತ್ತಿರದ ಮೊತ್ತ		2,40,08,546.00
C	ಮರ ಮತ್ತು ಮಾಲ್ಕಗಳ ಮೌಲ್ಯ		
(i)	ತೋಟಗಾರಿಕೆ ಇಲಾಖೆಯ ಮರಗಳ ಮೌಲ್ಯ		0.00
(ii)	ಅರಣ್ಯ ಇಲಾಖೆಯ ಮರಗಳ ಮೌಲ್ಯ		0.00
(iii)	ಮರಗಳ ಒಟ್ಟು ಮೌಲ್ಯ		0.00
(iv)	ಮರಗಳ ಮೌಲ್ಯದ ಶೇ.100% ಸೋಲೇಶಿಯಂ	100%	0.00
(v)	ಮರಗಳ ಒಟ್ಟು ಪರಿಹಾರ		0.00
	ರೂಪಾಯಿಗೆ ಹತ್ತಿರದ ಮೊತ್ತ		0.00
(vi)	ಭೂ ಮತ್ತು ಕಟ್ಟಡದ ಹಾಗೂ ಮರಗಳ ಜುಮ್ಮಾ ಪರಿಹಾರ		4,66,22,625.67
	A (iv) + B (viii) + C (v)		
(vii)	ರೂಪಾಯಿಗೆ ಹತ್ತಿರದ ಮೊತ್ತಕ್ಕೆ		4,66,22,626.00

ಅಕ್ಷರಗಳಲ್ಲಿ : ನಾಲ್ಕು ಕೋಟಿ ಅರವತ್ತಾರು ಲಕ್ಷದ ಇಪ್ಪತ್ತೆರಡು ಸಾವಿರದ ಆರು ನೂರ ಇಪ್ಪತ್ತಾರು ರೂಗಳು ಮಾತ್ರ

ಮೇಲ್ಕಾಣಿಸಿದ, ಸ್ಥಳೀಯ ಪರಿಹಾರದ ಲೆಕ್ಕಾಚಾರದ ಪ್ರಾಕ್ಟೀಜ್ ಪರಸ್ಪರ ಒಪ್ಪಿಗೆಯ ಆಧಾರದ ಪರಿಹಾರವಾಗಿರುತ್ತದೆ. ಈ ಪ್ರಾಕ್ಟೀಜ್ ಪಡೆಯಲು ಅಧಿಸೂಚನೆಯಲ್ಲಿ ಹೆಸರುಳ್ಳವರು ಅಥವಾ ಸ್ಥಳೀಯ ನಿರ್ದಿಷ್ಟ ಹಕ್ಕನ್ನು ಹೊಂದಿರುವವರ ಬಗ್ಗೆ ನಿಯಮದಂತೆ ವಿಚಾರಣೆಯನ್ನು ನಡೆಸಿ, ಎಲ್ಲಾ ಅಗತ್ಯ ಭೂದಾಖಲಾತಿ ಮತ್ತು ಇತರ ದಾಖಲೆಗಳ ಸವಿಸ್ತಾರ ಪರಿಶೀಲನೆ ನಡೆಸಿ ಪರಿಹಾರ ಪಾವತಿಸಲು ಸೂಚಿಸಿದ ಹಾಗೂ ನಿಯಮಾನುಸಾರ ಆದಾಯ ತೆರಿಗೆ ಕಟಾಯಿಸಿ ಪರಿಹಾರ ಪಾವತಿಸಲು ಸೂಚಿಸಲಾಗಿದೆ. ಈ ಬಗ್ಗೆ ತಾವು ಹೊರಡಿಸಿರುವ 29(2)ರ ನೋಟೀಸ್ ಪ್ರತಿಯನ್ನು ಹಾಗೂ ಪರಿಹಾರಧನ ಪಾವತಿ ಮಾಡಿದ ಒಪ್ಪಂದದ ಒಂದು ಪ್ರತಿಯನ್ನು ಈ ನಿಗಮದ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಲು ಕೋರಲಾಗಿದೆ.

ಲಗತ್ತು : ಕಟ್ಟಡದ ಮೌಲ್ಯ ಮಾಪನ ವರದಿಯ (ಅಬ್‌ಸ್ಟ್ರಾಕ್ಟ್) ಪ್ರತಿ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

ಸಹಿ/-

(ಎಂ.ಮಹಮೂದ್)

ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು, (ಭೂಸ್ವಾ)

ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮ ನಿಯಮಿತ

ಪ್ರತಿಯನ್ನು: ವಿಶೇಷ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು, ಕೆಎಂಡಿಬಿ (ಬಿಎಂಐಸಿಪಿ - ಮೆಟ್ರೋ) 1ನೇ ಮಹಡಿ, ಮಹರ್ಷಿ ಅರವಿಂದ ಭವನ, ನೃಪತುಂಗ ರಸ್ತೆ, ಬೆಂಗಳೂರು - 560 001 ರವರ ಮಾಹಿತಿಗಾಗಿ ಸಲ್ಲಿಸಿದೆ.

ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು, (ಭೂಸ್ವಾ)

ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲು ನಿಗಮ ನಿಯಮಿತ

313. As can be seen from the above the replacement cost of the property bearing ID No. VE-R6-UG-P-11 is Rs.1,50,14,735.00 and the compensation awarded for the structure is Rs.2,40,08,546.00. Similarly, the replacement cost of structure of property bearing ID No. MI-R6-UG-P-3 is Rs.99,24,786.68 and the compensation awarded for the structure is Rs. 1,68,13,524.73. It is very clear that the compensation awarded is much more than the replacement cost of the structures.
314. In view of the large-scale acquisitions of the private property the type of entitlements for the affected persons or families are quite varied. The entitlements as stated in the BMRCL policy guidelines CRP 2019 is explained in the Table No. 63:
315. The determination of the compensation and its payment follows vesting of the ownership in the government. The Act provides for speedy acquisition of land through consent awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the land owner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner.
316. The norms as specified in the policy is as under:
- Guidance Value or Market Value of land, whichever is higher, and market value of structures assessed by approved valuers;
 - 100% solatium on (a) above
 - 12% per annum additional market value
317. If any land owner does not agree for consent award, normal award is passed under the norms of KIADB wherein 30% solatium is provided. In the case of normal award, the land owner can approach the court for enhancement of compensation.
318. The compensation for structures includes price of the assets to build/ procure at replacement asset, or to repair, if affected partially. In determining the replacement cost, depreciation of the asset and the value of salvaged materials are not taken into account. Compensation for trees, crops and other assets will be based on the replacement value using existing prices prepared by relevant agencies, taking into account their productivity and/or local market prices. An addition of 30% is added to the replacement value.
319. The project hires the services of government approved Valuers for valuation of structures and other immovable assets. The objective of this exercise is to establish the extent of loss and estimation of replacement cost. The major tasks are as follows:
- Measurement of affected structure/ immovable assets
 - Establishing construction typology
 - Establishing extent of loss
 - Estimation of replacement cost
320. The measurement will provide required information for valuation. For valuation, the latest Schedules of Rates (SR) of the PWD will be applicable. This SR provides the consolidated unit rates for permanent, semi- permanent and temporary construction. Details as to how such consolidated unit rates have been arrived at is also explained, generally in the respective SRs. Using the analysis as guide, the Expert/ Valuer can arrive at the

compensation value of a structure/ asset. Various SRs also provides rates for hand pumps, dug-wells, tube wells, etc. including installation charges. Extent of loss would be determined primarily in terms of the portion of the structure affected and any additional area to be acquired to make it structurally stable. As already indicated in the above para, the compensation will be paid as per the Fair Market Value and adding 100% solatium and 12% Additional Market Value. While calculating replacement cost the following principles need to be kept in mind:

321. While the policies of 2017 and 2019 do not make explicit the quantum of compensations to be provided to the non-title holders, in practice they are compensated with a sum of Rs.85,000 as compensation apart from various other allowances like shifting allowance to help them continue with their livelihood activities as well as settle them in the new locations. As far as the project reach is concerned, there is only one non-title holder identified, who is running a mobile tea stall. He is not found to be eligible for various other entitlements. However, he will be provided with a business loss allowance. The Families (title holders including tenants) running commercial establishments are entitled to various R&R benefits like business loss, shifting allowance, business premises re-establishment allowance which enables them to relocate elsewhere and continue their commercial activity.
322. The existing grievance redressal mechanism provides an opportunity for the PAEs to approach BMRCL for any of the grievances. It is to be noted that there have been no instances so far of PAEs approaching BMRCL complaining about inadequate compensations etc.,
323. The PAEs pursuing commercial activities are found both in the elevated and the underground sections. The CRP 2019 among other things provides for BPRA based on the size of the commercial establishment. These commercial entities are provided with business loss allowance which is fixed based on the GST amount paid or not paid to the government and the Business Premises Resettlement allowance which is based on the area lost due to acquisition. The business premises re-establishment allowance is paid at the rate of Rs.540 per sq ft of area lost. If the business premises is run by the land owner himself, he gets compensation also which enables him to re-establish the business.
324. Many of these commercial enterprises operate with large no. of unskilled labourers for loading and unloading of the marble stones. They cannot be considered for any other kind of interventions. A smaller portion of the administrative staff require no further training as they are likely to continue with their jobs in the same enterprise in the newer location.
325. In view of the large-scale acquisitions of the private property the type of entitlements for the affected persons or families are quite varied. Hence, the following matrix as provided in CRP 2019 is reproduced below:

Table 65: Eligibility and Entitlement Matrix

Compensation for Land and Structures		
1	Consent Awards (preferred mode): The compensation for land and structure in cases of consent awards shall be based on following norms.	
	<ul style="list-style-type: none"> i. market value of land determined based on higher of: <ul style="list-style-type: none"> a. guidance value of land for registration of sale deeds as per Indian Stamp Act, and b. average sale price for similar type of land situated in the nearest area or village. ii. market value of buildings and structures on the land as assessed by approved valuers. iii. multiplication factor of 1 in urban area and 1.5 to 2 in rural areas. iv. solatium @ 100% of market value with applicable multiplication factor. v. additional market value @ 12% p.a. from date of notification to date of consent award. 	
2	Normal Award: For cases other than consent awards, the compensation shall be determined as per provisions of Karnataka Industrial Area Development Act.	
I a.	Owner losing land and residential structure totally (Only owner staying in the premises)	Consent Award based on mutually agreed market value of land structures, or Normal Award as per KIADB for land and structure: Shifting allowances; a. Up to 1000 sq. ft. – Rs. 25,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 30,000/- c. more than 1501 sq. ft. – Rs. 35,000/- Inconvenience Allowance: Onetime payment of Rs. 70,000/- Transitional Allowance: a. Up to 1000 sq. ft. – Rs. 1,35,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,70,000/- c. more than 1501 sq. ft. – Rs. 2,05,000/- Right to salvage material totally.
I b.	Owner losing land and residential structure totally (owner and tenant staying in the same building premises in separate parts)	Same as in I a. (1-5) And Residential Rental Income Allowance in respect of rental area acquired a. Up to 1000 sq. ft. – Rs.1,35,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 1,70,000/- c. more than 1501 sq. ft. – Rs. 2,05,000/-
I c.	Owner losing land and residential structure partially but continue to remain in the balance portion of the same premises	Consent Award based on mutually agreed market value of land structures, or Normal Award as per KIADB for land and structure: and Inconvenience Allowance Onetime payment of Rs. 55,000/-
I d.	Owner losing land and residential structure partially and willing to surrender the same completely to Project Authority	Owner has the option of offering the remaining part of the property to the Project Authority (A separate notification will be issued for the remaining area). Acceptance of the offer is subject to discretion of the project Authority based on consideration of possibility of putting the remaining land to economic use by the owner. Entitlements will be the same as in Category I a. (1-5) or I b. As the case may be for the area acquired including 1above.

II e.	Owner losing land and commercial structure partially, but structure fully rented out	Consent Award based on mutually agreed market value of land structures Or Normal Award as per KIADB for land and structure: And Commercial Rental Income Allowance, in respect of area acquired a. Up to 1000 sq. ft. – Rs. 2,70,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 3,40,000/- c. more than 1501 sq. ft. – Rs. 4,00,000/- Right to salvage material.
II f.	Owner losing land and commercial structure fully, commercial activity being run by owner as well as tenant.	Consent Award based on mutually agreed market value of land structures Or Normal Award as per KIADB for land and structure: And Shifting allowances; a. Up to 150 sq. ft. – Rs. 25,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 35,000/- c. more than 301 sq. ft. – Rs. 45,000/- Business loss Allowance: Average Payment of SGST up to Rs. 5000/- Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/ - pm- Allowance Rs. 1,70,000/-. Average Payment of SGST above Rs. 15001 p m- Allowance Rs.2,25,000/- If without SGST documentation-Allowance Rs. 60,000/-. Business premises re-establishment allowance: Rs. 540/- per sq. ft. of area acquired. Commercial Rental Income Allowance a. Up to 1000 sq. ft. – Rs. 2,70,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 3,40,000/- c. more than 1501 sq. ft. – Rs. 4,00,000/- Right to salvage material
III	Owner losing land and residential cum commercial structure (both totally)	Consent Award based on mutually agreed market value of land and structures Or Normal Award as per KIADB for land and structure: Shifting allowances: For commercial: a. Up to 150 sq. ft. – Rs. 25,000/- b. 151 sq. ft. – 300 sq. Ft. – Rs. 35,000/- c. more than 301 sq. ft. – Rs. 45,000/- For residential a. Up to 1000 sq. ft. – Rs. 25,000/- b. 1001 sq. ft. – 1500 sq. Ft. – Rs. 30,000/- c. more than 1500 sq. ft. – Rs.35,000/- Inconvenience Allowance: Onetime payment of Rs. 70,000/- Business Loss Allowance Average Payment of SGST up to Rs. 5000/- Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/ p m- Allowance Rs. 1,70,000/-. Average Payment of SGST above Rs. 15001- pm- Allowance Rs.2,25,000/-. If without SGST documentation- Allowance Rs.60,000/-. Business premises re-establishment Rs. 540/- per sq. ft. In respect of commercial portion only Right to salvage material totally.
IV	Owner losing land only	Consent Award based on mutually agreed market value of land and structures Or Normal Award as per KIADB for land and structure:

V	Tenant – Residential (if displaced)	Shifting allowance per tenant single/family tenants a. Rs. 30,000/- Inconvenience Allowance Rs. 70,000/- per tenant family Rs. 35,000/- for tenant single
VI	Tenant – Commercial	Shifting allowance per tenant; a. Rs. 35,000/- Business loss Allowance: Average Payment of SGST up to and Rs. 5000/- pm-Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/- pm- Allowance Rs.1,70,000/-. Average Payment of SGST above Rs. 15001 pm-Allowance Rs.2,25,000/- If without SGST documentation – Allowance Rs.60,000/-. Business premises reestablishment Allowance per tenant: Rs. 540/- per sq.ft.
VII	Tenant – Residential cum Commercial	A. For residential Shifting allowance per residential tenant a. Rs. 30,000/- Inconvenience Allowance Rs. 70,000/- per tenant family Rs. 35,000/- for tenant single AND For commercial Shifting allowance per tenant; a. Rs. 35,000/- Business loss per tenant: Average Payment of SGST upto Rs. 5000/- pm- Allowance Rs.85,000/-. Average Payment of SGST between Rs. 5001/- to Rs. 15000/- pm- Allowance Rs.1,70,000/-. Average Payment of SGST above Rs. 15001 pm –Allowance Rs.2,25,000/- If without SGST documentation-Allowance Rs.60,000/-. Business premises re-establishment per tenant: Rs. 540/- per sq. ft. Note: If not displaced, tenant will get BPRA only, and not the other allowance.
VIII	Slum Dwellers	Slum Dwellers families residing in declared slums will get Rs.5,00,000/- as housing support grant.
IX	Persons running business on public land without title excluding mobile vendors	Business Loss Allowance: Rs.85,000/-
X	Common Property resources	Project authority will compensate /replace for affected portion of schools, hospitals, parks, religious structures
XI	Any other impact not identified	Unforeseen impacts shall be documented and mitigated based on the principles provided in this package.

Source: CRP, 2019.

