

# Resettlement Due Diligence Report

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June 2018

## SRI: SASEC Port Access Elevated Highway Project

Maritime Facilitation Center

Prepared by Road Development Authority, Ministry of Highways and Road Development,  
Government of Sri Lanka for the Asian Development Bank.

## **CURRENCY EQUIVALENTS**

(as of 13 April 2018)

Currency unit	–	Sri lanka rupees (Rs/LKR)
LKR1.00	=	\$ 0.00642
\$1.00	=	Rs. 155.68

## **ABBREVIATIONS**

ADB	–	Asian Development Bank
ESDD	–	Environmental and Social Development Division
IRDRR	–	Involuntary Resettlement and Due Diligence Report
DSD	–	Divisional Secretariat Division
FGD	–	Focus Group Discussion
GND	–	Grama Niladari Division
GRC	–	Grievance Redress Committee
GRM	–	Grievance Redress Mechanism
SLPA	–	Sri Lanka Ports Authority
PAEH	–	Port Access Elevated Highway
PIC	–	Project Implementation Contractor
PIU	–	Project Implementation Unit
RDA	–	Road Development Authority
SPS, 2009	–	Safeguards Policy Statement, 2009

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## I. INTRODUCTION

1. Colombo is the commercial capital and largest city in Sri Lanka. The volume of traffic entering to Colombo city through the New Kelani Bridge is increasing due to the traffic from Colombo–Katunayaka Expressway (CKE) and the Outer Circular Highway (OCH). In the near future, with the connection of Central Expressway to the OCH and after completion of the Colombo Port Development Project, traffic flow in the Colombo Metropolitan area will be further increased.

2. Considering the above situation, Ministry of Highways and Road Development and Road Development Authority intends to construct an elevated highway from Ingurukade junction to Colombo Fort via existing Port Access Road, in order to ease the traffic congestion and to cater to future traffic demand.

3. The proposed elevated highway will traverse from Ingurukade junction to Port City along the existing Port Access Road and the internal road inside the port. The total length of the elevated road is 5.279km with 4 lanes. The project also includes entry/exit ramps at both ends of the elevated highway and widening of the existing 4 lane ground level Port Access Road into 6 lanes.

4. Regarding the present layout of Port Access Elevated Highway (PAEH), nearly 45 buildings including the head and essential workshops of (Sri Lanka Port Authority) SLPA will be demolished for providing the space required of the project. Annexure 1 provides the details of the buildings which need to be demolished due to the PAEH.

5. In order to relocate these buildings, RDA has agreed to construct a new Maritime Facilitation Center building at Canal yard area (Lotus Road, Colombo 01) outside the existing Port premise on SLPA-owned land. The proposed Maritime Facilitation Center will be a 17-storey building. The Government of Sri Lanka will be seeking assistance from the Asian Development Bank (ADB) for the construction of the elevated highway, the SLPA head office, as well other outputs.

6. This report is on Involuntary Resettlement Due Diligence and Socioeconomic assessment for construction of proposed Maritime Facilitation Center. Report consists of two sections. Section one deals with Involuntary resettlement due diligence while section two discusses the socioeconomic aspects and community view on the project based on the Socioeconomic Survey data, public consultations and focus group discussions carried out during the study.

### A. Objectives of the proposed project

7. The primary objective of this project is to construct the Maritime Facilitation Center in order to compensate the loss of buildings of SLPA due to construction of PAEH within their premises. The project also aims to;

- To provide a single office premises for SLPA to carry out all administrative activities at one place and to facilitate port users to enjoy the service of SLPA in a single building.
- To facilitate SLPA to develop the Port of Colombo as the premier hub port to transform Sri Lanka into a strategically important economic centre for the region.
- To construct the Maritime Facilitation Center in an environmentally and socially sustainable manner.

**B. Objectives of the preparation of Involuntary Resettlement Due Diligence assessment**

8. This study aims to fulfill the following objectives;
- i. To verify and confirm that no IR will be required in the project.
  - ii. To establish a set of baseline data on the present demographic conditions in the project area.
  - iii. To identify possible beneficial and adverse social impacts that may occur due to the project.
  - iv. To propose suitable mitigation measures to avoid minimize or manage adverse social impacts generated by the project

**C. Project Description**

9. The proposed project is located in the Colombo district of the Western province and falls within the administrative divisions of Colombo Divisional Secretariat Division (DSD) and Colombo Fort Grama Niladhari Division (GNDs). The project site area totals 12,530 m<sup>2</sup> and is accessible from Lotus Road and Olcott Mawatha (A Road) and surrounded by following developments.

- North – Buildings owned by SLPA
- East – Beira Lake
- South – Olcott Mawatha
- West – Lotus Road