326. A one-time payment of a sum of Rs. 50,000 for vulnerable families with BPL cards shall be paid.

327. The present AECOM survey has brought out the vulnerability of the project affected entities belonging to the BPL families, Female headed households and those belonging to senior citizens. The project impacts are found to be little higher among these households

who have lost most of their properties as also the tenants. These families will have to relocate to newer areas and pursue their goals. The same is also true of the tenants. Hence, with a view to help them, a lump sum amount of Rs.50,000/- additional allowance will be paid to these families to cover up various costs such as temporary loss of job, travel to newer work sites, expenses related to availing newer accommodations or establishing their enterprises in the newer locations

7.4 Eligibility Criteria

7.5 Project Affected Persons

328. The lands acquired will generally be residential and commercial lands in the city. Taking these into account, the following broad categories of PAFs/ PAPs are identified:

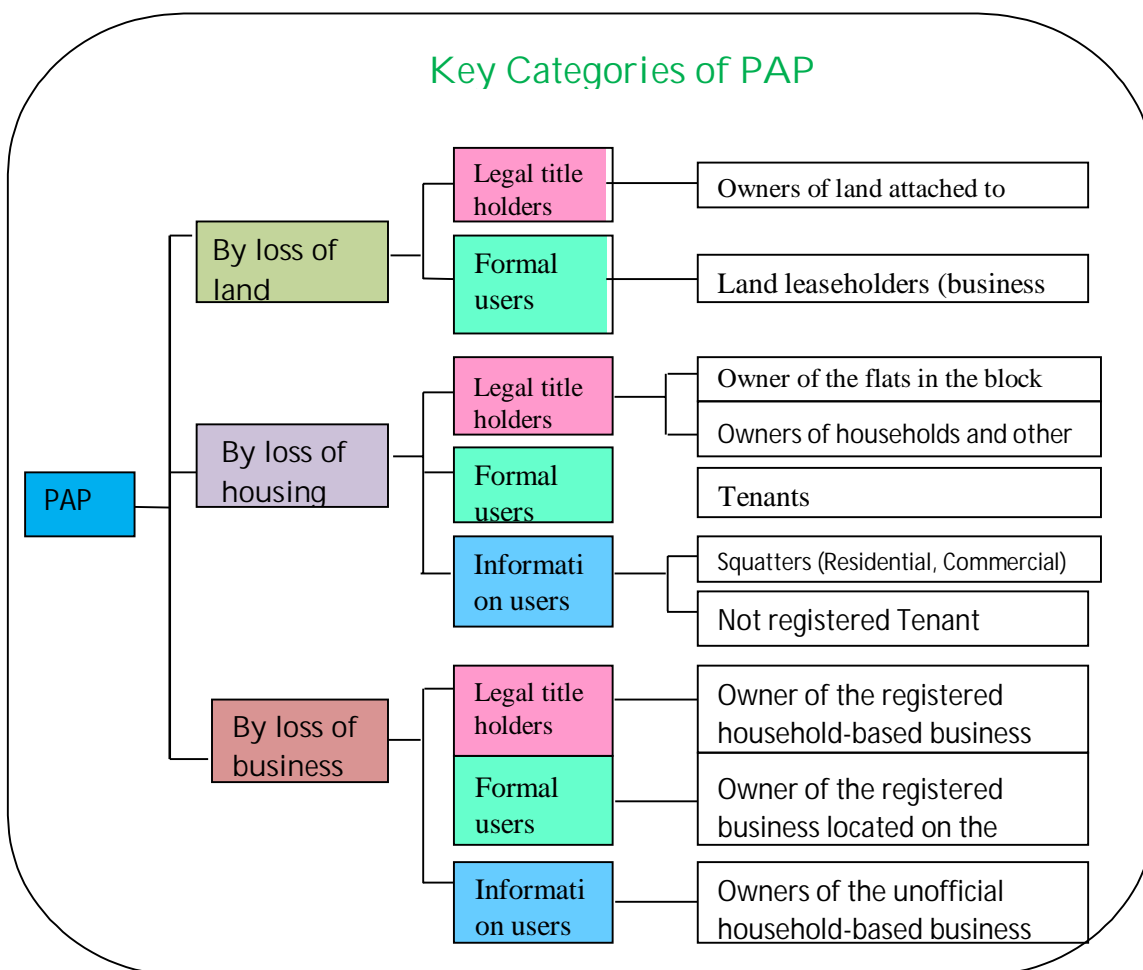


Figure 3: Key Category of PAP

7.6 Litigation

329. As on date 6 cases are before the High Court or other courts and are pending. (Note on pending cases placed at Annexure-6)

8. RELOCATION OF HOUSING AND SETTLEMENTS

8.1 Resettlement and Rehabilitation of non-title holders

330. The Resettlement and Rehabilitation along both the stretches have to done in the case of the non-title holders, which includes those persons who have occupied government/public lands illegally for residential, business and or other purposes for a minimum of a period of 3 years prior to cut off date.
331. The elevated stretch: The non-title holders on this stretch are only in the J.D. Mara Settlement. As per the survey, the affected properties are 9 residential structures and 2 commercial structures. The resettlement work of residential and commercial non-title holders in this settlement is done by BMRCL. PAFs losing residential units were offered Bangalore Development Authority (BDA) one BHK apartments at Alur Village, Dasanapura hobli, Bangalore North Taluk. Alur is located on the Bangalore-Tumkur Main Road, close to the Peenya Industrial Cluster or receive cash as stipulated in the guidelines.
332. Schools - Government primary school, high school, hospital, shops, vegetable market, provision stores and two temples and a small forest cover are located in the vicinity. BMTC buses ply frequently in the locality, and the bus stop is within walking distance. Each of these flats is 33.526 sq. meters in the area and costs Rs. 11 lakhs each not inclusive of registration and stamp duty costs. Photographs of the Alur flats are given below.
333. Given that the resettlement is close to an Industrial area, it is expected that the displaced PAPs will be able to find suitable local employment opportunities for restoration of pre-project level income.



8.1.1 Elevated Stretch

334. The following three families in JD Mara slum have been provided with flats after obtaining their consent:

Table 66: Households provided with flats

Sl. No.	Dweller Id Number	Flat No and Address	Flat Handed Over Date
01	JDM-01	Flat No B-23-308 1bhk Alur 1 Block BDA Flat	15/03/2019
02	JDM-02	Flat No B-34-303 1bhk Alur 1 Block BDA Flat	15/03/2019
03	JDM-03	Flat No B-34-306 1bhk Alur 1 Block BDA Flat	15/03/2019

Source: BMRCL, 2019.

Table 67: The households providing with cash compensation

Sl. no.	Dweller Id Number	Residence/ Commercial	Amount	Cheques issue date
01	JDM-04	Residence	5,00,000.00	12-01-2019
02	JDM-05	Residence	5,00,000.00	12-01-2019
03	JDM-06	Residence	5,00,000.00	12-01-2019
04	JDM-07	Residence	5,00,000.00	12-01-2019
05	JDM-08	Residence	5,00,000.00	12-01-2019
06	JDM-09	Residence	5,00,000.00	12-01-2019
07	JDM-10	Residence	5,00,000.00	12-01-2019
08	JDM-11	Commercial	2,16,048.00	05-07-2019
09	JDM-12	Commercial	4,21,263.00	06-01-2020

Source: BMRCL, 2019.

335. All the above families have been paid as per Entitlement rules of CRP-2019. They have self- relocated and have not expressed any concerns in this regard. The beneficiaries at Sl. No. 8 & 9 have been given compensation for the small shop buildings.

336. The present survey has attempted at analyzing the socio-economic features of these households and the important features are:

- Few [3-4] of the families have relocated to other plots owned by them or to their native places due to personal reasons.
- 3-4 vulnerable families are found to be gainfully employed and thus have a stable income.
- Due to the longer period of stay in the area and the ownership of the lands, 5 of the families have consolidated their earnings and have acquired certain assets.

337. In view of this, it is felt that these 9 households who have been assisted under the 2019 rules of the BMRCL do not require any further compensations. Further, CRP 2019 does not stipulate any allowances for the vulnerable families.

8.1.2 Underground stretch:

338. There are 15 non-title holders on this stretch, at the Dairy Circle Station and Cantonment station. As per the survey, all these 15 properties are on BBMP land. The rehabilitation of residential non-title holder PAPs in this settlement is undertaken by BMRCL.

339. 15 of the non-title holders in the dairy circle and the cantonment location have received

the cash compensations as stipulated under BMRCL CRP 2019. The affected families have expressed their satisfactions on the compensation received by them.

8.2 R & R Payments for CPRs

340. The compensation to be given is undertaken based on discussion with affected community people.

341. In respect of quite a few of the cases, the payments are under different stages of releases. In all other cases R & R payments have been made by BMRCL. The details of amounts paid to other cases are explained in the following table:

Table 68: Payment Details Related to CPRs

Sl. No	ID Number	Structure Owner Name	Extent in Sq Mts	Amount (Rs.)	Paid Date
01	R6EL-21	Apostolic Carmel Convent	69.00	13706824	04/02/2018
02	R6EL-210	Shri Shri Shivabalayogi Maharaja	143.00	35790579	19-06-2018
03	R6EL-218	M social Brother Hood	24.00	2880535	04-11-2017
04	R6EL-1A4	KJES Loyal Society	312.00	23003178	25-10-2017
04	R6EL-4	Society of Sister servant of our lady & society of sister servant	2378.00	163537761	19.03.2018
05	R6EL-4A	Society of the Servant of the holy sprit	567.00	41280795	25-10-2017
06	R6EL-4B	Society servant the holy sprit	16.00	2937007	24-10-2017
07	R6EL-9	Society of the Sister of Saint Vincent	74.00	14773356	31.10.2017
08	R6EL-26	Susheela R. Reddy	184.00	36049991	16.04.2018
09	R6EL-29	PC Venkataraju	555.00	100371868	16.11.2017
10	R6EL-39	Thimmappa	486.00	14344095	
11	R6EL-29A	PC Venkataraju	109.00	19693759	12.03.2018
12	R6EL-14	The Roman Catholic of Manantha wadi Sajakuriyan Aliyas THamas	27.00	5716046	23.10.2017
13	NG-R6-UG 37	Dr. Rehman	222.95	24353255	
14	VE-39	The Society of trust of ingenious Church	298.00	30683309	
15	TN-P06	Sree Anjaneya Swamy Temple			Under Process
16	DC-R6UG- P 16	BBMP Community Toilet	1764.403	206568621	22.07.2019
17	SN-R6-UG- P04	BBMP school			Renovation Work Done By BMRCL
18	DC-R6UG- P 11	Doddamma Temple	21.490	418940.25	10.02.2020
19	DC-R6UG- P 13	Bethel Prathana Mandir	267.240	1453605	10.02.2020
20	DC-R6UG- P 03	Om Shakthi	120.127	6878527	20.08.2019
21	DC-R6UG- P 12	Melmarathur Adi Parashakthi Mandali	11.62	786172	10.02.2020
22	TN-R6-UG- P35	BBMP community Toilet			Under Process

Source: BMRCL, 2019.

342. CPRs such as schools and other community structures have been paid compensation as per the rules. In case of total acquisition, complete compensation has been disbursed.
343. CRP 2019 elaborates on the various entitlements to the Project Affected Persons. This is done separately for different categories such as the titleholders, non-titleholders and business enterprises. Further, it also deals with the entitlements for the owners and the tenants both among residential and commercial units.
344. It must further be noted that the compensation provided is more than the replacement cost. As a result of the adequacy of these packages, the families have moved out or allowed for the acquisition of the properties. Further, there are no complaints to the BMRCL on the compensations provided.
345. The slum dwellers in the JD Mara Slum were provided with the option of seeking housing accommodation or to seek cash compensations. Only three of them have chosen to opt for a housing accommodation while the others have sought cash compensations. However, all of them were provided with other benefits such as shifting allowance etc., as per CRP.
346. BMRCL has also initiated a few firsts under the programme. It has successfully rehabilitated 23 shopkeepers in the Shivajinagar station area with the provision of built shops nearby their old location. It has also upgraded the school premises located close to the station. One of the issues which has been handled very carefully and diligently pertains to the shifting of the ITI college for the deaf. BMRCL took up the cause and tried to relocate through discussions with the authorities such as the BBMP.

9. COMPENSATION AND INCOME RESTORATION AND REHABILITATION

9.1 Guiding Principles

347. Resettlement & Compensation activities of BMRCL will be governed by the following general principles:

1. In general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition;
2. BMRCL will pay compensation for land it is acquiring based on the Compensation and Resettlement guidelines. Under Reach -6, till June 2019 R & R support was paid as per 2007 rules and thereafter as per CRP 2019. The norms for payment of compensation for land & buildings were revised much earlier in the year 2016 itself. And the same have been applied uniformly for all the acquired properties.
3. All activities and procedures will be formally documented;
4. The property and inheritance rights of project affected persons will be respected;
5. If project affected person, without legal title, is not satisfied with the above decisions, such person can approach the grievance redressal committee;
6. In cases where land is needed on a temporary basis, project affected persons who have formal title will be compensated to the assessed fair rental price for the period during which the land is used and the land will be returned in the same condition or better as before it was rented;
7. BMRCL has ensured the payment of compensation and relocation of the common property resources under this project.
8. If resettlement is unavoidable in addition to the payment of compensation for all land and immovable property, project affected persons will be provided assistance in relocation and other related expenses (i.e. shifting allowance, inconvenience allowances and transitional allowance, residential rental income allowance, business loss allowance, commercial rental income allowance, business premises reestablishment allowance).
9. These rights do not extend to individuals who commence any activities after cutoff date of the project.
10. The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes.
11. All project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired, losses, structures or damages will be offered compensation and assistance in accordance with the provisions of the RPF. Those who accept the compensation amount will be paid prior to taking possession of their land or assets. Those who do not accept will have their grievance registered and referred to the Grievance Redressal Committee (GRC) / courts as appropriate.
12. With a view to help the commercial enterprises in sustaining the impacts, they are entitled for three types of allowances viz., transport allowance, business loss allowance and BPRA.

9.2 Resettlement Process under the Project

348. All attempts were made during the final execution of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable engineering design. The assessments however reveal that the project involves minimal land acquisition.
349. Social Impact Assessment (SIA) study is conducted after finalizing the RPF for the proposed corridor of the BMRC through census survey to collect baseline data for socioeconomic information and to identify the project affected population by residence, business base and their locality. The study is primarily based on field data generated by census survey and secondary data collected from the census handbooks/ gazetteers/ other relevant texts. A format of questionnaire for field survey is given in Annexure-1.
350. Based on above, a Resettlement Plan (RP) is prepared. Upon the approval of RP by the competent authority, the information will be disclosed to affected people. All the arrangements for fixing the compensation and the disbursement is done which includes payment of all eligible assistance; relocation of PAPs; site preparation for delivering the site to contractors for construction and finally commencement of the civil work. The resettlement is monitored as part of the RP implementation at this stage. Internal monitoring will be the responsibility of BMRCL which will start in early stage of the project when implementation of RP starts and will continue till the completion of the implementation of RP.
351. The implementation schedule for resettlement plan will be scheduled as per the overall project implementation [see Section 12]. All activities related to the land acquisition and resettlement is planned to ensure that compensation is paid prior to displacement and commencement of civil works.
352. BMRCL in co-ordination with the KIADB and the Land Acquisition Unit of the BMRCL has initiated the payments of compensation to the project affected families as per the prevailing guidelines.

9.3 Land Compensation

353. The details of compensation paid till March 2020 is provided in Annexure- 7. The total amount spent is Rs. 1638.42 crores towards compensation which is paid through KIADB.

9.4 Allowances

354. The details of the various allowances paid across different locations paid till March 2020 to the affected families is presented below.
355. Rehabilitation paid to Tenant (Commercial) with details:

Table 69: Details of Allowances paid to Tenant [Commercial] Across Reach 6

Sl. No.	Particulars	Before July 2019		After July 2019	
		No.	Amount [in Rs.]	No.	Amount [in Rs.]
1	Shifting Allowance	131	5044600	209	7893441
2	Business Loss Allowance	131	6091048	209	15995000
3	Business Promotion Reestablishment Allowance	131	16196994	209	64956381
	Total		27332642		88844822

356. In all 131 affected commercial tenants have been provided with shifting allowance, business loss allowance and business promotion reestablishment allowance before July 2019 and 209 after July 2019.

357. The business loss and the BPRA allowances paid by BMRCL is based on the volume of business and the area occupied for the same. It has also taken note of those enterprises which did not warrant SGST payments. Thus, the amounts provided are found to be adequate to these enterprises in getting relocated to different locations. This was expressed by many of the business enterprises and hence, they have already shifted from the project area. In a good percentage of the commercial enterprises in the elevated stretch, the acquisition was only partial and as a result the compensations are found to be adequate as well.

9.5 Rehabilitation paid to Tenant (Residential) with details:

358. The details of the various allowances paid to residential tenants till July 2019 and after July 2019 to the affected families is presented below:

Table 70: Details of Allowances paid to Tenant [Residential] Across Reach 6

Sl. No.	Particulars	Before July 2019		After July 2019	
		No.	Amount [in Rs.]	No.	Amount [in Rs.]
1	Shifting Allowance	3	37500	197	6065000
2	Inconvenience Allowance	3	90000	197	13889898
	Total		127500		19954898

Source: BMRCL, 2020

359. The residential tenants have also been provided with the allowances. A substantial number of them have received the revised allowances. The tenants have also expressed satisfaction on the receipt of the allowances.

9.6 Rehabilitation Amount to Owners (Commercial)

Table 71: Details of Allowances paid to Commercial Owners Across Reach 6

Sl. No.	Particulars	Before July 2019		After July 2019	
		No.	Amount [in Rs.]	No.	Amount [in Rs.]
1	Shifting Allowance	15	235000	23	4203180
2	Business Loss Allowance	15	850000	23	2890000
3	Business Promotion Reestablishment Allowance	15	4243967	23	27495933
4	Commercial Rental Income Loss	18	2850000	31	14210000
	Total		8178967		48799113

Source: BMRCL, 2020

360. 15 of the commercial owners and 23 of them have been paid allowances before July 2019 and after July 2019 respectively. The no. of commercial owners paid commercial rental income loss is 18 and 31 respectively.

9.7 Rehabilitation Amount to Owners (Residential)**Table 72: Details of Allowances paid to Residential Owners Across Reach 6**

Sl. No.	Particulars	Before July 2019		After July 2019	
		No.	Amount [in Rs.]	No.	Amount [in Rs.]
1	Shifting Allowance	12	52511	81	2505000
2	Inconvenience Allowance	12	150012	81	6490000
3	Transitional Allowance	0	0	81	12705000
4	Residential Rental Income Loss	1	90000	22	9755000
	Total		292523		31455000

Source: BMRCL, 2020

361. In all 93 of the residential owners have received the allowances. The residential owners have expressed satisfaction. Few of them have said that these allowances provided also helped them in re-establishing or relocating to different locations
362. Families possessing BPL cards will be provided with a one-time payment of Rs.50,000 as compensation. This will amount to Rs.31,00,000.
363. In brief, the payment of compensations is underway and is expected to be completed shortly.
364. While the policies of 2017 and 2019 do not make explicit the quantum of compensations to be provided to the non-title holders, in practice they are compensated with a sum of Rs.85,000 as compensation apart from various other allowances like shifting allowance to help them continue with their livelihood activities as well as settle them in the new locations. As far as the project reach is concerned, there is only one non-title holder identified, who is running a mobile tea stall. He is not found to be eligible for various other entitlements. However, he will be provided with a business loss allowance. The Families (title holders including tenants) running commercial establishments are entitled to various R&R benefits like business loss, shifting allowance, business premises re-establishment allowance which enables them to relocate elsewhere and continue their commercial activity.
365. The existing grievance redressal mechanism provides an opportunity for the PAEs to approach BMRCL for any of the grievances. It is to be noted that there have been no instances so far of PAEs approaching BMRCL complaining about inadequate compensations etc.,
366. The PAEs pursuing commercial activities are found both in the elevated and the underground sections. The CRP 2019 among other things provides for BPRA based on the size of the commercial establishment. These commercial entities are provided with business loss allowance which is fixed based on the GST amount paid or not paid to the government and the Business Premises Resettlement allowance which is based on the area lost due to acquisition. The business premises re-establishment allowance is paid at the rate of Rs.540 per sq ft of area lost. If the business premises is run by the land owner himself, he gets compensation also which enables him to re-establish the business.

367. Many of these commercial enterprises operate with large no. of unskilled labourers for loading and unloading of the marble stones. They cannot be considered for any other kind of interventions. A smaller portion of the administrative staff require no further training as they are likely to continue with their jobs in the same enterprise in the newer location.
368. The vulnerable families including the NTH and slum dwellers have been compensated adequately so as to ensure the project impacts are minimal. An additional compensation of Rs.50,000 for BPL families will also be provided.

10. RESETTLEMENT AND LAND ACQUISITION BUDGET**10.1 Budget Disbursements**

369. The estimated budget for the implementation of the Reach 6 programme was estimated at Rs.2228.64 crores. Out of this Rs.1638.42 crores has been spent by way of compensation paid through KIADB up to March 2020. In addition, a sum of Rs.218.31 crores have been paid towards acquisition of Government lands.