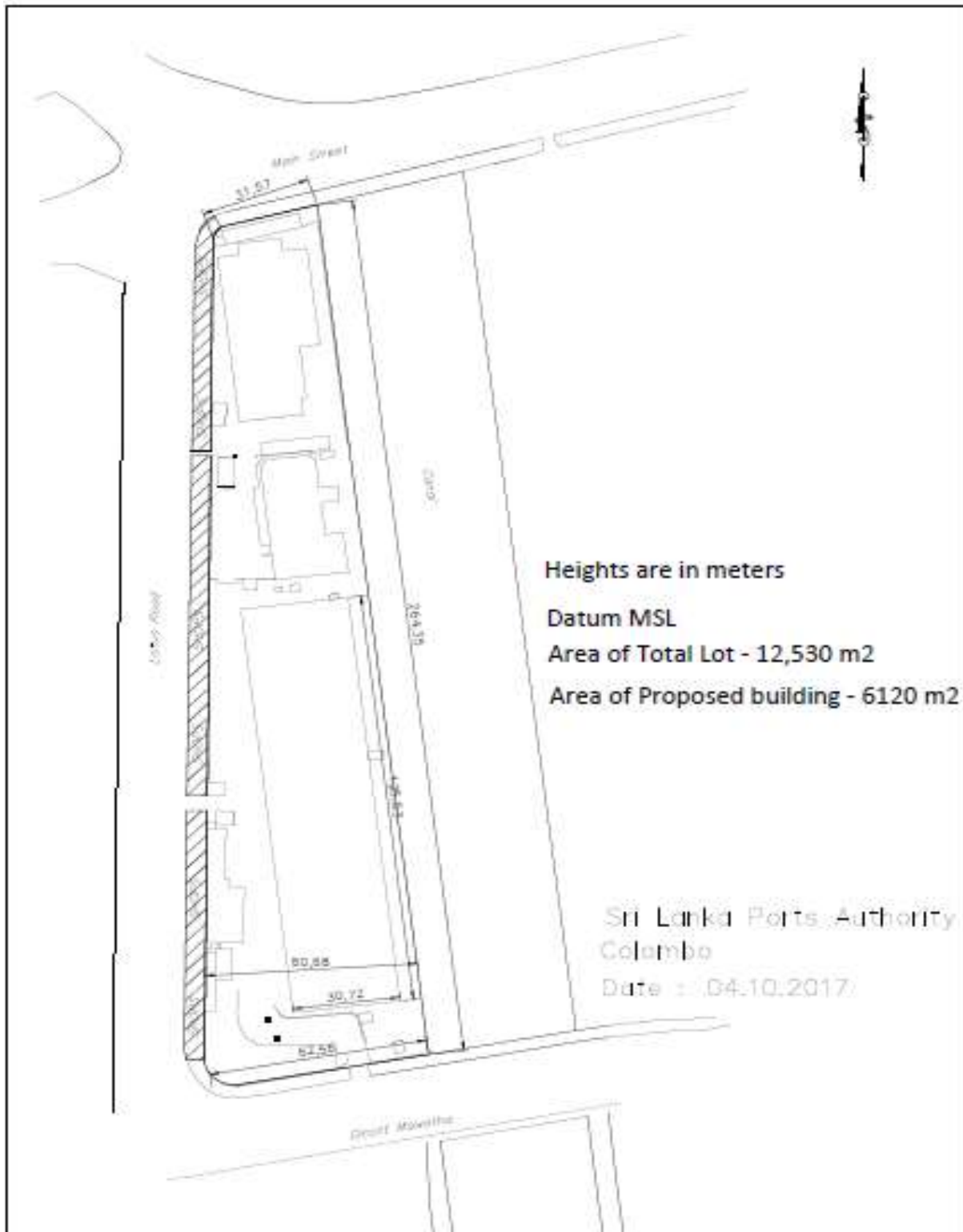
10. Proposed building covers 6,120m<sup>2</sup> of land and is currently consists of a warehouse, 3 office premises, 2 guard rooms and some other secondary structures. Existing warehouse is the largest building located within the project area. It is a single storied building with 6m height and covered 6,335m<sup>2</sup> of land area. This warehouse has been used for the storage of vehicle parts, furniture which caught by the Sri Lanka Customs.

11. Figure 1 provides the Location Map of the proposed project.

Figure 1: Location of the construction of Maritime Facilitation Center



Figure 2: Location of the construction of Maritime Facilitation Center



**D. Methodology used to carry out the due diligence**

12. In order to prepare Involuntary Resettlement Due Diligence Report, Socioeconomic survey, Focus Group Discussions and public consultation were carried out by Environment and Social Development Division (ESDD) of RDA.

13. **Socioeconomic survey.** Socioeconomic Survey was carried out from 19<sup>th</sup> to 23<sup>rd</sup> February 2018 covering 73 shops which are located outside of the project boundary and Right Hand Side of the (RHS) Lotus road at the direction of Olcott Mawatha Road. However, these shops will not be affected by the project.

14. **Focus Group Discussions (FGDs) and Public consultations.** Two Focus Group Discussions (FGDs) were conducted on 19<sup>th</sup> and 21<sup>st</sup> of February 2018 to obtain views and ideas of the business community living in the Lotus road. These FGDs were arranged with the assistance of Trade Association members of the area. In addition, stakeholder consultations and public consultations also carried out in order to ascertain the public view on the project.



## II. INVOLUNTARY RESETTLEMENT DUE DILIGENCE

16. According to ADB Safeguards Policy Statement (SPS, 2009) requirements, it is important to verify and confirm that whether involuntary resettlement will take place due to the project. The ADB SPS covers impact to titleholders as well as non-titleholders. In this study, staff of Environment and Social Development Division (ESDD) or RDA has carried out several field inspections to verify this matter.

17. During the field inspections it was confirmed that the proposed building will be constructed within the Port Authority land located at Canal yard area. As project is located on government land, land acquisitions will not be required.

18. No privately owned temporary or permanent structures were not observed within the proposed project site during this study. Therefore, it is anticipated that no Involuntary Resettlement (IR) will not occur due to the project. The IR categorization checklist for the project is presented in Annexure 2.

19. In the proposed project area there are some government buildings belonging to SLPA, which include one warehouse building, 3 office premises, 2 guard rooms and some other secondary structures. These buildings have to be demolished for construction of new building.



**Figure 3: Port Authority Warehouse building to be demolished area**



**Figure 4: Office premises located within the project**

20. Approximately 80 shops are located between the proposed project site and the RHS side of the Lotus road. During the present study it was confirmed that no issue of IR will be occurred for this business community. Socioeconomic Survey was carried out covering 73 shop owners to obtain their present socioeconomic profile. In addition, stakeholder and Public consultations and two Focus Group discussions were carried out in order to ascertain the public view on the project.

### A. Expected social impacts due to construction of new office building

21. Followings are the expected beneficial impacts due to construction of new office building.

- i. Single office building for SLPA is essential to meet the service expectations of the port users. At present SLPA main service departments are scattered all over the port premises and many of them are located inside the custom boundary.

- ii. SLPA employees face difficulties to coordinate with other divisions spread all over the port premises. Organizing these divisions under one roof will enhance the efficiency immensely.
- iii. SLPA can get cost saving in electricity, fuel, consumption and man hours when all the divisions are housed one building.
- iv. The vehicular traffic inside the port has tremendously increased due to large number of vehicles used by port employees and port users. The port access and internal roads will be relieved of this traffic as a result of new office building.
- v. The propose SLPA Head Office building will be relocated next to Headquarters of Sri Lanka Customs. This will benefit for the people who obtain the services from these two institutions.

22. During the construction period business community and other public around the area will face following temporary impacts. Proposed mitigation measures are also given below.

### **1. Disruption to Traffic/Transportation**

23. During the construction period due to operation of construction vehicles traffic congestion of Lotus road and other road network within the project area will be increased.

24. Following measures should be considered to minimize this impact.

- Detailed Traffic Management Plan shall be prepared and implemented with the coordination of the police.
- Informing the public through newspapers/announcements/radio/TV, etc..., about the construction activities to avoid any inconvenience due to traffic congestion.
- Use of Flagmen and/or temporary traffic lights to control traffic flow within the road network of the project area.

### **2. Dust, Noise and Vibration**

25. Although the project area already experienced relatively high noise levels (due to vehicular movements) construction of the building will generate additional noise, vibration and dust (which will be a temporary adverse impact).

- Following measures are suggested to avoid, minimize or mitigate such impacts
- Spraying of water on to road surface to reduce dust
- Before starting the construction work it is required to carry out a property condition survey close to the project area.
- Contractor should compensate any damage of property caused by vibration during the constriction period.