370. A sum of Rs.16.11 crores has been spent towards rehabilitation.

371. The total expenditure under the programme till March 2020 is Rs.1872.84 crores.

10.2 Balance Amount

372. The land unit has estimated that the fund requirement for the pending disbursal is to the tune of Rs.75 crores only and will be met out of the existing budget provisions for the project.

373. A sum of Rs.31,00,000 will be incurred towards payment of one time compensation to families with BPL cards as per the survey.

11. INSTITUTIONAL ARRANGEMENTS

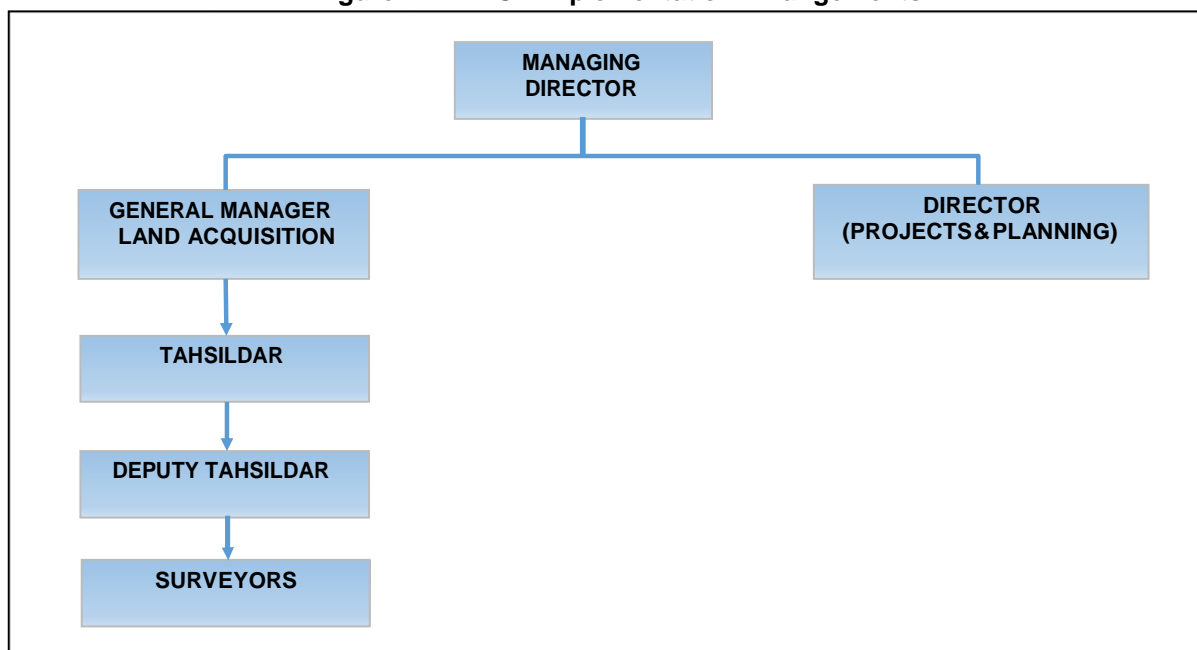
11.1 Implementation Arrangement

374. The BMRCL has a Project Implementation Unit in place for implementation of the project headed by the Director, Projects and Planning. The implementation arrangement for land acquisition and resettlement is managed by the Land Office. The Managing Director holds overall charge of the project and all matters related to land acquisition and resettlement.

375. The Land Acquisition office is headed by the General Manager Land Acquisition, who reports directly to the Managing director and is responsible for the implementation of the rehabilitation activities and disbursement of payments. The General Manager is supported by one Tahsildar; two Deputy Tahsildars and 2 surveyors. The responsibilities of the General Manager include:

- (i) Identification of land as per requirement;
- (ii) Minimizing land acquisition to avoid built up area, religious structures etc.
- (iii) Ensuring land acquisition process is done as per norms
- (iv) Ensuring availability of budget for R&R activities;
- (v) Ensuring timely disbursement of compensation and assistance to the PAP's in close coordination with the concerned line department;
- (vi) Liaison with district administration and State government for land acquisition;
- (vii) Resolving grievances; and
- (viii) Ensuring disclosure of necessary documents.

Figure 4: BMRCL Implementation Arrangements



11.2 Gender Initiatives of BMRCL

376. BMRCL strongly supports and adopts the principles of gender equity in the provision of

the physical infrastructure as well as in the extension of services to the general public. Improved transport facilities like the metro services can bring great benefits in terms of comfort, safety and speedy travel to women and girls. Direct benefits include decrease in travel time and an increase in reliable and convenient public transport service, in provision of employment and ensures the protection of the women interest even in the outsourced services. Indirect benefits include improved access to products and services, including social services such as health, education, as well as other government services.

11.3 Construction of Metro Rail and Depot Facilities

377. Gender aspects are integrated into Metro infrastructure design and construction to maximize women's equal access and benefits. Civil works for viaduct, stations and depot will be constructed considering gender aspects and including features that are important from gender perspective, such as:

- Safe lighting at workplace and worker's colony;
- Separate access to female/ male toilets and waiting areas,
- Women and child-friendly access and facilities for women and disabled, First aid medical facilities at the working places for pregnant women.

11.4 Metro Operations and service delivery

378. To promote women's role in metro operations and service delivery following provisions / actions have been initiated:

- First coach in the trains are reserved for women.
- Installation of surveillance cameras both in the stations and the coaches to ensure the safety to the travelling women.
- Provision of separate Queue for women for buying tickets for travel in Metro.
- Separate Seating for women and children,
- Priority seating for pregnant women and elderly women is be provided in the coaches.
- Emergency intercom and video surveillance is part of metro operating system at stations, platforms and in train coaches;
- Separate toilets for men and women at stations and other facilities;
- Zero tolerance for drunkards and troublemakers;
- Patrolling of platforms after sunset hours by security personnel;
- Quick reaction team to be deployed to nab offenders;
- Ladies security personnel to be deployed for frisking women passengers;
- BMRCL provides for 33 per cent of reservation in the various employments made under the project. This is done in the security and housekeeping and even in ticketing [even in the outsourced services].
- It has held gender sensitization programmers to its employees.

11.5 Capacity Building and Staffing Development

379. BMRCL and the different departments are responsible for the effective implementation of the programme. The staff at various levels have acquired considerable experience in the implementation of the project. However, the discussions with the different stakeholders and consultations on the matter reveals the need for organizing following types of programmes during the course of the implementation of the project:

- Gender Sensitization Programmers
- Maintaining Public Relations
- Conflict Management

12. IMPLEMENTATION SCHEDULE

380. The implementation of the R & R programme is a priority for BMRCL (the implementation agency) and has been completed by land large. Thus, the implementation of the RP was planned in line with the civil works which are proposed on the stretch between Kalena Agrahara to Nagawara.

12.1 Time line of Activities

381. As far as Reach 6 is concerned substantial progress has been made. The land acquisition process is mostly complete throughout the stretch and encumbrance free area is set for the project implementation. The few cases which are in the Courts are also being settled.

382. As regards payment of compensations and R & R allowances, it has been completed in the elevated sections. In the underground section also, considerable progress has been made and the process has been expedited.

383. In respect of private lands, the pending disbursals in respect of three stations viz., Venkateshpura, Kadugondanahalli and Nagawara have been completed in March 2020. BMRCL is helping the affected families in complying with the documentations that are required for disbursement of the compensations. The officials are holding one-to-one consultations in this regard.

13. REVIEW OF DISBURSALS UNDER THE PROJECT

384. As revealed from the earlier discussions, construction of the Reach 6 which is part of the Metro Phase 2 is taken up upon the approval of the Government in 2012. The various activities relating to the construction such as identification of land, preparation of land map, design of the project has been underway since then and the payment of compensations and other allowances only began since January 2018. The R & R payments under the project till June 2019 were made as per the 2007 package and subsequent by as per CRP 2019.
385. Under the project both private and public – state government, state government bodies and central government lands are being acquired. The total no. of affected households is 766. While the land acquisition is complete excepting for the land that is required for constructing electricity receiving sub-station at Nagawara which is still under the consideration, the payment of compensation and R & R allowances is also nearing completion.

13.1 Status of Disbursements

386. The compensation towards land and building compensation has been completed in respect of 622 properties out of total 625 properties the details are placed at Annexure-07 [BMRCL, March 2020].
387. The details of payments made for R & R till March 2020 for Reach 6 are placed at Table 72.
388. In all payments of allowances in respect of 442 properties which includes both commercial and residential and tenants and owners is said to be complete.
389. In specific, in the elevated section the compensation and the allowances paid to the commercial enterprises who have reported to be suffering loss is of the order of Rs.149.55 crores. Similarly, the extent of disbursement for the two residential properties in the elevated section is of the order of Rs.23.15 crores. For the two commercial establishments in the JD Mara slum, the compensation for the structures is Rs.0.063 crores.
390. Of the 623 payments made, 164 of them are paid before July 2019 and 459 of them are made after July 2019. That is to say, 459 of the properties have been paid as per the CRP 2019. The distribution across tenants is 134 and 406 before and after respectively. Among the owners it is 30 and 53 respectively.
391. One of the objectives of the survey was to identify the vulnerable households from among those who have received payments before July 2019 and suggest to BMRCL on the need to make additional payments in lieu of the changed guidelines.

13.2 Evaluation of the PAF Beneficiaries

392. The current survey has analysed the socio-economic aspects of all the families affected under the project. As per the survey data, none of those households who have received the benefits under the old guidelines are economically poor and are being affected seriously as a result of the loss of the property. This is equally true of the tenants as well. As most of the owners in the elevated stretch have lost both the land and the buildings partially, the impact is not found to be significant. They will continue to enjoy the ownership rights over the rest of the property and continue to earn the economic benefits.

In respect of those who have lost most of the properties in the underground stretch, they will be able to establish in a new setup with the compensation and allowances that are paid under the project. Many of the residential and commercial owners who have received payments have already shifted and settled elsewhere in the city. The allowances paid by BMRCL has only eased the transition process to these families.

Table 73: Status of Disbursals of R & R support (as on 31.03.2020)

Month	Paid to Tenants						Paid to Owners						Total Amount (in Rs.)	
	Commercial		Residence		Total		Commercial		Residence		Total		No. 7+13	Amount 8+14
	No.	Amount	No.	Amount	No. 3+5	Amount 4+6	No.	Amount	No.	Amount	No. 9+11	Amount 10+12		
1	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Till July 2019	131	27332642	3	127500	134	27460142	18	8178967	12	292523	30	8471490	164	35931632
July-2020 to Mar-2020	209	88844822	197	19954898	406	108799720	31	48799113	22	31455000	53	80254113	459	189053833
Grand Total	340	116177464	200	20082398	540	136259862	49	56978080	34	31747523	83	88725603	623	224985465

13.3 Non-titleholders

13.3.1 Elevated Stretch

- 9 of the families in this stretch have been paid as per entitlement under CRP-2019 though they were paid prior to approval of CRP 2019, the payments are at same level as envisaged in CRP-2019.
- The present survey has attempted at analyzing the socio-economic features of these households and the important features are:
- 3-4 of the families have relocated to other plots owned by them or to their native places due to personal reasons.
- 3-4 vulnerable families are found to be gainfully employed and thus have a stable income.
- Due to the longer period of stay in the area and the ownership of the lands, 5 of the families have consolidated their earnings and have acquired certain assets.
- In view of this, it is felt that these 9 households do not require any further compensations.

13.3.2 Underground Stretch

- There are 15 non-title holders on this stretch, at the Dairy Circle Station and Cantonment station. As per the survey, all these 15 properties are on BBMP land.
- 15 of the non-title holders in the dairy circle and the cantonment location have received the cash compensations as stipulated under BMRCL CRP 2019. The affected families have expressed their satisfactions on the compensations received by them.

393. Thus, through an active engagement with the affected families, BMRCL has implemented the resettlement programme to the satisfaction of the families. Few of the families have complemented the role of the BMRCL in this regard.

13.4 Impacts from Involuntary Resettlement and its Significance

394. The PAEs which are residential in nature have not been found to be vulnerable. This is based on the analysis of the information about the income of the different family members, the assets owned by them and the quantum of compensation that they have received. Even those families which have reported to have lower incomes have further reported that they are availing facilities such as the PDS, subsidized gas, etc., which have enabled them to lead better life in the city. The residential families who are completely impacted by the project irrespective of the owners and the tenants have moved over to newer areas after the receipt of the compensations. With the time lapse they are reported to be adjusting to the newer areas.

395. The commercial PAEs many of them are organized and high value businesses have found it to shift to newer locations also because that would enable them to access wider markets as well. Thus, the impacts are said to be minimal. The PAEs who are affected partially have tried to recast their property or premises and are functioning. In respect of those who have been impacted totally, they have migrated to newer areas. In respect of business enterprises such as the marbles, they have moved over to a newer location which was increasingly becoming popular for this trade. Some of them have also plans of having showrooms in the existing locations, while shifting the godown or the shop to the newer place. It may be further noted that some of the activities that were carried out had become redundant due to the growth of the city in the outlying areas and the increasing traffic density within the core city. The business loss and the BPRAs provided to these commercial establishments have facilitated their shifting to newer premises which has thrown open better business opportunities as well.

14. MONITORING AND EVALUATION

396. Monitoring & Evaluation are critical activities in involuntary resettlement. Monitoring involves periodic checking to ascertain whether activities are progressing as per schedule while evaluation is essentially to assess the performance of People at the end of the project. For this purpose, a monitoring and evaluation (M&E) program is required to be developed to provide feedback to project management which will help keep the programs on schedule and make them successful. Monitoring provides both a working system for effective implementation of the RAP by the project managers, and an information channel for the PAPs to assess how their needs are being met.
397. Monitoring will give attention to the project affected vulnerable groups such as scheduled castes, BPL families, women headed households, widows, old aged and the disabled members among the affected families. Monitoring and evaluation (M&E) is conducted at two levels, i.e., internal and external. RAP implementation will be monitored both internally and externally. Project Authority will be responsible for internal monitoring all through and will prepare quarterly reports on the progress of RAP implementation. To gather a more effective and objective M&E review and in identifying the gaps and methodologies to fill them on the social mitigation activities. Further it is necessary to conduct a third-party Evaluation as per the requirements of the external funding agency that will be unbiased and will facilitate in undertaking appropriate corrective action for effective implementation. This will be conducted during the implementation of the RAP on a mid-term and an end-term evaluation for the project. An Independent Evaluation Consultant may be hired by BMRCL for mid and end term evaluation of RAP implementation.
398. This section of the report indicates the process adopted to conduct the monitoring and the evaluation criteria for the effective implementation of the RRAP.

14.1 Internal Monitoring

399. Monitoring is a continuous process and will be carried out by BMRCL on regular basis to keep track of the R&R progress. For this purpose, the indicators suggested have been given in table below:
- measure and report progress against the RAP schedule;
 - verify that agreed entitlements are delivered in full to affected people;
 - identify any problems, issues or cases of hardship resulting from the resettlement process, and
 - to develop appropriate corrective actions, or where problems are systemic refer them to the
 - management team;
 - monitor the effectiveness of the grievance system
 - Internal monitoring will focus on measuring progress against the schedule of actions defined in the RAP.
 - Activities to be undertaken by the Project Authority will include:
 - Liaison with the Land Acquisition team, construction contractor and project affected communities to review and report progress against the RAP;
 - Verification of land acquisition and compensation entitlements are being delivered in accordance with the RAP;
 - Verification of agreed measures to restore or enhance living standards are being implemented;
 - Verification of agreed measures to restore or enhance livelihood are being implemented;

- Identification of any problems, issues, or cases of hardship resulting from resettlement process;
- Through household interviews, assess peoples' satisfaction with resettlement outcomes;
- Collection of records of grievances, follow up that appropriate corrective actions have been undertaken and that outcomes are satisfactory;

400. Monitoring is a continuous process and will be carried out by Social Development Cell (SDC) on regular basis to keep track of the R&R progress. For this purpose, the indicators suggested have been given in table below.

Table 74: Indicators for Monitoring of RAP Progress

Indicators	Parameters Indicators
Physical	<ul style="list-style-type: none"> • Extent of land acquired • Number of structures dismantled • Number of land owners and private structure owners paid compensation • Number of families affected • Number of People receiving assistance/compensation • Number of People provided transport facilities/ shifting
Financial	<ul style="list-style-type: none"> • Amount of compensation paid for land/structure • Cash grant for shifting oustees • Amount paid for training and capacity building of staffs • Amount for restoration of CPR (Common Property Resource)
Social	<ul style="list-style-type: none"> • Area and type of house and facility at resettlement site • Number of time GRC met • Number of appeals placed before grievance redressal cell • Number of grievances referred and addressed by GRC • Number of PAPs approached court • Women concern
Economic	<ul style="list-style-type: none"> • Entitlements • Successful implementation of Income • Restoration Schemes, if any
Grievance	<ul style="list-style-type: none"> • Consultation for grievance redressal • PAPs knowledge about their entitlements
Indicators	<ul style="list-style-type: none"> • Cases referred to court, pending and settled • Number of grievance cell meetings • Number of cases resolved/ disposed by GRC to the satisfaction of People.

401. Field Offices will be responsible for monitoring the day-to-day resettlement activities of the project. Baseline socio-economic census and the land acquisition data provide the necessary benchmark for field level monitoring.

14.2 Independent Evaluation

402. As mentioned earlier, an Independent Evaluation Agency (IEA) will be hired by Project Authority for mid and end term evaluation. The following should be considered as the basis for indicators in monitoring and evaluation of the project. The list of impact performance indicators suggested to monitor project objectives is delineated in the following matrix.

Table 75: Objectives and Indicators for Evaluation

Objectives	Risk Factor	Outcomes and Impacts
<ul style="list-style-type: none"> • The negative impact on persons affected by the project will be minimized. • Persons losing assets to the project shall be compensated at replacement cost. • The project affected Persons will be assisted in improving or regaining their standard of living. • Vulnerable groups will be identified and assisted in improving their standard of living. 	<ul style="list-style-type: none"> • Resettlement plan implementation may take longer time than anticipated • Unexpected number of grievances • People falling below their existing standard of living 	<ul style="list-style-type: none"> • Satisfaction of land owners with the compensation and assistance paid. • Satisfaction of structure owner with compensation and assistance. • Type of use of compensation and assistance by structure owner. • Types of grievances received. • No. of grievances forwarded to GRC and time taken to solve the grievances. • % of People aware about the GRC mechanism • % of People aware about the entitlement frame work mechanism.

14.3 REPORTING REQUIREMENTS

403. BMRCL will be responsible for supervision and implementation of the RAP. Project authority will prepare half yearly progress reports on resettlement activities. The Independent Evaluation Consultant will submit mid and end term evaluation report to Project Authority and determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement.

15. SUMMARY

404. The European Investment Bank (EIB), in association with the Asian Infrastructure Investment Bank (AIIB), are supporting the implementation of Reach 6 of the Bangalore Metro Rail Project or Namma Metro, a mass transit corridor within Bangalore Metropolitan Area, state of Karnataka, India. EIB has engaged ERM India Private Limited (ERM) to undertake regular Environment and Social Monitoring of the Reach 6 line for a period of 2 years (from August 2018 up to July 2020). During August 2019 it was decided that BMRCL will undertake updation of the RAP on the gaps identified by ERM. In the light of the above. BMRCL initiated necessary actions and thus, comply with the comments / observations made on the earlier deliverables concerning the implementation of the environmental and social issues of the project.
405. The total land area acquired for the project is 2,64,221.88 sq. mtrs. Out of this, 41,588.30 sq. mtrs. belongs to State Government, 14836.01 sq. mtrs. belongs to Government Boards/ Corporations and 3694.67 to Central Government and 2,04,102.90 sq. mtrs belongs to private parties. The project provides for award of compensation to both categories of owners as per the rules of 2019.
406. The total no. of properties affected is 1098. The distribution among the owners and tenants is 481 and 617. The extent of acquisition of these properties varies i.e. full or partial. In the Kothanur depot it is mostly the vacant lands. In underground section acquisition mostly involves land and buildings both. In elevated section the acquisition is mostly that of front setback (open Land) of the buildings. Only at elevated station locations acquisition of structure is generally involved.
407. As per the survey, the total no. of owners is 481. 192 of the owners are residential and 289 are owners of the commercial along the stretch. 57 of the owners are owners of plots in the Kothanur depot. The total number of tenants is 617 of which 152 are residential tenants and 465 of them are commercial tenants.
408. The non-title holder in the JD Mara settlement as per the survey is 10 families and 2 commercial units. There are 15 non-title holders on the underground stretch, at the Dairy Circle Station and Cantonment station. All these affected families/enterprises have been paid compensation as per the CRP-2019. As discussed earlier, there is no need for additional payments.
409. Common property resources identified throughout the stretch is 26 properties which includes religious places, schools and other public buildings. These properties are also compensated as per CRP 2019.
410. BMRCL has a grievance redress mechanism in place. At the first level the grievances are received and addressed by the land office, headed by the General Manager, land acquisition. The General Manager, land office, has the overall responsibility for timely grievance redress on social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party.
411. The BMRCL entitlement policy addresses the impacts of metro construction and operation work on affected person, households and communities. The most direct and immediate impacts are those associated with works construction for this sub project. Mitigation is provided through compensation and assistance to affected persons which results in loss of land, properties, commercial and residential structures, and loss of rental incomes.
412. The exercise has also involved analyzing the entitlements under both 2017 and 2019 rules. It is found that CRP 2019 provides for entitlement benefits for all categories that existed under 2017 rules.

413. While the policies of 2017 and 2019 do not make explicit the quantum of compensations to be provided to the non-title holders, in practice they are compensated with a sum of Rs.85,000 as compensation apart from various other allowances like shifting allowance to help them continue with their livelihood activities as well as settle them in the new locations. As far as the project reach is concerned, there is only one non-title holder identified, who is running a mobile tea stall. He is not found to be eligible for various other entitlements. However, he will be provided with a business loss allowance. The Families (title holders including tenants) running commercial establishments are entitled to various R&R benefits like business loss, shifting allowance, business premises re-establishment allowance which enables them to relocate elsewhere and continue their commercial activity. Further with a view to assist the poorer families, BMRCL will make a onetime payment of Rs.50,000/- for families possessing BPL card.
414. The existing grievance redressal mechanism provides an opportunity for the PAEs to approach BMRCL for any of the grievances. It is to be noted that there have been no instances so far of PAEs approaching BMRCL complaining about inadequate compensations etc.
415. The PAEs pursuing commercial activities are found both in the elevated and the underground sections. The CRP 2019 among other things provides for BPRA based on the size of the commercial establishment. These commercial entities are provided with business loss allowance which is fixed based on the GST amount paid or not paid to the government and the Business Premises Resettlement allowance which is based on the area lost due to acquisition. The business premises re-establishment allowance is paid at the rate of Rs.540 per sq ft of area lost. If the business premises is run by the land owner himself, he gets compensation also which enables him to re-establish the business.
416. The compensation towards land and building is completed in respect of 622 properties [BMRCL, March-2020]. Of the 442 payments of R & R made, 167 of them are paid before July 2019 and 275 of them are made after July 2019. That is to say, 275 of the properties have been paid as per the CRP 2019.
417. One of the objectives of the survey was to identify the vulnerable households from among those who have received payments before July 2019 and suggest to BMRCL on the need to make additional payments in lieu of the changed guidelines. The current survey has analysed the socio-economic aspects of the families affected under the project. As per the survey data, none of those households who have received the benefits under the old regulations are economically very poor and are being affected seriously as a result of the loss of the property. Most of the commercial tenants in the elevated stretch have continued to do business in the remaining area of the acquired properties. As they have not moved out of the present premises, they do not require any additional R&R assistance as per CRP -2019. As most of the owners in the elevated stretch have lost both the land and the buildings partially, the impact is not found to be very severe. They will continue to enjoy the ownership rights over the rest of the property and continue to receive the economic benefits. In respect of those who have lost most of the properties in the underground stretch, they will be able to establish in a new location with the allowances that are paid under the project coupled with the assured and gainful employments held by them. Many of the residential and commercial owners who have received payments have already shifted and settled elsewhere in the city. The allowances paid by BMRCL has only eased the transition process to these families. Hence, in AECOM's assessment, there are no vulnerable PAPs who have already been paid R&R compensation under pre-revised package and who need to be compensated.
418. Internal monitoring is being undertaken by the Land Office. Internal monitoring ensures all land acquisition and resettlement activities are implemented according to the approved

plan and in accordance with the project policy framework. There is a monthly progress review report submitted to the Managing Director by the Land Office. The compensation payment mile stones of the KIADB are monitored regularly by the Managing Director. Apart from this, the Chief Secretary, GoK also monitors the progress periodically. Currently BMRCL has adopted steps towards the monitoring of the programme implementation.

419. The external monitoring of the project by an external agency / consultant for such projects may be entrusted by BMRCL.

ANNEXURES**Annexure - 1: Questionnaires****BASELINE AND SOCIO-ECONOMIC SURVEY – BMRCL****Respondent Details**

1. Name of respondent		2. Locality		3a. Structure of BMRC No.		3b. Structure Survey No.	
4a. Name of Owner of Structure/Shop		4b. Address of owner if not staying in this structure					
*5a. Use of Structure							

Current Resident Details

6. Current resident details							
6.1 Name of the current resident		6.2 No. of years residing in the structure		*6.3 Status of current resident		*6.4 Proof of Residence	
6.5 Khata No.	6.6 Native Place of current resident	6.7 Mother Tongue		*6.8 Religion		6.9 No. of Household Members	

Details of the Household(Add rows as needed)

7. Details of Household Members											
Sl. No	7.1 Name	* 7.2 Relation toHoH	7.3 Age	*7.4 Gender	*7.5 Marital status	*7.6 Education	*7.7 Occupation	*7.8 a Monthly Income	*7.8 b Secondary income	*7.9 Distance from Work-Place (km)	*7.10 Skill/Vocational Training
1.											
2.											
3.											

Vulnerability

8. Vulnerability							
8.1 No. of Senior Citizens		8.2a Any disabled Member(s)	Yes / No	8.3 No. of Children		8.4. WHH	Yes / No
		8.2b How Many					
		*8.2c Type of disability					
8.5 Household headed by Senior Citizen	Yes / No	8.6a BPL Household	Yes / No	*8.7 Household		8.8 Any Critically ill member(s)	Yes / No
		8.6b BPL Card	Yes / No				

Socio-economic Data of Household

9. Socio-economic Indicators							
*9.1.1 Type of Structure		9.2.1 Type of Toilet	Public/ Private	*9.3.1 Estimate of Monthly income (household level)		9.4.1 TV	Yes / No
*9.1.2 Use of Structure		9.2.2a Type of hospital used	Govt/ Private	*9.3.2 Estimate of Monthly Expenditure(household level)		9.4.2 Fridge	Yes / No
9.1.3 Area (sq. ft)		*9.2.2b Distance to Hospital (km)		9.3.3a Bank Account (active)	Yes / No	*9.4.3 Vehicle Type	
				9.3.3b Bank Name			
9.1.4 No. of Floors		9.2.2c Average monthly health expenditure		9.3.4 Pan card	Yes / No	9.4.4 Land (city/village)	Yes / No
9.1.5 No. of Rooms		9.2.3 Electricity	Yes / No	9.3.5 Aadhar No.		9.4.5 Computer/ Laptop	Yes / No
9.1.6 Kitchen	Yes /No	*9.2.4 Water		9.3.6 Have you taken loan(s)	Yes / No	9.4.6 Cooking Fuel	LPG/Kerosene/Other
*9.1.7 Structure Roof		*9.2.5. Distance from bus stop		*9.3.7 Source of loan		9.4.7 Mobile Phone	Yes / No
*9.1.8 Structure Wall		9.2.6a Type of School	Govt/private	9.3.8 Purpose	Business/ Personal	9.4.8 AC	Yes / No
*9.1.9 Structure Floor		*9.2.6b Distance From school		9.3.9 Outstanding loan Amount		9.4.9. Washing machine	Yes / No

*9.1.10 Age of structure	Less than ears	9.2.7 Street Lights	Yes / No	9.3.10 Use Digital Payment Systems	Yes / No
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Memberships

10. Association Memberships	
*10. Membership of Association	

Perceptions

11. Perceptions and Expectations from resettlement process			
11.1 Are you aware that Metro is coming up?	Yes / No	11.2 Are you ready to relocate?	Yes / No
11.3a Loss of Property	Full / Partial	11.3b Property will remain usable	Yes / No
*11.4 Loss of Property (area)			

Name of the Investigators		Code		Place	
		Date		Signature	

Refer to the given legend ** Options in the legend are not mutually exclusive

Signature of the Respondent	
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Legend (questions 1-8)

5a. Use of Structure	6.3 Status of current resident	6.4 Proof of Residence	6.8 Religion	7.2 Relation to Head of Household	7.4 Gender	7.5 Marital status	7.6 Education
1. Residential 2. Commercial 3. R+C 4. Non-Residential & Non-Commercial (Production Unit) 5. Religious (Specify) 6. Community (Specify) 7. Common Property Resource 8. Other (Specify)	1. Owner 2. Tenant (Renter) 3. Other (Specify)	1. Electricity Bill 2. Ration Card 3. Election Card 4. Aadhar-Card 5. Other(Specify)	1. Hindu 2. Muslim 3. Buddhist 4. Christian 5. Parsi 6. Jain 7. Other(Specify)	1. Self 2. Spouse 3. Son/Daughter 4. Daughter-in-law / Son-in-Law 5. Parent 6. Grandparent 7. Grandchild 8. Sister/Brother 9. Other relative	1. Male 2. Female 3. Trans-gender	1. Married 2. Unmarried 3. Separated 4. Widow	1. Illiterate 2. Primary 3. Secondary 4. Graduate 5. Post Graduate 6. Other(specify)

7.7 Occupation	7.8a Monthly Income 7.8b Secondary Income	7.9 Distance from Work-Place (km)	7.10 Skill/Vocational Training	8.2c Type of disability	8.7 Household
1. Private Company 2. Govt. Job 3. Housewife 4. Student 5. School Going age but not attending school 6. Unemployed 7. Self-employed 8. Other(Specify)	1. Less than 2,000 2. 2,000-5,000 3. 5,000-10,000 4. 10,000-20,000 5. 20,000-30,000 6. 30,00-1,00,000 7. Above 1,00,000	1. Less than 1 km 2. 1-2 km 3. 2-5 km 4. 5-10 km 5. More than 10 km	1. Electrician 2. Mechanic 3. Beautician 4. Carpenter 5. Mason 6. Potter 7. Tannery/Leather 8. Tailor 9. Craftsman 10. Driver 11. Other (specify)	1. Locomotor 2. Vision 3. Hearing 4. Mental 5. Learning 6. Multiple	1. SC 2. ST 3. OBC

Legend (question 9)

9.1.1 Type of Structure	9.1.2 Use of Structure	9.1.7 Structure Roof	9.1.8 Structure Wall	9.1.9 Structure Floor	9.1.10 Age of Structure (years)	9.2.2b Distance to Hospital Distance from bus stop b Distance from school	9.2.4 Water	Estimate of Monthly Household Income Estimate of Monthly Household Expense
1. Permanent 2. Semi-permanent 3. Kutcha	1. Shop 2. Workshop 3. Manufacturing Unit 4. Storage of Material 5. Other (Specify)	1. Cement Concrete 2. Tin 3. Plastic 4. Wood 5. Bamboo 6. Thatched Roof 7. Asbestos	1. Cement Concrete 2. Tin 3. Bricks 4. Plastic 5. Wood 6. Bamboo 7. Mud 8. Thatched	1. Cement Concrete 2. Tiles 3. Mud	1. Less than 2 2. 2 to 5 3. 5 to 10 4. More than 10	1. Less than 1 km 2. 1-2km 3. 2-5km 4. 5-10 km 5. More than 10 km	1. Municipal 2. Pvt 3. Community water	1. Less than 2,000 2. 2,000-5,000 3. 5,000-10,000 4. 10,000-20,000 5. 20,000-30,000 6. 30,00-1,00,000 7. Above 1,00,000

Legend (question 9)**Legend (question 10) Legend (question 11)**

9.3.7 Source of loan	9.4.3 Vehicle Type	10. Association Memberships	11.4 Loss of Property (area)
1. Nationalized Bank 2. Private Bank 3. Credit Cooperative 4. SHG 5. MFI 6. Money Lender 7. Relatives/friends 8. Gold Loan 9. Other(Specify)	1. Bicycle 2. Two-wheeler 3. Three-wheeler 4. Car (Personal) 5. Car (Taxi) 6. Tempo 7. Truck 8. Other (specify)	1. NGO 2. Self-help group 3. Community based organization 4. Cooperative Housing Society 5. Others (specify)	1. Upto 1000 sq. ft. 2. 1001 – 1500 sq. ft. 3. Above 1501 sq. ft.

Survey of Commercial Establishments for BMRC

1.1 Name of Respondent				
1.2 Age:		*1.3 Gender		*1.4 Education

2.1 Name of Structure Owner				
2.2a Structure No.		2.2b Unit No.		*2.3 Type of Construction
3.1 Name of current occupant			*3.2 Status of current occupant	
3.3 If tenant, rent Paid per month		*3.4 Type of Commercial Activity		3.5 License Details Yes / No
3.6 Approx. Area Sq. Ft.		3.7 No. Permanent Employees		3.8 No. of Temporary Employees
3.9a The structure will remain usable	Yes / No	3.9b Loss of Property	Full / Partial	
*3.9c Loss of Property (area)		3.9d Loss of Business	Yes/No	*3.9e Last ST/VAT paid

Names of Investigators		Code		Place	
		Date		Signature	

* Refer the legend.

Signature of the Respondent	
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Legend

1.3 & 4.3 Gender	1.4 & 4.4 Education	2.3 Type of construction	3.2 Status of current occupant	3.4 Type of commercial activity
1. Male 2. Female 3. Transgender	1. Illiterate 2. Primary 3. Secondary 4. Graduate 5. Post Graduate 6. Vocational	1. Cement Concrete 2. Tin/Bricks 3. Tiles 4. Plastic 5. Wood 6. Bamboo	1. Owner 2. Tenant (Renter) 3. Other (Specify)	1. Shop 2. Hotel/Restaurant 3. Manufacturing Unit 4. Software 5. Warehouse 6. Marriage Hall/Convention Center 7. School 8. ATM 9. Hospital 10. Empty land 11. Petrol Bunk 12. Other (specify)

Survey of Community Assets for BMRC

1.1 Name of Respondent					
2.1 Name of Structure Owner					
2.2a Structure No.		2.2b Unit No.		*2.3 Type of community structure	
3.1 Address of the structure					
3.2 Approx. Area Sq. Ft		3.3 Loss of Property	Full/Partial	3.4 Property will remain Usable	Yes/No

Attach a photograph of the structure:

Names of Investigators		Code		Place	
		Date		Signature	

2.3 Type of construction
1. Religious place (specify)
2. Public Toilet
3. School
4. Playground
5. Community office
6. Other (specify)

Signature of the Respondent	
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Annexure - 2: Drawings for Stations under Reach 6