### **3. Safety of Workers and Public**

26. Construction activities pose potential hazards to both workers and public. Safety to workers and the public will be enhanced by;

- Continuous proper briefing and training of workers on safety precautions, and their responsibilities for the safety of themselves and others.
- Provision of hazard warning signals around construction site

### III. SOCIOECONOMIC ASSESSMENT

#### A. Key Demographic information

27. **Population.** Proposed Project is located in the Colombo district and falls within the administrative divisions of Colombo Divisional Secretariat Division (DSD) and Colombo Fort Grama Niladhari Division (GND).

28. Colombo district is the largest district with regard to population and population density in the country. As per the Department of Census and Statistics data in 2012, population Density of Colombo district is 3438 (persons per km<sup>2</sup>). The estimated mid - year population of Colombo district in 2017 is 2,419,000 persons of which 1,187,000 persons are male and 1,232,000 persons are female.

29. The total population in the Colombo Divisional Secretariat Division in 2016 is 336,314 persons, of which 169,373 persons are male and 166,941 persons are female. In terms of ethnicity, 25.0% are Sinhalese, 33.0% are Tamils, 40.1% are Moor, 0.4% are Burgher and 1.5% are belonging to the other ethnic groups.

#### B. An Analysis of the Sample Socioeconomic Survey

30. Key findings of the sample socioeconomic survey conducted for the business community close to the project area are presented below. Table 1 describes the type of business activities among the surveyed business community.

**Table 1: Type of Business**

Type of the business	No of shops	%
Retail shops	11	15.1
Custom document clearance	17	23.3
Eating house	13	17.8
Communication Centers	12	16.4
Transport service	9	12.3
Opticians	3	4.1
Betting Centre	2	2.7
Saloon	1	1.4
Tailoring	1	1.4
Lottery stall	2	2.7
Other	2	2.7
<b>Total</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

31. Out of 73 shops 23.3% are Custom document clearance shops, 17.8% are Eating houses, 16.4% are communication centers and 15.1% are retail shops.

32. Table 2 given below present the shop owners according to the gender composition.

**Table 2: Shop owners according to gender composition**

Gender	No. of. shops	%
Male	67	91.8
Female	6	8.2
<b>Total</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

33. Out of the 73 shops, 91.8% are belongs to the male.
34. Table 3 present the distribution of the shop owners according to the ethnicity

**Table 3: Shop owners by Ethnicity**

<b>Ethnicity</b>	<b>No. of Persons</b>	<b>%</b>
Sinhalese	57	78.1
Tamil	4	5.5
Moor	12	16.4
<b>Total</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

35. Out of the total population 78.1% of shop owners are Sinhalese and 16.4% are Moor.
36. Table 4 describe the educational attainment of the surveyed population

**Table 4: Educational Attainment**

<b>Education</b>	<b>Male</b>		<b>Female</b>		<b>Total</b>	
	<b>No. of Persons</b>	<b>%</b>	<b>No. of Persons</b>	<b>%</b>	<b>No. of Persons</b>	<b>%</b>
Can place signature	1	1.5	0	0	1	1.4
Class I-V	1	1.5	1	16.7	2	2.7
Class VI-G.C.E. (O/L)	22	32.8	2	33.3	24	33.0
G.C.E. (O/L) Pass	9	13.4	2	33.3	11	15.0
Up to G C E A/L	21	31.4	1	16.7	22	30.1
G.C.E. (A/L) Pass	9	13.4	0	0.0	9	12.3
Other	4	6.0	0	0.0	4	5.5
<b>Total</b>	<b>67</b>	<b>100.0</b>	<b>6</b>	<b>100.0</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

37. Above table shows that the major percentage of population (33%) in the surveyed business community have at least studied up to G.C.E. Ordinary Level.
38. Table 5 given below present the distribution of monthly average income of the shop owners.

**Table 5: Monthly Average Income**

<b>Income category</b>	<b>Average monthly income (SLR)</b>	
	<b>No. of HHS</b>	<b>Percentage</b>
5,001 – 15000	5	6.8
15,000 – 50000	24	32.9
50,000 – 75000	16	21.9
75,000 – 100,000	12	16.4
More than 100,000	16	21.9
<b>Total</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

39. According to the table 5, 21.9% shop owners earn more than Rs. 100,000 per month from their business.
40. Table 6 show the status of business registration

**Table 6: Status of Business Registration**

Status of Registration	No	Percentage
Registered	51	70.0
Not registered	22	30.0
<b>Total</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

41. On average 70% shops among the surveyed business community have been registered their business. Some of them have registered their business in Colombo Divisional Secretariat and some have registered in Company registrar office in Colombo.

42. Table 7 describe the no. of workers employed

**Table 7: No of Workers Employed**

Number of workers employed	No of shops	Percentage
1	15	53.6
2	6	21.4
3	5	17.9
Above 3	2	7.1
<b>Total</b>	<b>28</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

43. As per the above table only 28 shop owners have hired workers to operate their business. Among them 53.6% are one worker shop and 17.9% are three worker shops.

44. Details of the shops according to the ownership

**Table 8: Shop Ownership**

Shop ownership	Shop	Percentage
Self Owned	20	27.4
Rented	53	72.6
<b>Total</b>	<b>73</b>	<b>100.0</b>

Source: Socioeconomic Survey, 2018

45. Above table shows that 27.4% shops are operated by the shop owners and other 72.6% shops are operated by the renters.

46. Below table describe the present situation of shops according to the number of storied.

**Table 9: Type of Structure**

Type of Structure	NO of HH	Percentage
One Storied	45	61.6
Two Storied	28	38.4
<b>Total</b>	<b>73</b>	<b>100</b>

Source: Socioeconomic Survey, 2018

47. As per the above information 61.6% shops are one storied buildings and 38.4% are two storied buildings.

48. Table 10 given below present the availability of electricity and pipe water facilities

**Table 10: Availability of electricity and pipe water**

Type of Facility	Available	Unavailable
Electricity	82.2	16.4
Pipe water	6.8	91.8

Source: Socioeconomic Survey, 2018

49. Out of 73 surveyed shops, 82.2% of shops have electricity facility and 6.8% of shops have pipe water facility.

50. Table 11 shows the perceived social impacts during the construction period.

**Table 11: Perceived social impacts during the construction period**  
(multiple responses)

Social and economic impacts	No of HH	%
Noise and Vibration	52	71.2
Dust	44	60.3
Health	06	8.2
Safety	11	15.1
Traffic condition	41	56.2
Disruption of existing infrastructure facilities	24	32.9

Source: Socioeconomic Survey, 2018

### C. Public consultation and community participation

51. It is important to consult public and other stakeholders regarding project activities. This helps to understand viewpoints of stakeholders and to respond to their concerns and suggestions during the early stages of the project, thereby incorporating valuable suggestions to the designs and reducing objections to the project. Public consultations and 2 Focus Group Discussions were conducted to obtain the perception of community about the project and environmental and social problems prevailing in the project area. Details of public consultations are given in Annexure 3.





**Figure 6: Consultation with Grama Niladhari – Colombo Fort division**



**Figure 5: Consultation with Colombo Divisional Secretary**

**Table 12: Summary of Key Points discussed in FGDs with photographs**

Location	Key points	Photographs
No, 68, Lotus Mawata, Colombo 01.	<ul style="list-style-type: none"> <li>• Here most of the shops are doing Custom document clearance work. Therefore, this place is ideal them to carry out their work as SLPA and Custom office are closer to here.</li> <li>• During the construction period our building will be cracked due to the vibration. RDA should compensate us for such damages.</li> <li>• During the construction period environment and social issues will arise. Therefore, public should have a proper place to forward such issues to get solutions.</li> <li>• Time to time RDA should carry out awareness program and discussions with us regarding the project activities.</li> <li>• When demolishing the old warehouse building dust will be arisen. Therefore, dust briars installed before demolishing the building.</li> </ul>	
No. 24, Lotus Mawata Colombo 01	<ul style="list-style-type: none"> <li>• This is a development project to the Colombo city as well as for the entire country. Therefore, we like this development project.</li> <li>• It is good if you can carry out this project without affecting to our business.</li> <li>• During the construction period traffic congestion will be increased due to the construction vehicles. Construction work will create vibration impacts to our shops.</li> <li>• Here, there are about 110 shops. It is good if you can develop these shops with better facilities.</li> <li>• We think after opening of new office building our business will be increased.</li> </ul>	

#### **D. Proposed Grievance Redress Mechanism (GRM) for the project**

52. The proposed Grievance Redress Mechanism consists of three levels. The first will be at the grass roots level where complaints will be directly received and addressed by the contractor, Project Implementation Contractor (PIC) or Project Implementation Unit (PIU) representative on site. Grievances which are simple but still cannot be addressed at the grass roots level will be addressed at the GramaNiladhari (GN) level. More complex grievances which cannot be addressed at the GN level will be addressed at the Divisional Secretariat (DS) level.

53. At the GN level the GRC members will be:

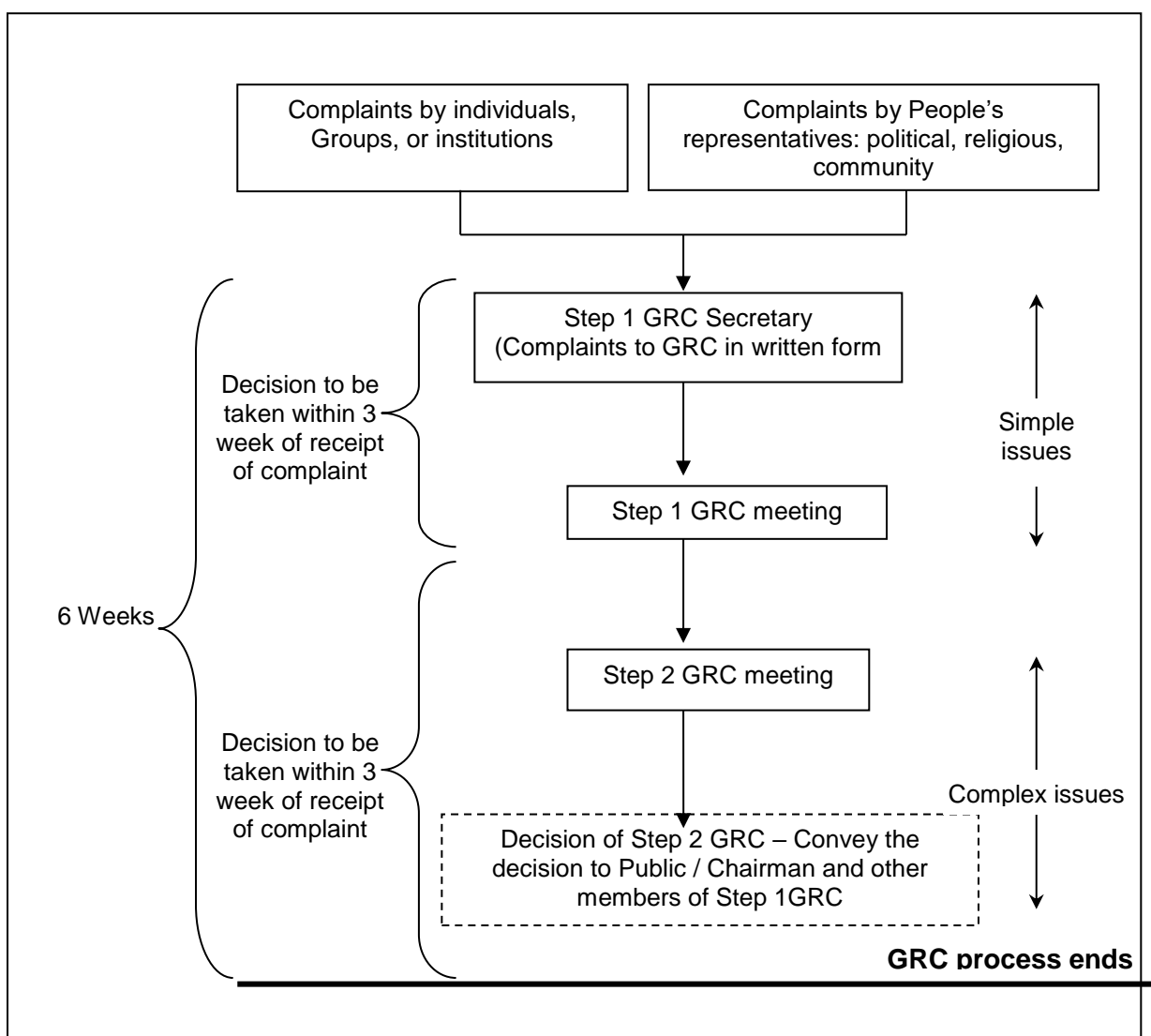
- |      |  |           |
|------|--|-----------|
| i)   | Grama Niladhari of the area              | Chairman  |
| ii)  | Representative of PIU                    | Secretary |
| iii) | Representative of Supervision Consultant | Member    |
| iv)  | Representative of Contractor             | Member    |
| v)   | A community member/religious leader      | Member    |

54. At the DS Level GRC members will be:

- i) Divisional Secretary of the area Chairman
- ii) Representative of PIU Secretary
- iii) Grama Niladari Member
- iv) Representative of Supervision Consultant Member
- v) Representative of Contractor Member
- vi) Any other party recommended by Divisional Secretary Member

55. Recommended steps with timeline on the operation of the GRM is provided in Figure 7. The complaints contact person will be designated within the PIU to help address all concerns and grievances of the local communities and affected parties. Contact details of this person will be provided in the project information display board that will be placed at the project site.