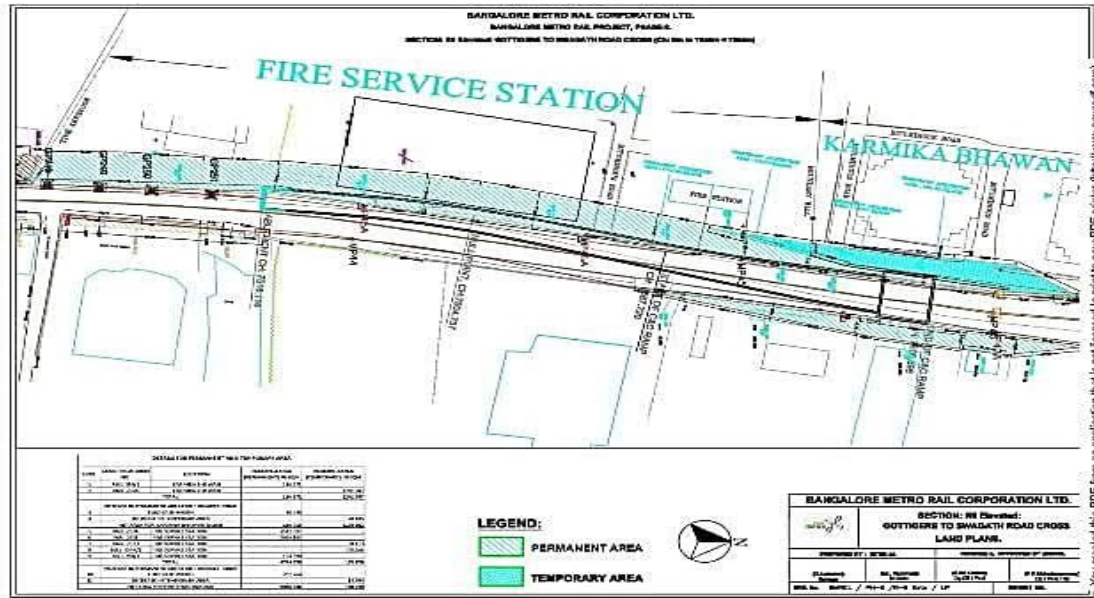


Figure no-01 South Ramp



Figure no-02 Dairy Circle



Figure no-03 Lakkasandra

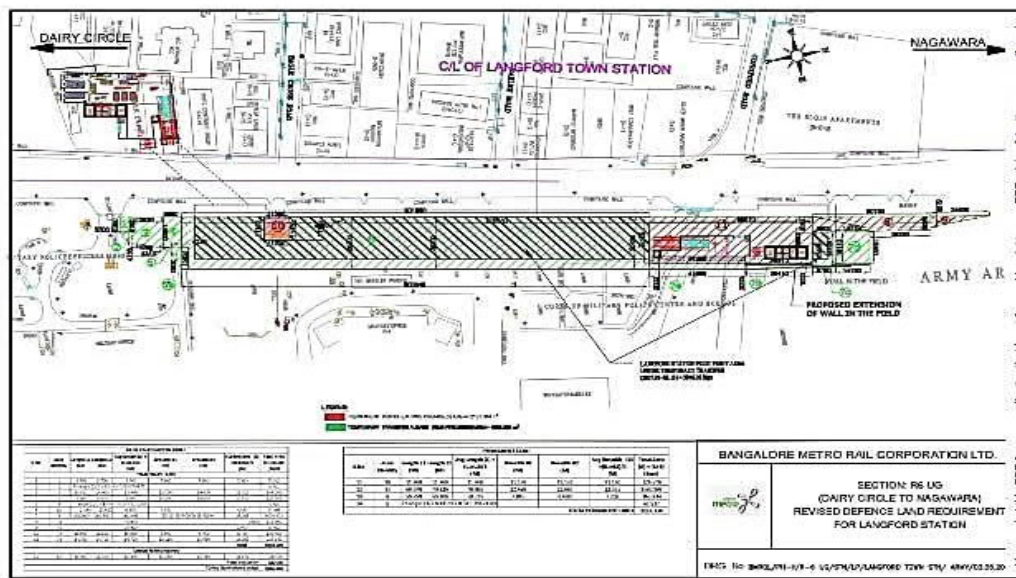


Figure no-04 Langford

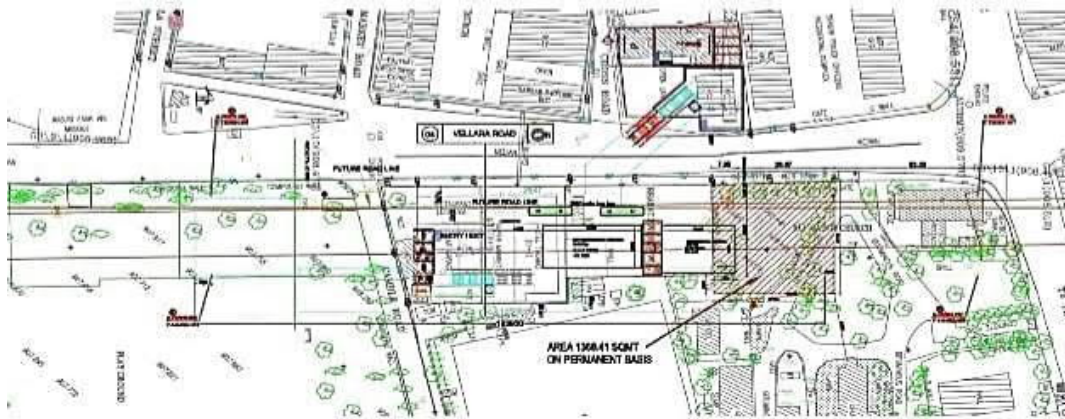


Figure no-05 Vellara Jn

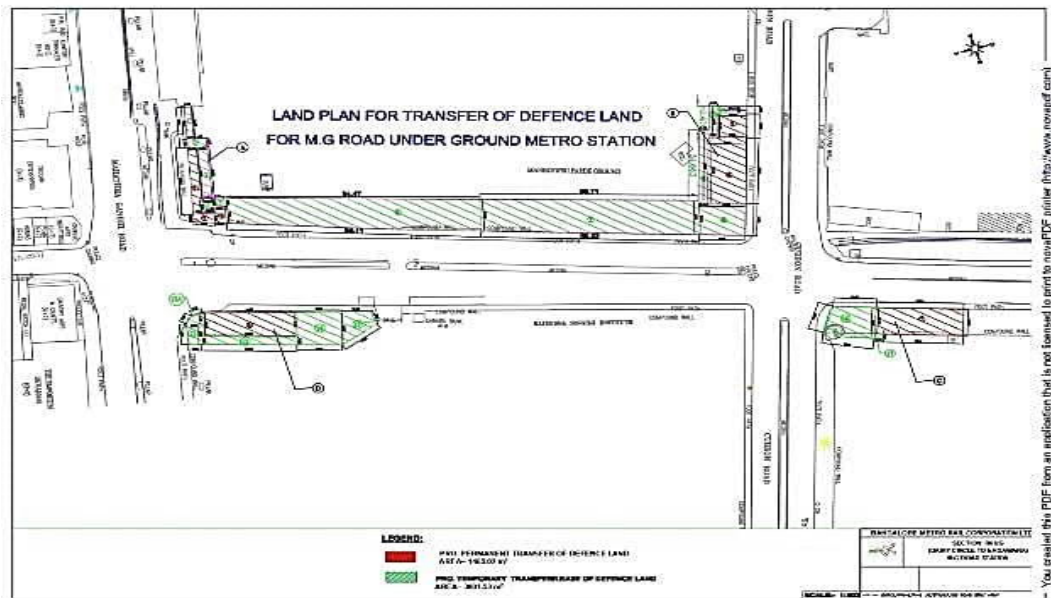


Figure no-06 MG Road

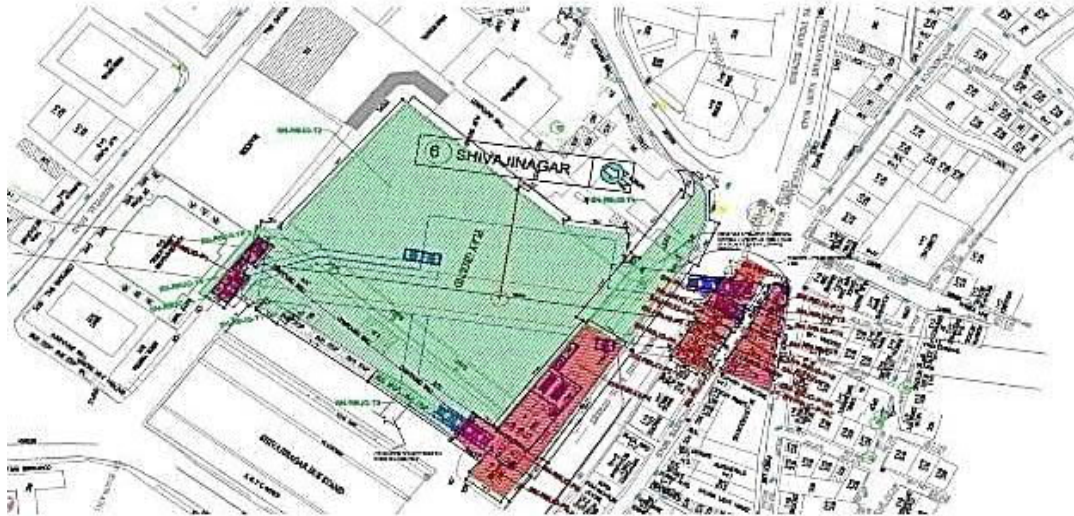


Figure no-07 Shivajinagar

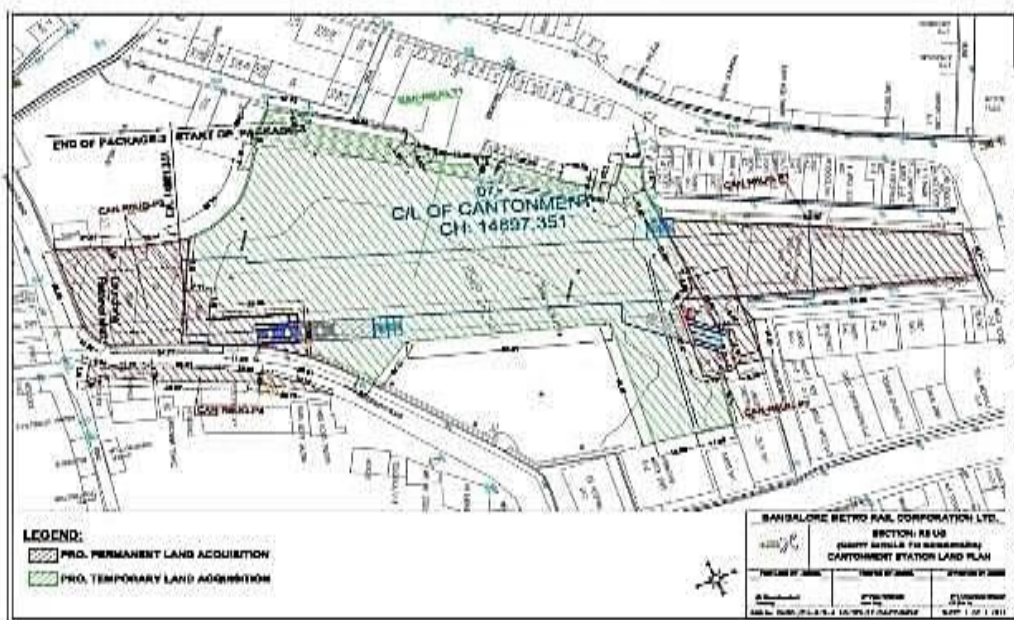


Fig no-08 Cantonment

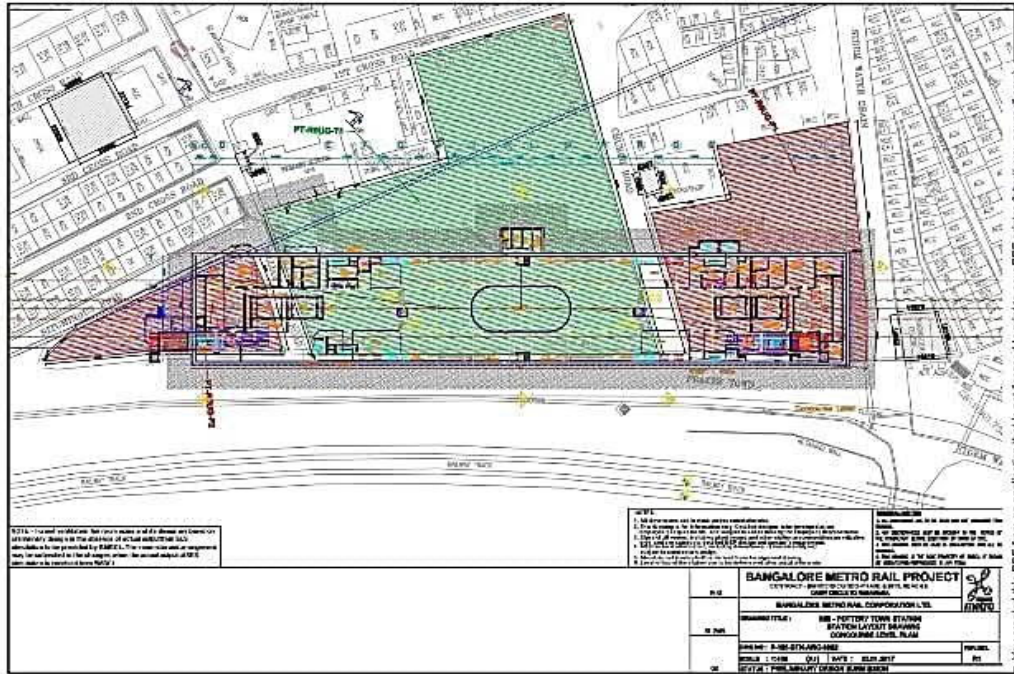


Figure no-09 Pottery Town

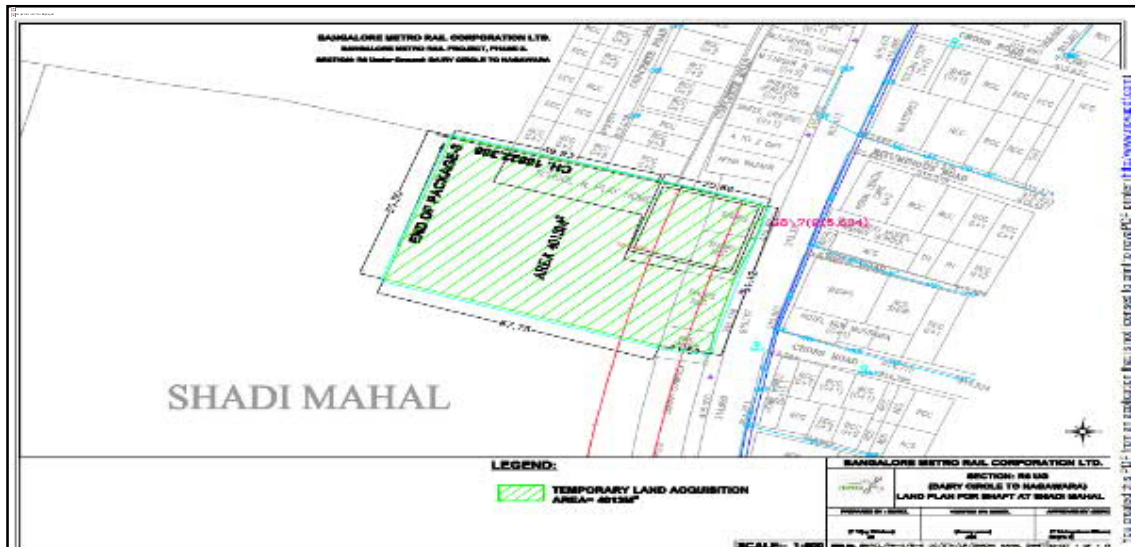


Figure no-10: Shaadi Mahal shaft

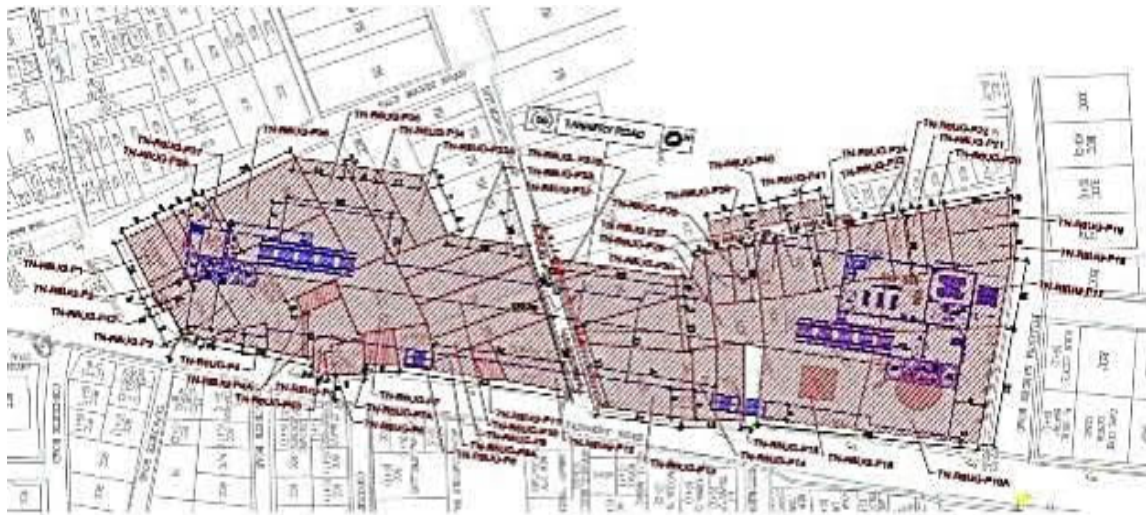


Figure no-11 : Tannery station

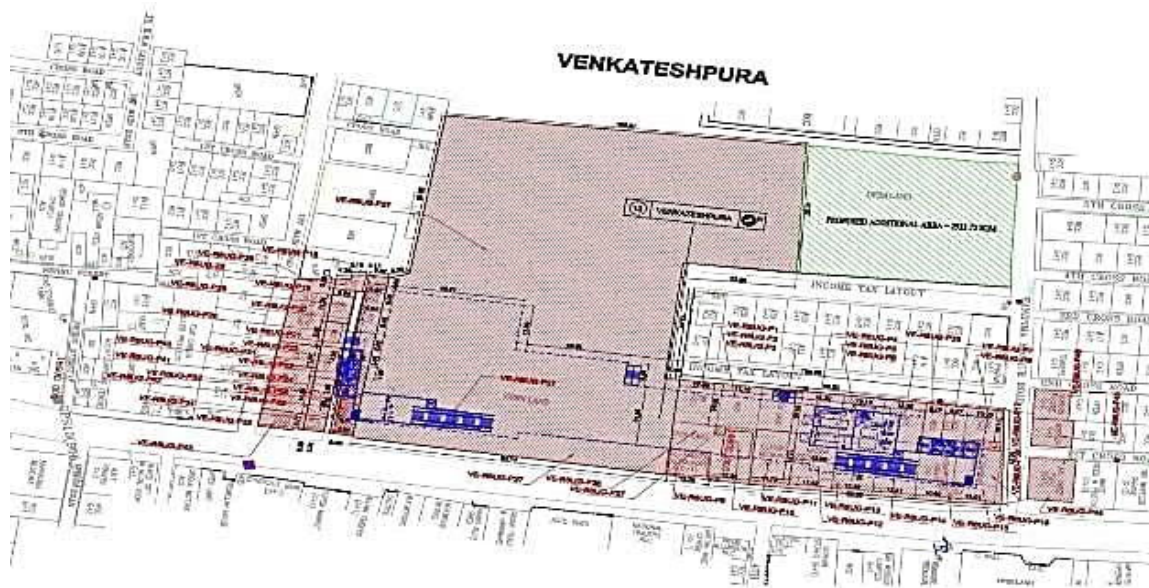


Fig. No.12- Venkateshpura



Fig. No.13- Arabic College

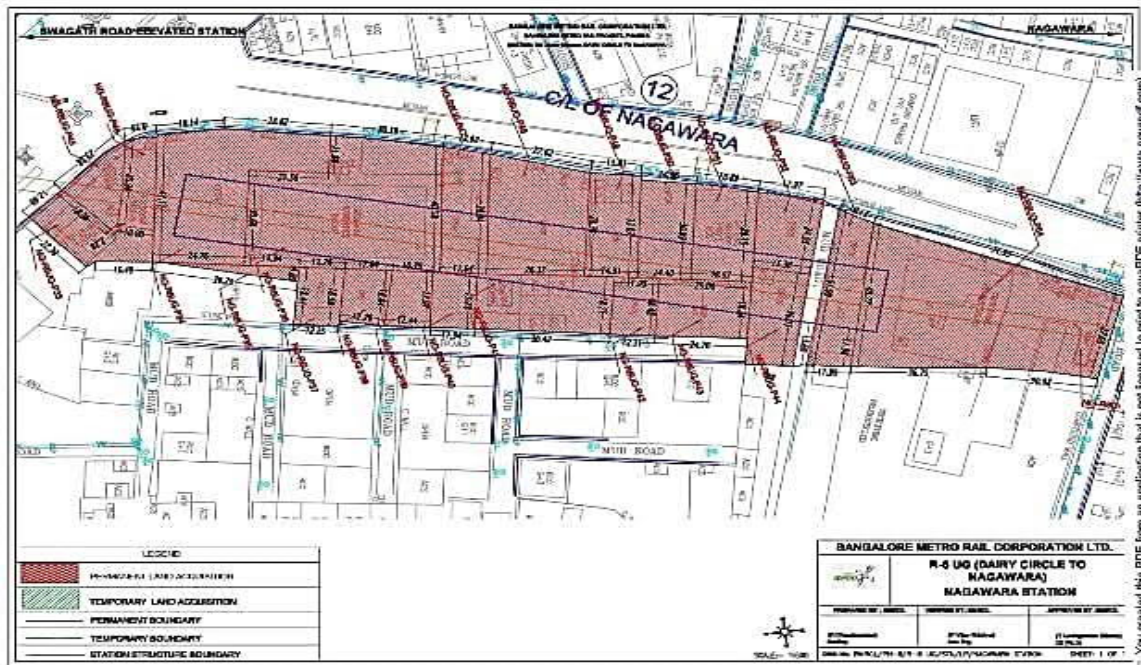


Fig. No.14- Nagawara

Annexure - 3: Consultations at Project Affected Areas

The elevated stretch: Public consultation meetings were conducted for the PAPs of the J.D. Mara settlement at a community hall in the settlement. For the commercial property owners, a stakeholder meeting was held at the Indian Institute of Management Bangalore (IIMB). The table below gives the details of the two stakeholder meetings.