**Figure 7: GRM Process**





#### **IV. CONCLUSION AND RECOMMENDATIONS**

56. Proposed building will be constructed within the SLPA land; therefore, land acquisitions will not be required for this project.

57. No non-titleholders use the propose site. There are no privately owned temporary or permanent structures located within the proposed project site. Therefore, it is anticipated that any Involuntary Resettlement will not occur due to the project.

58. During the stakeholder and public consultations, it was emphasized that dust, noise, and vibration issues will be arisen during the construction period and they proposed to apply suitable measures to mitigate or avoid these impacts as much as possible.

59. Public consultation and informal Focus Group Discussion reveals that the people living in the area have positive view for the proposed project. For receival of suggestions and complaints, a Grievance Redress Committees will be established prior to commencement of construction works.

**Annexure 1: List of buildings to be demolished due to Port Access Elevated Highway  
(within Colombo Port premise)**

Se.N	Change	Building Name
<b>Buildings</b>		
1	1+720	Sport complex including rest room and water tank
2	2+220	Shrine/ Buddha Statue
3	3+400	Audit Section
4	3+400	Rest Room
5	3+400	Tire Stores
6	3+400	Water supply Tank
7	3+400	Wash Room/Toilets
8	3+484	C.I.W. Stores -A
9		C.I.W. Stores -B
10	3+520	F.P.C. Worker Rest
11	3+540	Stress Bed works Carpentry shop and Rest Room
12	3+560	Stress Bed Office
13	3+560	Stress Bed Office-Garage
14	3+570	Stress Bed -Rest Room
15	3+600	Main Stores
16	3+720	WS Boiler shop (works)
17	3+830	
18	3+830	Security Managers Office & Clock repair section
19	3+830	Latrine/ Stores
20	3+831	Security Garage
21	3+950	4/5 Security Section
22	4+060	Gate No. 03
23	4+100	Post Office/milk bar
24	4+160	W.S. Crane Section & Rest Room
25	4+190	EWC Bank Building
26	4+470	Guard Hut
27	4+600	Custom Warehouse
28	4+640	A/C Repair Section
29	4+680	Forklift Repair Section/Construction Equipment Repair Section
30	4+880	Chairman Office Building (affected section)
<b>Workshops</b>		
1		Machine shop
2		Fitting Shop
3		Black Smith Shop
4		Steel Fabrication -Unit 1
5		Steel Fabrication -Unit 2
6		Foundry Building
7		Furnace Building
8		Boiler Shop – Field 1
9		Boiler Shop – Field 2
10		Chain Testing Section*
11	3+680 -3+900	Crane Repair Section
<b>Other</b>		
1	1+780-01+830	Oil tank lowering (3 Nos.)
2		Security H.O (J.S.S office)
3		HNB & Corporative Banks
4		Chairman Office Building

**ANNEXURE 2: INVOLUNTARY RESETTLEMENT IMPACT CATEGORIZATION CHECKLIST**

**Project: SRI: Transport Project Preparatory Facility (TPPF) – Construction of Maritime Facilitation Center**

<b>Probable Involuntary Resettlement Effects</b>	<b>Yes</b>	<b>No</b>	<b>Not Known</b>	<b>Remarks</b>
<b>Involuntary Acquisition of Land</b>				
1. Will there be land acquisition?		√		Project is located within the government land belongs to Sri Lanka Port Authority, therefore land acquisition is not required.
2. Is the site for land acquisition known?				Project is located within the government land belongs to Sri Lanka Port Authority, therefore land acquisition is not required.
3. Is the ownership status and current usage of land to be acquired known?				Project is located within the government land belongs to Sri Lanka Port Authority, therefore land acquisition is not required.
4. Will easement be utilized within an existing Right of Way (ROW)?	√			
5. Will there be loss of shelter and residential land due to land acquisition?		√		Any privately owned temporary or permanent structures were not observed within the proposed project site during this study. However, within the proposed project site there are some government buildings belong to SLPA, which include 1 ware house building, 3 office premises, 2 guard rooms and some other secondary structures. These buildings will have to be demolished for construction of new office building.
6. Will there be loss of agricultural and other productive assets due to land acquisition?		√		
7. Will there be losses of crops, trees, and fixed assets due to land acquisition?	√			About 10 shade trees will have to be removed.
8. Will there be loss of businesses or enterprises due to land acquisition?		√		
9. Will there be loss of income sources and means of livelihoods due to land acquisition?		√		
<b>Involuntary restrictions on land use or on access to legally designated parks and protected areas</b>				
10. Will people lose access to natural resources, communal facilities and services?		√		
11. If land use is changed, will it have an adverse impact on social and economic activities?		√		

Probable Involuntary Resettlement Effects	Yes	No	Not Known	Remarks
12. Will access to land and resources owned communally or by the state be restricted?		√		

Information on Displaced Persons:	
Any estimate of the likely number of persons that will be displaced by the Project? [ ] Yes If yes, approximately how many? ___Not Applicable_____	[ ] No [ ] Yes
Are any of them poor, female-heads of households, or vulnerable to poverty risks? Not Applicable	[ ] No [ ] Yes
Are any displaced persons from indigenous or ethnic minority groups? Not Applicable	[ ] No [ ] Yes

**ANNEXURE 3: CONSULTATION CARRIED OUT WITH STAKEHOLDERS AND PUBLIC DURING THE PREPARATION OF INVOLUNTARY RESETTLEMENT AND DUE DILIGENCE REPORT FOR PROPOSED HEAD OFFICE BUILDING FOR SRI LANKA PORT AUTHORITY**

<b>Name</b>	<b>Sex</b>	<b>Designation /Address</b>	<b>Consultation</b>
Ms. M.A.S. Kanchana Gunawardhana	Female	Assistant Divisional secretary, Colombo Divisional secretariat	According to my opinion, only minimum impacts will be occurred for the public around the project area by this project. Mostly, impacts such as vibration, dust and noise will arise during the construction period. RDA should take necessary actions to mitigate these impacts. The surrounding people will not oppose for the project because their houses and other properties not affecting. Anyway, this is an essential project for the improvement of the Colombo city.
Ms. D.L.M. Manel	Female	Grama Niladhari, Colombo Fort	This project is located in a government land belong to Sri Lanka Port Authority and any private properties will not be affected. RDA should take necessary action to reduce all social and environment issues that will arise during the construction period. However, this is a development project to the Colombo city as well as for the entire country. I like this development project.
Mr. Susantha Abeysiriwardene	Male	Chief Engineer (Planning & Development) SL Ports Authority Colombo 01	SLPA is an affected party because of this construction project. RDA and SLPA agreed not to demolish the present office building until new building is constructed. During the construction period there should be a traffic management plan. Environment impacts can be occurred by this project. RDA should take necessary action to minimize those impacts. This project will be very helpful for the SLPA to carry out transaction smoothly in future.
Mr. P.K. Wimalaratne	Male	Businessman No. 02/03, Lotus Rd, Colombo 01.	I am the owner of this shop. Here I am operating three small hotels. My average monthly income is about RS50000. I have registered this business in Colombo Municipal Council. During the construction period dust, noise and vibration issues will arise. Construction laborers and other project staff will come to our shop, so our income will be increased. During the operational period Port Authority staff and general public will come to our shop.
Mr. T.N.M. Kumara	Male	Businessman No. 18, 19,20, Lotus Rd, Colombo 01	I am the owner this business. Here I am operating two retail shops and one book shop. I have registered this business in Colombo Municipal Council. It is good to carry out this development project without affecting to our business. Due to operation of construction vehicles, road network around the project area will be congested with vehicles. RDA should have a proper plan to mitigate this impact.
Mr. K. Piyatilaka	Male	Businessman No. 06, Lotus Rd, Colombo 01	I am operating a betting shop here. Shop is open from 8.30am to 6.00pm. I hope my income will be increased after opening of this office building. During the construction period dust, noise and vibration issues will arise. RDA should take necessary actions to mitigate these impacts.
Mr. M. Miraj	Male	Businessman No. 03, Lotus Rd, Colombo 01	I have a communication and open on weekdays Saturdays. Weekdays I have good income but on weekends not much. I have registered my business in year 2011. I hope after opening of this new office building my income will be increased and traffic congestion will be increased specially on Lotus road.
<b>Name</b>	<b>Sex</b>	<b>Designation /Address</b>	<b>Consultation</b>

Mr. Mohamod Jaseel	Male	Businessman No. 35, Lotus Rd, Colombo 01	I am a renter and operating this communication centre from year 2017. I have not employed any other person only myself. My daily profit is about Rs 1200. I think no any adverse impact happen to my business by this project. After opening of this new office building my income will be increased.
Mr. S.A.P.P. Kumara	Male	Businessman No. 98, Lotus Road, Colombo 01.	I am running a customs clearing agent business for import & export items. I open on all weekdays & Saturday. I don't think that I will get much effect from the constructing that building behind my office. I think after opening of new office building my business will be increased. During the construction period noise, vibration, dust and traffic issues will be increased. Old structures around the area will be get effected by the vibration.
Mr. G.M. Jayantha	Male	Businessman No.72, Lotus Road, Colombo 01.	I am running a tea shop. I have a income about 800/- per day. Open on all weekdays from 8.00am to 10.00 pm. During the construction period my shop gets effects from the vibration. I hope noise and vibration will be increased and it will affect health problems.
Mr. M. Irsad Hussain	Male	Businessman No. 27/28, Lotus Road, Colombo 01	This development is good. We afraid of cracking walls when construction is started.
Mr. R.H.R. Sanjuwa	Male	Businessman No. 554/27/2, Masatiyayawatta, Kadawatha	I am doing this business for 17 years as a customs house agent. Our business hours are 24 hours on week days. Saturday and Sunday, there is no business, because these days are holidays for custom department of Ports Authority. This place is more convenience for our business. We are satisfied to develop infrastructure facilities in our country. Therefore we give our support to start this project.
Mr. Samarasinghe	Male	Businessman 9, Lotus Rd, Colombo 01	We like for this development project, because after opening of this new office, our business will be increased.
Mr. Chaminda Edirisooriya	Male	Businessman 93, Lotus Road, Colombo 01	This shop is more than 35 years old and of aged building which belongs to the CMC. We do here container clearance documentary works of the Ports Authority. Significant impacts will not be occurred his business as shop is located out of the construction site. Due to operation of construction vehicles, road network around the project area will be congested with vehicles. Country development is good. So we support this development project.
Mr. H.G. Indrani	Male	Businessman 15/A ,Lotus Road, Colombo 01	I am doing this business since 40 years. During the construction period dust, noise and vibration will arise.
Mr. Barin	Male	Businessman No.94, Lotus Road, Colombo 01	This development project is very good. After opening of this office building many customers may come to my shop to get photo copies and buy stationeries. However, during construction period dust, noise and vibration issues will arise.

**ANNEXURE 4: DETAILS OF SHOPS LOCATED BETWEEN THE PROPOSED PROJECT SITE AND THE RHS SIDE OF THE LOTUS ROAD AT THE DIRECTION OF OLCOTT MAWATHA ROAD**

S/ N	Name (Owner/Renter)		Shop address	Location (GPS coordinate)	No. of storey	Nature of the business
	Owner's name	Renter's name				
1	Mr. M. Sumsudeen	Mr. M.Irzad Hussain	No.27/28, Lotus Rd, Colombo 01	N 06° 56. 090' E 079° 50.814'	Single storey	Custom document clearance
2	Mr. M. J.B. Perera	Mr. M. C.S. Perera	No.503, Lotus Rd, Colombo 01	N 06° 56. 043' E 079° 50.828'	Single storey	Optician
3	Mr. S.K. Ramasinghe		No.07, Lotus Rd, Colombo 01	N 06° 56. 178' E 079° 50.815'	Single storey	Communication Center
4	Mr. Rajakaruna	Mr. L.A. Jinadasa	No.87, Lotus Rd, Colombo 01	N 06° 56. 158' E 079° 50.824'	Single storey	Saloon
5	Mr. N.S.G. Gunatunga	Mr. H.Rohana	No.79, Lotus Rd, Colombo 01	N 06° 56. 146' E 079° 50.824'	Single storey	Custom document clearance
6	Mr.N. Samarasinghe		No.09,10, Lotus Rd, Colombo 01	N 06° 56. 059' E 079° 50.821'	Two storey	Retail shop
7	Mr.K. Nimalsiri		No.04/05, Lotus Rd, Colombo 01	N 06° 56. 055' E 079° 50.822'	Two storey	Lottery stall
8		Mr.H.D.D.Kumara	No.60, Lotus Rd, Colombo 01	N 06° 56. 135' E 079° 50.823'	Two storey	Hiring Vehicles for Port Authority
9	Mr. L.B.S.K. Jayaratne	Ms. Siththi Fareeda	No.47/119, Samithpura, Mattakkuliya, Colombo	N 06° 56. 091' E 079° 50.813'	Two storey	Eating house
10	Mr. P. Liyanage		No.P/4, Lotus Rd, Colombo 01	N 06° 56. 178' E 079° 50.817'	Single storey	Watch selling center
11	Mr. H. Ariyapala	Mr. S.R.M. Susil	No.29, Lotus Rd, Colombo 01	N 06° 56. 092' E 079° 50.813'	Two storey	Eating house
12	Mr. K. Kusumsiri		No.33, Lotus Rd, Colombo 01	N 06° 56. 102' E 079° 50.820'	Two storey	Shoe repairing Center
13		Mr. E.A. Gunadasa	No.PA109, Lotus Rd, Colombo 01	N 06° 56. 178' E 079° 50.816'	Single storey	Retail shop
14	Mr. H.P.P Susantha	Mr. J.G.P. Susantha	No.41, Lotus Rd, Colombo 01	N 06° 56. 116' E 079° 50.787'	Single storey	Custom document clearance
15	Mr. L.W. Anura Pearls		No.58/59, Lotus Rd, Colombo 01	N 06° 56. 134' E 079° 50.823'	Two storey	Hiring Vehicles for Port
16	Ms.H.G. Indrani		No.15A, Lotus Rd, Colombo 01	N 06° 56. 186' E 079° 50.819'	Single storey	Communication Center
17	Mr. M. D. Ariyaratne		No.25A, Lotus Rd, Colombo 01	N 06° 56. 085' E 079° 50.816'	Single storey	Retail shop