Table: Stake-holder Meeting Elevated

Place	Date	Number of Participants
J.D. Mara settlement	29 th January 2018	14
IIMB	5 th March 2018	50

The signatures of the participants are attached as annexure 2.

(i) J.D. Mara Settlement

At the J.D. Mara settlement, before any Focus Group Discussion (FGDs) could take place, site visits were done jointly by the survey team of the NGO and representatives from IIMB.

Focus Group Discussion (FGD)

On 16th January 2018, the first Focus Group Discussion was carried out in JD Mara slum with the Project Affected families and community leaders. The purpose of the meeting was to inform them about the Metro project being implemented by BMRCL and the compensations related to the project for the affected families and understanding probable adverse impacts of the project to the PAPs. Teams from the NGO, IIMB and BMRCL were present at this FGD. The FGD helped greatly in initiating a rapport with the community and made way for a conducive environment for conducting the survey. The survey team could therefore access this settlement and was able to complete the survey within a short span of time.

Stakeholder meeting

Several formal and informal meetings and interviews were held in preparation for a formal stakeholder meeting at the JD Mara Slum. This stake holder meeting was held on 29th January 2018 – 11.30 AM. The aim of this meeting was to understand if the PAPs had any specific issues that needed to be addressed by BMRCL.



About 30 people attended this meeting, which included all the PAPs from the J.D Mara settlement. The representative from the NGO initiated the meeting by (a) talking about the Metro R6 Project (b) the survey conducted at JD Mara of the PAPs for acquiring land for the Metro Project.

A summary of the issues covered in the meeting of the PAPs is given in table below.

Table: Summary of Issues raised: Stakeholder meeting I – J.D. Mara

Sr. No.	Issues Raised	Response
1.	Rehabilitation. All PAPs are poor and need compensation in terms of houses, rather than money.	BMRCL has already identified Bangalore Development Authority (BDA) housing complex at Alur, Nelmangala, Bangalore (opposite Himalaya Drug Company) where the PAPs will be relocated.
2.	The PAPs raised concerned about the location of the resettlement being too far from the existing location.	BMRCL reiterated that the relocated area is well developed, near Peenya Industrial Estate, with schools, hospitals, parks and other residential units. The units are 1 BHK flats with water supply and electricity connections.
3.	Some PAPs were concerned about the documentation of resettlement properties.	BMRCL clarified that pucca papers would be handed over to the PAPs, since the resettlement is in a BDA complex. Some of the PAPs have already been taken to the location and shown the houses.
4.	PAPs concerned about the availability of schools in the relocated area.	The resettlement location is close to schools.
5.	Relocation and transfer expenses for the PAPs.	BMRCL clarified that all transfer and relocation charges would be paid as per the compensation package laid down.
6.	One of the PAPs raised a query on when the relocation will be done.	BMRCL clarified that a part of the money has already been paid to BDA and it is waiting for the BDA allotment letter.
7.	PAPs wanted all the relocated families to be together at one place.	BMRCL said that all houses are in the same complex and it will try its best to allocate houses such that they are together.
8.	One of the PAPs asked whether his parents who are living on one side of his existing house will be given a separate house	BMRCL said that it was not possible to do that, and they can continue living together as they are doing now.
9.	PAPs raised concerns about employment opportunities	It was clarified that the relocated area was close to Peenya Industrial Area for availing work, and additionally, paid domestic house-work in the residential units nearby would also be possible.

Stakeholder Meeting JD Mara Settlement: Photographs**(ii) Commercial Establishments**

A stakeholder for the commercial establishments was planned sometime mid-way through the socio-economic survey for this group. It was ensured that prior to the stakeholder meeting, hand-delivered letters about the meeting were sent to all PAPs.



PAPs and their representatives.

About 60 people attended this meeting, which included PAPs and their representatives. A representative from the NGO initiated the meeting by (a) talking about the Metro R6 Project (b) the survey of PAPs for acquiring land for the Metro Project.

A summary of the issues covered in the stakeholder meeting of the PAPs is given below in table below.

Table: Summary of issues: Stakeholder meeting II – Gottigere to Dairy Circle

Sl. No.	Property	Issue	Response of BMRCL
1.	Mr. Manjunath, R & R Ventures	BMRCL called for restructuring of 9 meters of their compound wall. They were not able to rent out the complex and stopped receiving rent since 1 st April 2016 @ 13 lakhs per month. They lose access to basement parking and the utilities like generators in the basement will be made redundant. They are incurring about 1.5 lakhs/month of operating expenditure (security, power, maintenance) and have lost Rs, 2 crores in rent. They have filed a writ petition in court.	Since the matter is in court, compensation as per the General Award under the Karnataka Industrial Area Development Board (KIADB) Act.
2.	Mr. Rajan 7 m. Compensation for 340ft * 4ft	25 years lease shops on the property, which have been partially demolished but tenants continuing to operate in the shops. Wanted to know - is the compensation given for full shops? No details shared, orally informed by BMRCL that 200% compensation given. Compound wall shifted 60 ft, and therefore compound not useable.	Compensation given to the title owner. R & R as per existing BMRCL R & R guidelines paid to tenants.
3.	Furniture shop Sufi-Sheikh (opp. Lakshmi Vilas Bank)	BMRCL giving compensation to owner, not to us, we run the shop; 32 employees; unable to do business run the shop or manage inventory. Since BMRCL communicates only with owner, we don't know what to do Has an agreement with the owner, but the owner not willing to share the agreement (informal tenancy agreement).	He will be compensated as a tenant as per guidelines.
4.	EL 65, 66	Tenant on 2 nd floor Compensation only to the owner or tenant also? Where do we stand as tenants?	The building is not being acquired, and only front-land is being acquired. Tenants not affected.
5	Mantri Elite 174/1B 228 Apartments	Clarity required on acquisition area + compensation. The land acquisition boundary keeps changing. Now it is much inside the Apartment complex. Seems that alignment keeps changing. ABMRCL pillar coming up in front of the Apartment complex that will block the entry and exit of school buses. 100 school children go to school and will be affected. Have sent letter to BMRCL. Bruhat	BMRCL only acquiring BDA/BBMP land in this complex, acquired as per relinquishment deed. Pillar is in the median of the road, leaving 12 meters either side, for parking. BMRCL said it will investigate the issue of parking of school buses.

Sl. No.	Property	Issue	Response of BMRCL
		Bengaluru MahanagaraPalike (BBMP) has also demolished.	
6	Chandrashekhar Mantri Residency 10/1	Survey # wrong, not clear how much property is being taken. BBMP/BMRCL? (1.5 m.) we need to know so that we can plan What needs to be done? Need clarity, verbal communication of compensation, not acceptable. Need everything in written. Car park will go.	Survey number has been rectified. PAPs can access their individual files at the BMRCL office.
7	36/909 ACS Maruti Magnolia School	No clarity on Compensation – received two notices Said if property stated in both is acquired – total space is less!	Payment made by BMRCL for losing compound wall of 101 sq. m. BMRCL has not issued any second notice regarding this matter.
8	Raju 13/8 Lizz Arcade Arekere Gate	Got Compensation. Got additional notice for 30 sq.mt. more needed on an adjacent vacant property for a transformer to be placed. He does not want that.	BMRCL requesting PAP to make a representation.
9	Lakshmi Narayan N.S. Palya Survey #148C	BMRCL keeps changing marking; no clarity on BBMP/BMRCL markings Markings made different than shown on paper. 30% property taken. Has loss of Business and should be compensated for that. Compensation given to property on the Left 1.50L, property on the right given Rs. 1.85L, while he has been given 63,000 only - Why?	The difference in compensation is due to frontage being less than 12 meters. PAP not accepting compensation and issued a legal notice to BMRCL, to which it has responded.
10	Darshan 19/1 property # 19/2 Survey # Industry products	BMRCL to put transformers on his vacant land. Would like to have a say on where to place them. There is no clarity on how much is being acquired BBMP/BMRCL. Wants a group to be formed. Notice KIADB 20 m But marked 5m Another notice 36 sqm Which is correct??	PAP aggrieved with the BMRCL compensation and not taken the compensation. BMRCL clear on its acquisition; lack of clarity due to BBMP – Transferable Development Rights (TDR). BMRCL has issued notice for 20 sq. mt. + additional 11 sq. mt. and compensation will be made.
11	16 Survey #	The road has become unusable, leading to loss of business. Plan for Road? Need a road during construction phase. Gratification asked.	BMRCL states that an alternative road will be laid, before construction. Regarding gratification, ACB needs to be approached.

Sl. No.	Property	Issue	Response of BMRCL
12	Jagadish – Bata Showroom P – 1/5 (23/4) P – 1/10 (23/3) BMRCL ID - 53	63 sq. m, first marked, but 19 sq. m, final notification Compensation given for 19 sq. mts. He sent a letter, no response Needs clarity. Invested 12cr in Rain water harvesting and parking, and Rs. 8 crores in own showroom. Unclear about the compensation plan/details. How long will it take? 50-60% drop in business during construction – will there be compensation? Because of the barricade, parking space will go. Want BBMP tax exemption. BBMP now wants more land.	BMRCL states that the building is not being acquired. Barricade is temporary and will be removed.
13	Petrol Bunk EL 51	During construction business will be affected 1Lakh compensation istoo less. Compensation of business losses calculated based on GST. For Petrol, there is no GST. GST paid only on lube products.	Compensation package prepared for land acquisition. PAP yet to take compensation. PAP not entitled for R&R.
14	# 13 site	BBMP/ BMRCL? Who is acquiring? Need Clarity Taken a loan for the property, but tenant is vacating before the lease expiry. Need clarity on how long the work will take. Bank will seize the property →will BMRCL compensate. No clarity on whom to go for compensation. Inconvenience due to bus stop gone and the road dug up. Need a board stating who is doing the work; Have to run from desk to desk; need a Single widow.	If BMRCL has given notification, it will compensate. Any public structure that is acquired, will be restored.
15	R6EL 21Church	Compound is being acquired. Children will be affected. Place has been dug up and the drain will be blocked Clarity needed on calculation of compensation.	PAP taken payment for compensation for land and compound wall. For clarity on compensation, PAP asked to approach BMRCL. BBMP also working on this land.
16	Shahi exports R6 EL 91 42, 43/2,43/3	Wrong name in notice, now corrected. Different markings – first marking of 44sqm – 22sqm on other side, now another 100 – sqm. BBMP will take away much more. It will affect their orders and production. Compensation inadequate. 34sq m BMRCL; 130 sqm. BBMP. No clarity on who will give compensation.	Overlap of BMRCL acquisition and BBMP TDR. Payment made for the first notification; payment yet to made for the additional acquisition.
17	R6 148A. Sony World.	No clarity on Compensation. Losing Basement, - 1, -2. Losing tank. If tank is lost, cannot construct building. License will be cancelled. No tenant ready to take property. Building worth 75 – 100 cr.	Compensation payment prepared for land and compound wall, as observed. PAP has not taken compensation. On further

Sl. No.	Property	Issue	Response of BMRCL
		<p>No rent for the next 4 yrs. Losing rent worth 40L/m rent leading to 20cr loss for next 4 years.</p> <p>KIDB asked for 5% bribe. Needs Tax exemption from BBMP.</p> <p>Different information given by different people. Therefore, clueless. Bottleneck in front of the property.</p>	<p>investigation, BMRCL has prepared additional compensation for underground structures.</p>
18	Sanjeev unit #2 Arekere gate; Jalaram Industrial Estate	<p>Has not received any notification, but was called for the stakeholder meeting, since his property was there in the list of notified plots. 3 departments KIDB, BBMP, BMRCL involved; No clarity on whether the property is being taken over by KIDB, BBMP or BMRCL.</p> <p>Who will compensate? We cannot plan.</p>	<p>Requested to contact BMRCL for further clarification.</p>
19	R6 EL 112	<p>30 sqm according to marking but notice says 17 sqm.</p> <p>No information on compensation package.</p>	<p>BMRCL has prepared compensation package for 17 sq. mt. Additional 13 sq.mt. will also be compensated.</p>
20	R6 EL 8 65/4	<p>60 sq. m. additional notice received. Pillar at the center of the property and will affect building. Request for pillar to be shifted.</p>	<p>BMRCL states that the pillar cannot be shifted. PAP will be compensated for the additional acquisition of 57 sq. mts.</p>
21	R6 EL64	<p>BMRCL notice 95 sqft will also lose additional 350 sqft; BBMP does not respond? Does not know who will compensate?</p>	<p>BMRCL has paid for 9 sq. mts. to the PAP. No other acquisition by BMRCL.</p>
22	6 EL 26B	<p>Right & Left from the property has been dug up; no clarity on compensation; A High-Tension pole on the plot. Who will remove it? Who will re-build? How much time for compensation</p>	<p>Notification for 154 sq. mt. (additional) prepared by BMRCL, for which compensation will be ready in 2 months. The high-tension pole will be relocated.</p>
23	Kalyanamantap	<p>Barricade is creating problem</p>	<p>BMRCL states that the barricade is temporary.</p>
24	Survey #85	<p>Smaller property – half of the property acquired by BMRCL. Requests BMRCL to take the remaining land; because he can't do anything with rest. No business possible. The remaining property is of no use to him.</p>	<p>BMRCL has paid the PAP for 5 sq. mts. Another 7 sq. mt. additional to be acquired. PAP requested to make a representation to BMRCL on this issue.</p>
25	Damodar R6 EL 69	<p>Compensation is only 50% of others on the left and Right received. They got @ 88404/sq m; while his property got @44202/sqm; despite both properties having the same registration value</p>	<p>Neighboring plots are in the commercial zone, while PAP is in the industrial zone.</p>

Sl. No.	Property	Issue	Response of BMRCL
		He was told by BMRCL that his property frontage is less 12m for which the compensation is less.	BMRCL is reviewing the matter.
26	Survey #200	A loss of 58 sq. mt. No compensation letter received so far	Compensation package is sent by BMRCL.

Stakeholder Meetings - The elevated stretch



The underground stretch: Consultations at the Project Affected Areas

The first and the second meetings were held at Karnataka Milk Federation (KMF) Auditorium at Dairy Circle; the third and the fourth meetings were held at the Indian Social Institute Auditorium at Benson Town and the last meeting was held at Ruby Marriage Hall at Nagawara. The table below gives the dates of the five Stake-holder meetings and the approximate number of PAPs who attended the meetings.