S/ N	Name (Owner/Renter)		Shop address	Location (GPS coordinate)	No. of storey	Nature of the business
	Owner's name	Renter's name				
18	Mr. J.A Premasiri	Mr. W.A.W.R.Weerasinghe	No. P5, Lotus Rd, Colombo 01	N 06° 56. 179' E 079° 50.817'	Two storey	Custom document clearance
19	Mr. D.W Perera	Mr. D.D Perera	No.86, Lotus Rd, Colombo 01	N 06° 56. 153' E 079° 50.827'	Two storey	Betting center
20	Mr. P.W Pathirana	Mr. Rohana Rodrigo	No.39, Lotus Rd, Colombo 01	N 06° 56. 108' E 079° 50.829'	Single storey	Eating house
21	Mr. Nazar	Mr. J.A.A. Franklin	No.55.Lotus Rd, Colombo 01	N 06° 56. 127' E 079° 50.827'	Single storey	Custom document clearance
22	Mr. S.A.A.N Lokuarachchi	Mr. M. Romi	No. P18, Lotus Rd, Colombo 01	N 06° 56. 187' E 079° 50.820'	Single storey	Eating house
23	Ms. C.M.S.M.S. Perera		No.99, 100, Lotus Rd, Colombo 01	N 06° 56. 169' E 079° 50.814'	Two storey	Communication Center
24	Mr. M.N.A.M. Ameem		No.05/06, Lotus Rd, Colombo 01	N 06° 56. 169' E 079° 50.815'	Two storey	Communication Center
25	Mr. Ranjith	Mr. Sadeesh kumar	No.60, Lotus Rd, Colombo 01	N 06° 56. 106' E 079° 50.819'	Two storey	Custom document clearance
26	Ms. M.S.Perera	Mr. A.M Nazeer	No.99/100, Lotus Rd, Colombo 01	N 06° 56. 168' E 079° 50.822'	Two storey	Custom document clearance
27	Mr. W.D.K. Ranjith	Mr. K. Amaradasa	No.11,12, Lotus Rd, Colombo 01	N 06° 56. 065' E 079° 50.820'	Single storey	Retail shop
28	Ms. K.A.D.N. Nalini	Mr. Upul Weerasekara	No.96, Lotus Rd, Colombo 01	N 06° 56. 163' E 079° 50.812'	Single storey	Hiring Vehicles for Port
29	Mr. O.P. Mallikaarachchi	Mr. Chaminda Edirisooriya	No.93, Lotus Rd, Colombo 01	N 06° 56. 168' E 079° 50.812'	Two storey	Hiring Vehicles for Port
30	Ms. W.A.D.A. Udamini Ms. Pavithra Ariyapala		No.13, Lotus Rd, Colombo 01	N 06° 56. 066' E 079° 50.821'	Single storey	Retail shop
31	Mr. P. Dayasena	Mr. D.W Priyantha	No.33/7, Kanakarathne place Lakshapathiya, Moratuwa	N 06° 56. 132' E 079° 50.822'	Single storey	Custom document clearance
32	Mr. Jayasinghe	Mr. K.A Chaminda Dilruksha	No. P1/A, Lotus Rd, Colombo 01	N 06° 56. 052' E 079° 50.829'	Two storey	Betting center
33	Mr. Jayasinghe	Mr. N.H.A Wasantha	No. P1/A, Lotus Rd, Colombo 01	N 06° 56. 052' E 079° 50.829'		Consultancy Service
34	Mr. B.L.D. Senaviratne	Mr. Gamini Pallethenna	No.44/45, Lotus Rd, Colombo 01	N 06° 56. 115' E 079° 50.823'	Single storey	Custom document clearance



S/ N	Name (Owner/Renter)		Shop address	Location (GPS coordinate)	No. of storey	Nature of the business
	Owner's name	Renter's name				
35	Mr. N.K. Bandarathilaka Mr. R.D. Bandarathilaka	Mr. H.P Chandrapala	No.64/65, Lotus Rd, Colombo 01	N 06° 56. 139' E 079° 50.826'	Two storey	Retail shop
36	Mr. Gunasena	Mr.G.M. Jayantha	No.72, Lotus Rd, Colombo 01	N 06° 56. 143' E 079° 50.825'	Single storey	Eating house
37	Mr. S.A.P.P Kumara		No.97,98, Lotus Rd, Colombo 01	N 06° 56. 166' E 079° 50.812'	Two storey	Custom document clearance
38	Mr. N.K.S.M Perera Ms. M.K.S.L. Perera	Mr. S.H. Hiniduma	No.107, Lotus Rd, Colombo 01	N 06° 56. 172' E 079° 50.816'	Single storey	Eating house
39	Mr. Ranjith Perera Mr. H.A Perera Ms Lalitha Perera	Mr. T.N.M. Kumara	No.18,19,20, Lotus Rd, Colombo 01	N 06° 56. 078' E 079° 50.819'	Single storey	Retail shop
40	Mr. D.K. Jayasinghe	Mr. T.M.N.Kumara	No.17, Lotus Rd, Colombo 01	N 06° 56. 071' E 079° 50.819'	Single storey	Stationery Shop
41	Mr. H.P.P. Susantha		No. P5, Olcut Rd, Colombo 11	N 06° 56. 040' E 079° 50.833'	Single storey	Communication Center
42	Mr. H.H.Wiliam Mr. R.D.M.L. Kularathna Mr. P.K. Dharmasiri Mr. Karanolis Appuhami	Mr. P.K.Wimalarathna	No.2/3, Lotus Rd, Colombo 01	N 06° 56. 056' E 079° 50.822' & N 06° 56. 052' E 079° 50.820'	Two storey	Eating house
43	Ms.Thilini	Mr. Mani Maran	No.48, Lotus Rd, Colombo 01	N 06° 56. 121' E 079° 50.822'	Two storey	Custom document clearance
44	Ms. M.L.K.Perera	Ms. S.S.N.Silwa	No.70,71 Lotus Rd, Colombo 01	N 06° 56. 141' E 079° 50.824'	Single storey	Communication Center
45	Mr. W.D.Antony	Mr. P.A.Dayarathna	No.42,43, Lotus Rd, Colombo 01	N 06° 56. 113' E 079° 50.826'	Single storey	Custom document clearance
46		Mr. Palani Kalimuththu	No.60A, Lotus Rd, Colombo 01	N 06° 56. 135' E 079° 50.823'	Two storey	Hiring Vehicles for Port
47	Mr. B.K.B.U. Shantha	Mr. R.H.R.Sanjeewa	No.36, Lotus Rd, Colombo 01	N 06° 56. 107' E 079° 50.826'	Two storey	Custom document clearance

S/ N	Name (Owner/Renter)		Shop address	Location (GPS coordinate)	No. of storey	Nature of the business
	Owner's name	Renter's name				
48	Mr. Upul Shantha	Mr. Mohomad Mizar	No.36, Lotus Rd, Colombo 01	N 06° 56. 107' E 079° 50.818'	Single storey	Custom document clearance
49	Mr. K.Rathnasiri	Mr. K.P.Piyathilaka	No.06, Lotus Rd, Colombo 01	N 06° 56. 043' E 079° 50.834'	Single storey	Betting Shop
50	Upul Shantha	M.Sadiq	No.37, Lotus Rd, Colombo 01	N 06° 56. 107' E 079° 50.826'	Single storey	Custom document clearance
51	Mr. Kariyawasam	Mr. M.Miraj	No.03, Lotus Rd, Colombo 01	N 06° 56. 189' E 079° 50.820'	Single storey	Communication Center
52	Mr. Kariyawasam	Mr. M.Saleem	No.03, Lotus Rd, Colombo 01	N 06° 56. 191' E 079° 50.821'	Single storey	Communication Center
53	Ms.K.A.D.Nanda Nalini	Mr. P.G.R.Gunathilaka	No.112/4, Sri Dewananda rd,Thunbovila,Piliyandala	N 06° 56. 165' E 079° 50.821'	Single storey	Retail shop
54	Mr. E.A.Gnadasa		No. P1, Lotus Rd, Colombo 01	N 06° 56. 173' E 079° 50.815'	Single storey	Retail shop
55	Ms. Vijitha De Mel	Ms. S.P.Shamali	No.25,26, Lotus Rd, Colombo 01	N 06° 56. 087' E 079° 50.821'	Single storey	Eating house
56	Mr. S.M. Thilanagama		No.67, Lotus Rd, Colombo 01	N 06° 56. 140' E 079° 50.823'	Two storey	Optician
57	Ms. Shamali Ekanayaka		No.149/45, Ketawalamulla, Dematagoda	N 06° 56. 156' E 079° 50.836'	Single storey	Retail shop
58		Mr. I.A.S.Ilangakon	No.92, Lotus Rd, Colombo 01	N 06° 56. 157' E 079° 50.819'	Two storey	Hiring Vehicles for Port
59	Mr. K.A.Premathilaka		No.16, Lotus Rd, Colombo 01	N 06° 56. 185' E 079° 50.818'	Single storey	Communication Center
60	Mr. K.Rathnasiri	Mr. Chandana	No.1/574, Lotus Rd, Colombo 01	N 06° 56. 040' E 079° 50.836'	Single storey	Lottery Stall
61	Mr. T.Dayasena	Mr. A.G.C.Piyarathna	No.57, Lotus Rd, Colombo 01	N 06° 56. 132' E 079° 50.822'	Single storey	Hiring Vehicles for Port
62	Ms. Himali Kalandani	Mr. G.H.L.Sanjaya Lakmal	No.P1, Lotus Rd, Colombo 01	N 06° 56. 046' E 079° 50.823'	Single storey	Eating house
63	Mr. P.Victor	Mr. K.G.D.I.D.De Siwa	No.83, Lotus Rd, Colombo 01	N 06° 56. 153' E 079° 50.836'	Two storey	Hiring Vehicles for Port
64	Mr. B.Sisira Kumara	Mr. M.Baring	No.94, Lotus Rd, Colombo 01	N 06° 56. 162' E 079° 50.818'	Two storey	Communication Center
65	Mr. T.K.M.K.Kavinda	Mr. A.D.Munidasa	No.32, Lotus Rd, Colombo 01	N 06° 56. 094' E 079° 50.817'	Two storey	Eating house
66	Mr. J.Nawarathna		No.17B, Lotus Rd, Colombo 01	N 06° 56. 071'	Single storey	Retail shop

S/ N	Name (Owner/Renter)		Shop address	Location (GPS coordinate)	No. of storey	Nature of the business
	Owner's name	Renter's name				
				E 079° 50.823'		
67	Mr. S.N.Kumarasiri Bandara	Mr. Dinesh Wasantha	No.64, Lotus Rd, Colombo 01	N 06° 56. 139' E 079° 50.826'	Two storey	Optician
68	Mr. K.V.Rodrigo	Mr.A.D.Liyanage	No.50, Lotus Rd, Colombo 01	N 06° 56. 121' E 079° 50.822'	Two storey	Custom document clearance
69	Mr. K.V.Rodrigo	Mr. U.C.K.Kumara	No.52, Lotus Rd, Colombo 01	N 06° 56. 121' E 079° 50.822'	Single storey	Custom document clearance
70	Mr. G.N.Perera	Mr. M.S.K.Manjula	No.68, Lotus Rd, Colombo 01	N 06° 56. 139' E 079° 50.826'	Single storey	Hiring Vehicles for Port
71	Mr. K.A. Premathilaka	Mr. M.A.AZeem	No.16A, Lotus Rd, Colombo 01	N 06° 56. 186' E 079° 50.819'	Single storey	Communication Center
72	Mr. Mohomad Nalir	Mr. Mohomad Jazeer	No.35, Lotus Rd, Colombo 01	N 06° 56. 103' E 079° 50.820'	Single storey	Communication Center
73	Mr. K.P. Samaraweera	Mr. K.P.Himasiri lal	No.21/22, Lotus Rd, Colombo 01	N 06° 56. 077' E 079° 50.815'	Single storey	Tailoring Shop