Table: Stake-holder Meeting Underground

Place	Date	Number of Participants
KMF Auditorium	29 th September 2018	200
KMF Auditorium	1 st October 2018	125
Indian Social Institute	6 th October 2018	150
Indian Social Institute	17 th October 2018	150
Ruby Marriage Hall	5 th November 2018	100

Table: Summary of issues: Stakeholder meeting II – Dairy Circle to Nagawara

Stakeholder Meeting I: Dairy Circle; 29th Sept, KMF Auditorium, Dairy Circle

Sl. No.	Property	Issue	BMRCL Response
1	BMRCL 001 Om Shakti devasthanana: Goverdhan Nagar	Temple is registered at T.N. Shree Mata Om Shakti temple run Shivakumar K. MLA provided the land. In addition, the temple mandali has a structure owned by Savitriamma behind the temple. Not clear on compensation.	Compensation for the structure will be paid as per Norms
2	MatashreeDevasthana	Says it is a special temple, visited by many people.	Compensation for the structure will be paid as per Norms
3	0019 opp. Dodamma temple - 130 2nd main, 4th cross, Chandrappa Nagar.	Mandali run by Nagalakshamma; Kishore run the temple; both affected. Not clear on compensation.	Compensation for the structure will be paid as per Norms
4	Ayyappa Temple. Govt land.	All the people living on that land should be contacted. Need compensation.	Compensation for the structure will be paid as per Norms
5	Nagendra - Muthusamma Temple. Private land.	What to do about compensation for those living there? Temple notices served on names other than those of the occupants.	Compensation for the structure will be paid as per Norms
6	Ganapathi Temple	delays by BMRCL; BMRCL should make acquisition and compensation transparent	Compensation for the structure will be paid as per Norms

Sl. No.	Property	Issue	BMRCCL Response
7	025 - Venkatarama	No information about compensation. fear about losing house – what is the compensation?	Eligible compensation will be paid as per Law
8	Metro no. 002	Already dislocated earlier by BBMP; alternate site provided by BBMP; now he is building a house by taking a loan – being dislocated by Metro	Eligible compensation will be paid as per Law
9	Metro 106/105	It is company with tenants. Entire showroom is going; business loss. Need compensation	R & R as per BMRCCL norms will be paid
10	Nandini Milk	1 acre land - what compensation by BMRCCL?	As per Govt. Order will be paid to KMF
11	Murari Sharma - 0015	business from last 18 years; no other source of income; what compensation?	Owner will get compensation
12	BMRCCL 017	Need compensation for 2 families; Family has no other source of income	R & R as per BMRCCL norms will be paid
13	Satish - Safal Super Market	land owned by KMF; Owners and occupants are different; ambiguity regarding compensation and needs special consideration. long term lease settlement.	Compensation paid as per Govt. Order
14	UG – 721/1 Pankaj Verma; House + marble shop	One month time for vacating the property is too short; needs six months at least.	Six months cannot be given
15	UG 011: 4 brothers; Naseer Khan, Fasil Khan.	Commercial property - rates differ - some properties given high/low rates? 13 properties acquired. Nobody giving them an answer despite repeated visits	Compensation paid as per law. If not happy can go to court.
16	BMRCCL DAIR 022:	Has been their home since 7 years (built their shed on park - squatters); what is the compensation?	Compensation paid as per norms
17	Radhakrishna: Mico Factory	Survey measurement wrong; no reply to rectification.	Will be rectified
18	R6 UG789	Business adversely affected; employees also affected. Letter given in June - no reply.	Suitable reply will be given
19	026: (Nair) SulabShowchhalaya	public toilet: not clear about compensation	Compensation paid as per Govt. order
20	BBMP Land occupied by	Nine vulnerable families living in shed – how will they be compensated?	Compensation paid as per norms

Sl. No.	Property	Issue	BMRCL Response
	squatters; Nagamma; ChandrappaNagar		
21	Granite Business – P62	Survey measurement is wrong; no response to letter given. KIADB Office – there are no proper facilities; no officers available; made to wait long in office. Time-bound responses need to be given.	Measurement will be rectified
22	Surender Jain - Granite Shop	Has been a tenant for 25 years; does not have registered documents but has agreement and rent receipts. Goodwill and business loss; will need at least 5 years to re-build a business; compensation needed. Notice given to him only in Kannada	Compensation will be paid as per norms
23	BMRCL 23 - Hemant Kumar - Chandrappa Nagar.	Has a welding shop. Name on the notification is different	Will be rectified
24	DAIR 017 - Ramesh Owner - Bandbox	No clarity on compensation	Compensation paid as per norms
25	Ashwini - No. 38 (opposite Shed) 1 st Main Chandrappa Nagar.	Not served notice, but property has been marked.	On spot inspection will be rectified
26	Church - Bethel Baptist Prarthana Mandir. Chandrappa Park; Beside Sulabh.	Survey number has been marked. Building inaugurated in 2011. Services held on Sundays and Wednesdays, Fridays. How is it going to be compensated?	Compensation will be paid as per norms
27	Narayana P.N. Chandrappa Nagar - Main Road; 1 st main, 2 nd cross. house number 25.	Sheet mane; No clarity on compensation	Compensation will be paid as per norms
28	R016 Mico Employees Karnataka Sangha:	5000 members constructed the building for a community center on BBMP leased land. Mico employees not-for-profit organisation – doing social work. Losing rent that is obtained from that structure. Where to relocate? Need alternate land for building. KIADB - objection filed, no response	Compensation will be paid as per norms

Sl. No.	Property	Issue	BMRCL Response
29	Kumar	One acre land given to BMRCL; needs technical assessment to be sure that his flat is not affected	On spot inspection will be rectified

Stakeholder Meeting I: Dairy Circle; 29th Sept, KMF Auditorium



Stakeholder meeting II - MicoNagar; 1st October, KMF Auditorium, Dairy Circle.

Sl. No	Property	Issue	BMRCL Response
1	01 DAIR 016: Bhavya Art Gallery. First shop from Dairy Circle.	Tenants since 20 years. Loss of business and goodwill. Heavy material to relocate labour is costly. Workshop located in an area nearby; room rented for labour to stay. Sales affected; need monthly compensation for 2 years.	Compensation for land and building will be paid as per norms. R & R will be paid as per norms.
2	Pragathi Metro-R6-UG-34; 63-R1-1-03: first kitchen gallery for Godrej;	Objection filed - no reply; Full property should be taken – since only 10-15% of the structure is left. No joint survey taken to measure the land; No information on how the calculation for compensation is done - no information. Needs relocation + building compensation.	Land acquisition will be made as per norms. JMC has been done. Compensation will be paid as per norms
3	P-11	Rates are different for the same type of land; his land (30x80) is getting less than 30x60 land in the same area. Survey not conducted properly.	Spot inspection will be conducted and will be rectified

Sl. No	Property	Issue	BMRCL Response
4	MI-019, 020 (340)	Residential; sentimental value; project will take long. BMRCL is only giving compensation for land taken. Residents staying there need to be compensated for health hazards and other issues.	Compensation will be paid as per norms Contractor will take care for pollution, etc.,
5	UG 2016-P5	Discrepancy in measurement; complaint given but no response.	Spot inspection will be conducted and will be rectified
6	Mohammad Iliyas house number 16 MI-R6-UG-P41.	Only 300 sq. mts remaining; has a big family. Wants to give the full land.	Will be processed
7	Dayaram Patel Marble Market	Land purchased from the previous owner (Shalini Varma) 25 years back; she also has been receiving notices. Notice should be issued only to him.	Will be rectified
8	MI-R6-UG-46: Vidhyasagar	½ of his site is acquired; losing a borewell and tenants, wants BMRCL to take the whole site. No information about compensation. When will the compensation be fixed?	Land acquisition and compensation will be made as per norms.
9	MI-R6-UG-17/1 Kantilal Jain; Kohinoor Exclusive Granite and Marble.	Tenant since 20 years – granite business; Business loss. Has taken bank loans. Needs compensation.	Compensation and R & R will be paid as per norms
10	Tenant - Kaveri Ceramics; Nilesh Jain.	Invested a huge amount in the interiors; how are tenants being compensated? Has relocation challenges.	Compensation and R & R will be paid as per norms
11	Mi-R6-UG-P39: Anand (owner);	No notice, no response, no clarity but property has been marked.	On spot inspection will be rectified

Stakeholder Meeting II - MICO Layout; 1st October, KMF Auditorim, Dairy Circle**Stakeholder Meeting III – Vellara/Shivajinagar/Tannery/Pottery; 6th October, Indian Social Institute, Benson Town.**

Sl. No	Property	Issue	BMRCCL Response
1	Shivajinagar – Subramany – milk business	No clarity on compensation	Compensation will be paid as per norms
2	74, 72, 73	When will metro be completed? Public has been facing problems from 18 months and is troubled	Around 3 years
3	Industrial Training Institute for the Deaf – ITI.	They came to know last year that Metro is acquiring the property. Not in a position to Relocate, set up machinery and admit students for the new AY., resulting in De-affiliation. Want the institute to be relocated	Compensation will be paid as per norms
4	13 Tannery	Commercial Area. Acquisition information not received.	Compensation and R & R will be paid as per norms
5	17 Tannery	No clarity on acquisition.	Compensation will be paid as per norms
6	Shivajinagar, 143 Chik Bazaar Road.	No clarity on compensation	Compensation will be paid as per norms
7	Abdul Kader Pasha - 46	No information from Metro	Land acquisition is in process
8	Frances - Hotel Toms	No information from Metro	Land acquisition is in process
9	M. Abdul Razak	No information from Metro	Land acquisition is in process

Sl. No	Property	Issue	BMRCL Response
	no. 19 Shampur Cross		
10	Govt Telugu High School	Toilet and small room being acquired. Need clarity on compensation	Compensation will be paid as per Govt. norms
11	Fatima Bakery	Need clarity on compensation and timeline	Compensation will be paid as per Govt. Norms. Work will start by February 2019.
12	I, 2, and Ground floor Dilshad, Farhana Begum, Aftab Pasha - Bismillah Bakery	Tenants. Have taken advances and signed a lease; how will they be compensated?	As per R & R policy compensation will be paid.
13	A. Riyad Ahmad - 476, New Salt Mandi, Shampur Main Raod,	40 years tenant on LababinJamaath land; 1000 sq. feet. How will he be compensated?	Compensation and R & R will be paid as per norms
14	Mohammad Ashraf, Meenakshi Coil Street.	No clarity on compensation: Undue Delay after notice. Wants Market value and time lines.	Compensation and R & R will be paid as per norms. Work will start by February 2019.
15	Charity School - Qutl Islam High School.	How will it be relocated?	Only compensation will be paid. No re-location.

Stakeholder Meeting III – Vellara/Shivajinagar/Tannery/Pottery; 6th October, Indian Social Institute, Benson Town



Stakeholder Meeting IV – Venkateshpura/Arabic College; 17th October, Indian Social Institute, Benson Town.

Sl. No	Property	Issue	BMRCCL Response
1.	V L Lamadade B15	Notification: Column # 3 has someone else's name will create a problem, needs to be corrected. Column # 7 Property declared as 'Kharab' is not correct. The property is approved by BDA & developed. 40x50 site In front of the site 20ft left for Road, have built structure on (encroached land) wants compensation for both building & land	Will be corrected.
2.	Lakshminarayan B11	40x70 site but notification is 40x50 40x20 is road margin (no man's land). Have approval for building & have built. What will the compensation be? Both for land & building?	Will be corrected as per norms.
3	Basavalingapur a Nagar Arabic college	Some properties have been missed	Already rectified in u/s 28(4) of KIADB
4	UGV13 Church	Being acquired fully 1980 church bought in 1979 will be difficult to acquire land for community Need permission to build a church – BBMP Corporation environment not same as earlier - Metro should facilitate	Only compensation will be paid as per norms.
5	UG V21	When will compensation be given	By March 2019
6	P-42 commercial	Commercial. Loss of business, 2-3 yrs to establish how will it be compensated?	Compensation as per R&R
7	P-4 KalimUlah Khan	OK with land compensation For Building – Details of how valuation is done should be available in public domain otherwise at mercy of evaluator Scope of misuse of evaluator's power	
8	P-11	Commercial. Tenant for 10 years, business loss, what is the compensation?	As per GST - 6 months business loss + interiors
9	Sayida 30/2 (survey #)	Tenant. Has agreement with landlord. Will face problems with Metro acquisition – would like alternate property	Cannot give house Only compensation

Sl. No	Property	Issue	BMRCCL Response
10	Syed Sabja Opposite Arabic College DilPasand Centre	(28 sq ft) 6 businesses (including 2 Paanwala, 2 Chaiwala) Compensation not adequate to relocate Need help with relocation	Compensation and R & R will be paid as per norms
11	P 017 P.K Hidayatullah sheikh (Western Trades)	Tenants Compensation is too less Need more compensation to relocate	Compensation and R & R will be paid as per norms
12	Arabic College (20 houses)	Want houses don't want money	Compensation will be paid as per norms
13	NA	Tenant since 40 yrs Compensation not enough; Who will give the security advance back	Compensation will be paid as per norms; This problem should be resolved between owner and tenant.
14	Mohammed Ali (Arabic college Railway Stn) Mutton shop	Rent agreement since 20 yrs Rent Rs. 8000/month, 4 workers Compensation for tenants too low Need more compensation to relocate	Compensation and R & R will be paid as per norms
15	P 42	Owners. When was guidance value revised? Cannot buy any land with the guidance value (not market value). Inflation not considered. Going on since 5 years. How much will be given and when?	Metro 2017 will be followed Compensation and R & R will be paid as per norms.
16	Asadullah Venkatesapura Main Road	Tenant for over 10 years. Everything for owner, unfair to tenant, need security deposit to rent another place	Compensation and R & R will be paid as per norms
17	Aseem Mohammed Automobiles (Arabic College)	Tenant. Giving importance to owners, not tenants. Unfair. Need more compensation.	Compensation and R & R will be paid as per norms
18	P16 S M Mujib Ahmad	Give employment to family members	Compensation and R & R will be paid as per norms

Sl. No	Property	Issue	BMRCL Response
19	P106 Arabic college Mohammed/Bano & Others	Want land instead of compensation. Compensation should be sufficient to get a house in the area	Compensation and R & R will be paid as per norms

Stakeholder Meeting IV – Venkateshpura/Arabic College; 17th October, Indian Social Institute, Benson Town.



Stakeholder meeting V–Nagawara; 5th November 2018, Ruby Marriage Hall, Nagawara.

Sl. No	Property	Issue	BMRCL Response
1	Viramani - 1064; P 15	0.77 sq. mts being acquired; he is not interested (20*30 site)	Land acquisition will be made as per norms
2	P 36 Akshay Residences	Confusion on routing, time-scale. How will the value of individual apartment be assessed?	Compensation will be paid as per norms
3	UG 135/3 P58/B Dayanand Hegde - Durgesh Honda Showroom & National Plasters & Aishwariya Bar (Jaygopal Gowda).	Newly constructed building; completed all formalities - submit our objection to this acquisition. Huge business loss. Irreparable damage. No clarity about compensation.	Compensation and R & R will be paid as per norms
4	R. Shanker - P17. (Retired person)	Cannot relocate – has been there since 18 years; BDA allotment which he built with great difficulty; getting rent from 4 houses;	Compensation and R & R will be paid as per norms

Sl. No	Property	Issue	BMRCL Response
5	T.S. Ranganath. P 19	Just made a house as per BDA allotment. 30 sq. mtrs acquired from a 30 x 40 site; take the whole site.	Land acquisition will be made as per norms
6	Balaji - proprietor Indian Oil. P 59	25 year long lease; 12 years lease still left. What is the rehabilitation package for the business loss?	Compensation and R & R will be paid as per norms
7	Shainaz Begum. P26.	comm+resi. business loss. No clarity on compensation. How to relocate business? Provision store since 20 years. BMRCL should take the full 20*35 site.	Compensation and R & R will be paid as per norms
8	Tulsidhar P 43 P 44	Area calculated by BMRCL is less than actual; Residential + Outhouse; borewell, open well, common compound wall. Coconut trees. 1000 lt. Water sump. 2000 lt. Overhead tank. Needs clarity on compensation for these structures.	Compensation and R & R will be paid as per norms Land acquisition will be made as per norms
9	P 56. Afzal Khan. Soundarya Plasters	Tenant since 10-15 years. Invested in interiors and has employees? Business loss for him and his workers. Needs clarity on compensation.	Compensation and R & R will be paid as per norms
10	Fatima Begum. P42.	60*40 site. Vacant land. Commercial land. Has valuation issues and also needs the time-line.	Compensation will be paid as per norms
11	Sayyad Khan. P 39, 40.	Property identification confusion; discrepancies in notices and marked numbers.	Will be rectified
12	Satyanarayana – P1. comm + resi. ground floor;	600 sq. feet. 30% of the building acquired what if the rest gets damaged?	Compensation will be paid.
13	Govind. 1061. Owner.	How will the building value be calculated?	As per norms.
14	Siddalingappa. 1051	only part of the 30*40 site is being taken	Land acquisition will be made as per norms
15	R6_UG - P40/2630:	Half site being acquired. Wants the full property to be acquired.	Land acquisition will be made as per norms

Stakeholder meeting V–Nagawara; 5th November 2018, Ruby Marriage Hall, Nagawara.

Response by BMRCL during stake holders meeting

Stake holders meeting was held on various dates from 29th January 2018 to 5th November 2018 at 7 different places.

The aim of the meeting was to understand if the project affected persons has any specified issue that needed to be addressed by BMRCL

Issues identified through public consultations

Stake holder meeting were conducted to understand and identify issues faced by the PAPs during construction of metro R6 line this consultative approach led to identification of following issues.

The Elevated stretch

- Compensation issues PAPs with similar acquisition areas receiving different rates of compensation.

- Loss of business due to acquisition of road, ground floor, parking area, loss of prospective tenants, compensation meagre.
- Small properties rendered unviable due to part acquisition requested BMRCL to take full property.
- Compensation issues of tenants: -some tenants have an agreement with the owners, but owner not willing to share the agreement since it is an informal tenancy agreement, as a result the tenant has not been compensated.
- Disruption due to construction: - As regards JD Mara resettlement was concerned PAPs were concerned about the location of resettlement being too far from existing location and facilitation in the new location. Some PAPs were taken to the resettlement area and shown the place and facilities available. PAPs seemed quite satisfied with the alternate housing offered and they were happy with the compensation received in their houses.

The Underground stretch

- Inadequate compensation for commercial tenants.
- Inadequate Compensation for residential tenants,
- Properties rendered unviable due to part acquisition part acquisition of their properties will render the remaining property unusable. They requested BMRCL to take entire property.

Response from BMRCL and Mitigation measures

- In order to reduce displacement wherever possible BMRCL has acquired BBMP and other Govt.Lands.
- Towards Mitigation measures in the elevated stretch, BMRCL redesigned the alignment at J.D. Mara, Where the acquisition was reduced from 22 units to 12 units.
- Road widening work has been initiated before the construction to minimize disruption of traffic.
- After construction temporarily acquired properties such as playgrounds will be restored. Individual concerns of the PAPs have been addressed on case to case basis.

Annexure - 4: (A) Details of consultation meetings Elevated section

Meeting Number	Place & Date	Number of attendees
01	JD Mara Settlement 29/01/2018	14
02	IIMB 05/03/2018	50

(B)Details of consultation meetings Underground section

Meeting Number	Place & Date	Number of attendees
01	KMF Auditorium 29/09/2018	200
02	KMF Auditorium 01/10/2018	125
03	Indian social institute Benson town 06/10/2018	150
04	Indian Social Institute Benson town 17/10/2018	150
05	Rube Marriage Hall Nagawara 05/11/2018	100

Annexure - 5: List of Tenants

Station Name	Id Number	No of Tenants
KA	R6EL-03	1
KA	R6EL-05	1
HU	R6EL-30	2
HU	R6EL-31	6
HU	R6EL-31A	4
HU	R6EL-32	7
HU	R6EL-34	1
HU	R6EL-36	2
HU	R6EL-37	2
HU	R6EL-38	4
HU	R6EL-35	3
BE	R6EL-72	1
BE	R6EL-108	1
BE	R6EL-110	1
BE	R6EL-112	1
BE	R6EL-114A	2
BE	R6EL-114B	2
BE	R6EL-114C	1
BE	R6EL-140A	2
BE	R6EL-140B1	5
BE	R6EL-140B1	1
BE	R6EL-140C	3
BE	R6EL-140D	1
BE	R6EL-140E	1
BE	R6EL-140F	3
JP	R6EL-148C	1
JP	R6EL-148D	1
JA	R6EL-214	5
JA	R6EL-217	2
JA	R6EL-218	1
JA	R6EL-220	3
JA	R6EL-220A	2
JA	R6EL-221	3
JA	R6EL-224	6
Station Name	Id Number	No of Tenants
JA	R6EL-225	1
JA	R6EL-227	4
JA	R6EL-228	5
JA	R6EL-231	2
TA	R6EL-206	7
TA	R6EL-207	3
TA	R6EL-208	2

TA	R6EL-209	2
TA	R6EL-240	1
TA	R6EL-241	1
TA	R6EL-251	2
TA	R6EL-252	1
DC	DC-R6-UG -04	2
DC	DC-R6-UG -05	1
DC	DC-R6-UG-7,8,9	1
DC	DC-R6-UG-15	1
DC	DC-R6-UG-16	1
LA	MI-R6-UG-04	1
LA	MI-R6-UG-05	4
LA	MI-R6-UG-06	5
LA	MI-R6-UG-07	5
LA	MI-R6-UG-08	1
LA	MI-R6-UG-09	1
LA	MI-R6-UG-10	1
LA	MI-R6-UG-11	1
LA	MI-R6-UG-12,13,31A,32	1
LA	MI-R6-UG-14	2
LA	MI-R6-UG-15	1
LA	MI-R6-UG-16	2
LA	MI-R6-UG-17	3
LA	MI-R6-UG-18	1
LA	MI-R6-UG-19	1
LA	MI-R6-UG-20	6
LA	MI-R6-UG-21	1
LA	MI-R6-UG-22	1
LA	MI-R6-UG-24	7
LA	MI-R6-UG-25	5
LA	MI-R6-UG-27	1
LA	MI-R6-UG-28	1
LA	MI-R6-UG-31B	2
LA	MI-R6-UG-31C	2
LA	MI-R6-UG-31D	1
LA	MI-R6-UG-33	4
LA	MI-R6-UG-34	4
LA	MI-R6-UG-35	6
LA	MI-R6-UG-36	1
LA	MI-R6-UG-38	1
LA	MI-R6-UG-40A	1
LA	MI-R6-UG-40B	4
LA	MI-R6-UG-42	1
LA	MI-R6-UG-43	2
LA	MI-R6-UG-44	4
LA	MI-R6-UG-45	6

LA	MI-R6-UG-46	3
LA	MI-R6-UG-47	6
VR	VR-R6-UG-02	1
VR	VR-R6-UG-03	2
VR	VR-R6-UG-04	5
SN	SN-R6-UG-02	1
SN	SN-R6-UG-03	1
SN	SN-R6-UG-5A	2
SN	SN-R6-UG-5B	1
SN	SN-R6-UG-06	1
SN	SN-R6-UG-07	1
SN	SN-R6-UG-08	1
SN	SN-R6-UG-09	3
SN	SN-R6-UG-12A	1
SN	SN-R6-UG-12B	1
SN	SN-R6-UG-13	2
SN	SN-R6-UG-14	1
SN	SN-R6-UG-15A	3
SN	SN-R6-UG-15B	1
SN	SN-R6-UG-16AB	1
SN	SN-R6-UG-16CD	1
SN	SN-R6-UG-17A	1
SN	SN-R6-UG-17C	3
SN	SN-R6-UG-18A	2
SN	SN-R6-UG-18B	1
SN	SN-R6-UG-18C	1
CAN	CAN-R6-UG-4D	1
CAN	CAN-R6-UG-4E	4
CAN	CAN-R6-UG-4F	2
CAN	CAN-R6-UG-4G	1
TN	TN-R6-UG-1A	2
TN	TN-R6-UG-1B	4
TN	TN-R6-UG-1C	1
TN	TN-R6-UG-02	2
TN	TN-R6-UG-03	1
TN	TN-R6-UG-04	7
TN	TN-R6-UG-4A	6
TN	TN-R6-UG-07	7
TN	TN-R6-UG-08	7
TN	TN-R6-UG-09	4
TN	TN-R6-UG-9A	6
TN	TN-R6-UG-10	4
TN	TN-R6-UG-11	2
TN	TN-R6-UG-12	4
TN	TN-R6-UG-13	3
TN	TN-R6-UG-14	5

TN	TN-R6-UG-15	9
TN	TN-R6-UG-16	1
TN	TN-R6-UG-18	4
TN	TN-R6-UG-19	6
TN	TN-R6-UG-20	3
TN	TN-R6-UG-21	1
TN	TN-R6-UG-22	1
TN	TN-R6-UG-23	3
TN	TN-R6-UG-24	1
TN	TN-R6-UG-25	1
TN	TN-R6-UG-26	4
TN	TN-R6-UG-27	3
TN	TN-R6-UG-28	2
TN	TN-R6-UG-29A	3
TN	TN-R6-UG-29B	1
TN	TN-R6-UG-30A	1
TN	TN-R6-UG-30B	2
TN	TN-R6-UG-33	1
TN	TN-R6-UG-33A	1
TN	TN-R6-UG-34	2
TN	TN-R6-UG-35	7
TN	TN-R6-UG-36A	4
TN	TN-R6-UG-36B	5
TN	TN-R6-UG-37	3
TN	TN-R6-UG-38	1
TN	TN-R6-UG-39	2
TN	TN-R6-UG-40	2
TN	TN-R6-UG-41	1
VE	VE-R6-UG-01	1
VE	VE-R6-UG-02	1
VE	VE-R6-UG-04	1
VE	VE-R6-UG-05	1
VE	VE-R6-UG-06	1
VE	VE-R6-UG-7 & 35	5
VE	VE-R6-UG-8 & 17	8
VE	VE-R6-UG-9 & 36A	3
VE	VE-R6-UG-10 & 36B	1
VE	VE-R6-UG-11	9
VE	VE-R6-UG-12	4
VE	VE-R6-UG-13	3
VE	VE-R6-UG-14	14
VE	VE-R6-UG-15	4
VE	VE-R6-UG-16 & 38	1
VE	VE-R6-UG-18	3
VE	VE-R6-UG-19	2
VE	VE-R6-UG-20	4

VE	VE-R6-UG-21	3
VE	VE-R6-UG-22	1
VE	VE-R6-UG-23	1
VE	VE-R6-UG-24	2
VE	VE-R6-UG-28	2
VE	VE-R6-UG-29	2
VE	VE-R6-UG-30	2
VE	VE-R6-UG-31	2
VE	VE-R6-UG-32	3
VE	VE-R6-UG-33 &34	7
VE	VE-R6-UG-40	1
VE	VE-R6-UG-41	4
VE	VE-R6-UG-42	2
VE	VE-R6-UG-43A	4
VE	VE-R6-UG-43B	2
VE	VE-R6-UG-43C	1
VE	VE-R6-UG-44	15
VE	VE-R6-UG-45	6
VE	VE-R6-UG-46	2
KA	AR-R6-UG-1B	7
KA	AR-R6-UG-02	1
KA	AR-R6-UG-03	1
KA	AR-R6-UG-05	5
KA	AR-R6-UG-06	6
KA	AR-R6-UG-07	1
KA	AR-R6-UG-09A	2
KA	AR-R6-UG-09B	1
KA	AR-R6-UG-10	1
KA	AR-R6-UG-11	6
KA	AR-R6-UG-12	2
KA	AR-R6-UG-13A	3
KA	AR-R6-UG-13B	3
KA	AR-R6-UG-21	3
KA	AR-R6-UG-22	5
KA	AR-R6-UG-23	6
KA	AR-R6-UG-24,25,26	14
KA	AR-R6-UG-27	3
KA	AR-R6-UG-28	2
KA	AR-R6-UG-29	1
KA	AR-R6-UG-30A	1
KA	AR-R6-UG-30B	1
KA	AR-R6-UG-30C	1
KA	AR-R6-UG-31	3
KA	AR-R6-UG-32	3
KA	AR-R6-UG-33	3
KA	AR-R6-UG-34A	2

KA	AR-R6-UG-34B	2
KA	AR-R6-UG-35	7
KA	AR-R6-UG-36	2
KA	AR-R6-UG-38	12
KA	AR-R6-UG-39A	1
KA	AR-R6-UG-39B	2
KA	AR-R6-UG-39C	2
KA	AR-R6-UG-40	3
KA	AR-R6-UG-41	4
KA	AR-R6-UG-43	3
KA	AR-R6-UG-44	3
KA	AR-R6-UG-45	1
KA	AR-R6-UG-46	1
KA	AR-R6-UG-47	1
KA	AR-R6-UG-48A	2
KA	AR-R6-UG-48B	2
KA	AR-R6-UG-49	5
KA	AR-R6-UG-50	3
KA	NG-R6-UG-1A	2
NG	NG-R6-UG-1B	1
NG	NG-R6-UG-02	1
NG	NG-R6-UG-03	1
NG	NG-R6-UG-P5 & 32 A	3
NG	NG-R6-UG- P5 &32B	2
NG	NG-R6-UG-9	2
NG	NG-R6-UG-11	2
NG	NG-R6-UG-12	2
NG	NG-R6-UG-13	1
NG	NG-R6-UG-14	2
NG	NG-R6-UG-16	2
NG	NG-R6-UG-18	1
NG	NG-R6-UG-19	2
NG	NG-R6-UG-29A	2
NG	NG-R6-UG-30	1
NG	NG-R6-UG-33A	3
NG	NG-R6-UG-37	1
NG	NG-R6-UG-38	1
NG	NG-R6-UG-41B	1
NG	NG-R6-UG-41C	1
NG	NG-R6-UG-43	1
NG	NG-R6-UG-44B	1
NG	NG-R6-UG-45	1
NG	NG-R6-UG-46A	1
NG	NG-R6-UG-46B	1
NG	NG-R6-UG-47	3
NG	NG-R6-UG-48	1

NG	NG-R6-UG-49	1
NG	NG-R6-UG-51A	1
NG	NG-R6-UG-54A	2
NG	NG-R6-UG-55A	8
NG	NG-R6-UG-55E	2
NG	NG-R6-UG-55G	2
NG	NG-R6-UG-56	2
NG	NG-R6-UG-58A	3
NG	NG-R6-UG-58B	3
NG	NG-R6-UG-59	1
NG	NG-R6-UG-60	10
NG	NG-R6-UG-61	9
NG	NG-R6-UG-62A	3

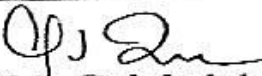
Annexure - 6: Details of Pending Legal Cases

STATUS REPORT REGARDING CERTAIN COURT CASES IN
REACH - 6

SL No.	CASE No.	CASE DETAILS	REMARKS
1	O.S No. 5899/2019	Smt Santosh Bohra vs A Late Gyan Chandra Bohra, Proprietor M/s Bohra Marine International vs BMRCL against BMRCL, SLAO KIADB and 5 others for restraining BMRCL and KIADB from disturbing structure compensation in respect of the structure existing in property bearing BMRCL ID No. MI-R6-UG-28 measuring 384.848 sqmtrs situated at Adugodi and for mandatory injunction against BMRCL and KIAD for obtaining back the amount of compensation disbursed in favour of defendants 3 to 7 in respect of 243.592 sqmtrs (ID No. MI-R6-UG-27) and 9.10 sqmtrs (ID No. MI-R6-UG-39) acquired for Bangalore Metro Rail Project and for restraining defendants 3 to 7 from creating obstacles in the matter of disbursement of structure compensation in favour of plaintiff.	After entering appearance BMRCL Advocate BMRCL has filed written statement and objections to plaintiff's application for temporary injunction. BMRCL has already sent compensation packages to SLAO KIADB for Rs 8,52,84,879/- in respect of 243.592 sqmtrs (MI-R6-UG-P27). Ra. 14,10,67,179/- (inclusive of land and structure compensation in respect of 384.848 sqmtrs (ID No. MI-R6-UG-P28). Ra. 14,62,396/- in respect of additionally acquired 9.10 sqmtrs (ID No. MI-R6-UG-P39). Ra. 1,59,38,470/- in respect of additionally acquired extent of 42.654 sqmtrs (ID No. MI-R6-UG-P28) to SLAO to enable passing of consent awards. There is disputes amongst owners and tenant of the above acquired properties with regard to structure compensation. There is no interim order passed by Civil Court on the application of plaintiff. Matter is posted to 31.01.2020.
2	WP No. 51323/2019	M/s AGEIS Logistics - Supplier of LPG has filed Writ petition challenging acquisition notifications CI 126 SPQ 2015 dtd 16/17.10.2015 (Pri.) and CI 126 SPQ 2015 dtd 28.09.2016 (Final) in respect of 360 sqmtrs (ID No. R6-EL-	At the time of preliminary hearing BMRCL advocate Sri K. Krishna took notice and received copies. Later he filed vakalath. Statement of Objections also filed on 14.01.2020. There is no interim order staying

		252) in Sy No. 21 of Byrasandra and also notice dtd 14.11.2016 issued under Section 28 (6) of KIAD Act	Further pursuant to acquisition.
3	O.S No. 26449/2018	M/s AGEIS Logistics has filed injunction suit against Land owners S.A. Ramaiah, S.A Lakshman and Classic Auto Gas - Mohammed Althaf, from dismantling plant and machinery and canopy erected over the suit property and forcibly evicting plaintiff from suit property namely 350 sqmtrs (ID No. R6-EL-252) acquired for viaduct.	On 17.11.2018 Court while directing issue of notice of injunction application passed an order of stay quo. BMRCL has applied for stay implemented as additional defendant on the ground that the interim order in the above case is contrary to the way implementation of project. Plaintiff has objection the matter posted to 28.01.2020 hearing application BMRCL.
4	WP No. 52753/2019	Sheshagiri Rao and his two brothers have filed the Writ Petition for issue of writ of mandamus against KIADB not to disburse compensation amount in respect of the portions acquired in Sy No. 139 of Nagawara i.e., 91.32 sqmtrs (ID No. NG-R6-UG-P35), 222.95 sqmtrs (ID No. NG-R6-UG-P37), 222.95 sqmtrs (ID No. NG-R6-UG-P38), 222.95 sqmtrs (ID No. NG-R6-UG-P39), 222.95 sqmtrs (ID No. NG-R6-UG-P40), 222.95 sqmtrs (ID No. NG-R6-UG-P41A), 111.47 sqmtrs (ID No. NG-R6-UG-P41B), 111.47 sqmtrs (ID No. NG-R6-UG-P41C), 222.95 sqmtrs (ID No. NG-R6-UG-P41D), 222.95 sqmtrs (ID No. NG-R6-UG-P42), 445.90 sqmtrs (ID No. NG-R6-UG-P43). They also sought for interim order to withhold payment of compensation or in the alternative to stay further proceedings in pursuance of the notices issued by SLAO u/s 29(2) of KIAD Act.	BMRCL has entered appearance and filed Statement of Objectives last week stating that compensation packages have already been sent to KIADB and that only respect of S Shankuntla S. Rao No. NG-R6-UG-P41 SLAO has disbursed compensation of ₹ 1,63,25,662/- as per cheque No. 372465 dated 11.08.2019 and remittance deducted amount of ₹ 18,13,962/- to Department Bar Account through Cheque 372466 dtd 11.08.2019. There is no interim order passed in the case.
5	WP No. 51097/2019	Petitioner B.H. Srinivasa Murthy, Advocate, having his	There is an interim order passed in the

	<p>Law Chambers in 2 rooms in the 2nd floor of building at No. 7, 3rd Cross, Shamanna Garden, Bannerghatta Main Road near MICO back gate, Adugodi has filed Writ Petition for directing the respondents namely GOK, BMRCL and KIADB to measure, sketch and record the affected shop premises in the presence of petitioner and pay revised business premises re-establishment allowance.</p>	<p>above case on 27.12.2019 staying demolition of above building till next date of hearing. BMRCL has entered appearance and filed Statement of objections in the last week of December, 2019 providing all particulars of the rehabilitation compensation of Rs. 1,94,613-80 paid to the petitioner, and moved for the modification of interim order. The matter may come up for hearing shortly.</p>
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(M.S. Balakrishna)
GM (Law - Litigation I)
21.01.2020

Annexure - 7: Details of Compensation Paid Across Reach 6

Statement as on 31.03.2020		
Month	Total Extent	Total amount paid [in Rs.]
Up to Jan - 2019	31820.14	5268776690
Jan-19	664.93	136928135
Feb-19	84558.39	1224451066
Mar-19	3072.695	482532130
Apr-19	2779.53	708304571
May-19	3068.11	382833516
Jun-19	20004.87	291832791
Jul-19	918.62	261350582
Aug-19	14565.25	2035412427
Sept. - 19	4896.15	967849812
Oct-19	6019.84	1128102573
Nov-19	8046.41	1470481137
Dec-19	3900.69	712042305
Jan-20	1800.30	398603288
Feb-20	5987.188	646975112
Mar-20	280.49	269100318
Total	192383.603	16385576453

Source: BMRCL, 2020

Annexure - 8: Details of Compensation Paid for re-settlement Reach-06

Statement as on 29.02.2020		
Payment as on year	No. of PAPs / PAF	Amount
Up to June-2019-20	167	35931609
July-2019 to Feb-2020	275	116252565
Total	442	152184174

Annexure - 9: Impact Avoidance

The details of total land footprint across the project components and associated facilities is given below:

1. Land required for Elevated section – 30,197 sq. mtr.
2. Land required for Underground section – 1,09,981 sq. mtr.
3. Land required for Depot – 1,24,044 sq. mtr.

The total land footprint - 2,64,222 sq. mtr.

4. The land requirement for associated facilities like casting yard, labour camps, dumping ground etc., is as given below:
 - (i) Casting yard for Elevated section 16200 sq. mtr. to be arranged by contractors.
 - (ii) Casting yard for UG Package-1, 24314 sq. mtr. BMRCL owned land.
 - (iii) Casting yard for UG Package-2, 22139 sq. mtr. GoK land.
 - (iv) Casting yard for UG Package-3, 23261 sq. mtr. BMRCL owned land.
 - (v) Casting yard for UG Package-4, 24238 sq. mtr. BMRCL owned land.
 - (vi) The land required for labour camps etc., to be arranged by the contractors.
 - (vii) The land required for dumping of construction debris and excavated earth – abandoned Government quarries.

While planning the alignment, station locations and depot location the care has been taken to ensure that the impact is minimum as explained below.

- i. The alignment for Elevated section is located on the road median avoiding any land acquisition. The stations have been located mostly on vacant plots and minimum land to be acquired for locating station entry structures. Kothanur depot is located in Government land.
- ii. For underground section no land to be acquired for tunnel portion whereas the stations have been located either below the existing roads or in existing government vacant lands as detailed below:

Sl. No.	Station Name	Location
1	Dairy Circle	Located below existing road
2	Lakkasandra	Located below existing road
3	Langford Town	Located in vacant defence land
4	Vellara Junction	Located in vacant defence land and vacant church land
5	MG Road	Located below existing road and vacant defence land
6	Shiavjinagar	Located in BBMP ground
7	Cantonment	Located in BBMP ground
8	Pottery Town	Located in BBMP ground
9	Tannery Road	Located in private property
10	Venkateshpura	Located largely in BDA ground and few private properties
11	Arabic College	Located in private vacant land and few private properties
12	Nagarwara	Located in private properties