

Resettlement Plan

December 2022

India: Chennai Metro Rail Investment Project Corridor 3

(Part 1)

Prepared by the Department of Planning, Development and Special Initiatives, Government of Tamil Nadu, acting through the Chennai Metro Rail Limited (CMRL) for the Asian Development Bank.

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CURRENCY EQUIVALENTS

(as of 6 December 2022)

Currency unit	–	Indian Rupee (₹)
₹1.00	=	\$0.012
\$1.00	=	₹81.89

ABBREVIATIONS

ADB	–	Asian Development Bank
AIIB	–	Asian Infrastructure Investment Bank
CMRL	–	Chennai Metro Rail Limited
CPIAL	–	Consumer Price Index for Agricultural Labourers
ESF	–	environment and social framework
GRC	–	grievance redress committee
GRM	–	grievance redress mechanism
LARRA	–	Land Acquisition Rehabilitation and Resettlement Authority
MDB	–	multilateral development bank
MRTS	–	mass rapid transit system
NDB	–	New Development Bank
NGO	–	nongovernment organization
PIU	–	project implementation unit
PMU	–	project management unit
RFCTLARR	–	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement
RPF	–	resettlement planning framework
R&R	–	resettlement and rehabilitation
SoR	–	schedule of rates
SMU	–	social management unit
SIA	–	social impact assessment
SPS	–	safeguard policy statement

NOTES

- (i) The fiscal year (FY) of the Government of India ends on 31 March. FY before a calendar year denotes the year in which the fiscal year ends, e.g., FY2020 ends on 31 March 2020.
- (ii) In this report, "\$" refers to US dollars

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EXECUTIVE SUMMARY

1. The Chennai Metro Rail Investment Project Corridor 3 from Sholinganallur to State Industries Promotion Corporation of Tamil Nadu (SIPCOT) is being taken up to provide better Metro connectivity to employment centres on this section.
2. This document is prepared for Corridor 3 from Sholinganallur to SIPCOT. It includes 10 elevated stations, viaduct and electrical works. The report identifies the project impacts, and provides the mitigation measures taken to address the impacts. Chennai Metro Rail Limited (CMRL) prepared a Resettlement Planning Framework comprising its policy of compensation and updated entitlement matrix which meet the requirements of ADB Safeguard Policy Statement (SPS) and valid for all Chennai metro Phase 2 projects. Land acquisition will be carried out according to Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997/2019.
3. As per the Detailed Design Report the impact is limited only on 4 common property resources (two bus waiting shelters, one security cabin and one traffic control booth) and transfer of 1.5 Ha of land owned by SIPCOT. CMRL will reconstruct the affected common property resources and handover to the respective departments in consultations with the user department. An area of 1.5 Ha of the land owned by the SIPCOT would be used for construction of the C3 Metro line. CMRL has already obtained government orders to utilize the land required for construction of the metro line corridor 3, also the CMRL has received the non-objection from the TNRDC for implementation of the project along the Old Mahabalipuram Road (OMR).
4. Community consultations were conducted at proposed station locations to elicit suggestions on R&R benefits and project aspects like fare tariff. Meetings were held with the likely affected persons to discuss about the project and communicate that compensation and R&R benefits will be paid as per approved Resettlement planning Framework if they are affected by the project.
5. A grievance redress mechanism is already in place at CMRL. At the first level the grievances are received by the Project Implementation Unit and addressed by Grievance Redress Committee comprising officers of CMRL. Registration of grievances, time-bound redressal and disclosure is CMRL's responsibility.
6. A Project Implementation Unit has been established for the project headed by Project Director reporting to Director Projects, CMRL and Managing Director, CMRL will be set up. This set up takes care of all the technical and financial aspects of the project. All land acquisition and resettlement activities will be carried out by office of Safeguards Expert, CMRL.
7. The project will be commissioned in 53 months starting from the date of award of civil contracts. This RP has been prepared based on the Detailed Design Report and the RP shall be updated if any changes are noticed during the project implementation. The RP shall be updated prior to award of contract and compensation to the affected peoples shall be delivered prior to displacement. As of date of RP, there is no contract awarded yet.

I. INTRODUCTION

A. Project Background

1. Chennai Metropolitan Area (CMA) extends over area of 1189 sq.km which comprises Chennai District and part of Thiruvallur District and part of Kancheepuram District. In year 2011, resident population of CMA was 8.0 million. As per Chennai Second Master Plan 2026, the estimated population of CMA in year 2026 is 12.6 million people with an estimate of daily passenger traffic of 20.8 million in 2026. CMA has emerged as a leading national automotive hub with major manufacturers operating their plants in the area. CMA also houses a growing number of software and financial services firms.

2. In year 2015, average journey speed was 17 kmph during peak hours. As per Business-As-Usual scenario in Comprehensive Mobility Plan 2018, major roads are forecast to function in excess of their capacity in year 2035 at average speed 19 kmph. The Comprehensive Mobility Plan identified projects so as to increase public transport share in person trips by motorized vehicular modes in year 2035 to 60% compared to 44% in year 2015 ie., 41% of trips by all modes in year 2035 compared to 30% in 2015. Among these projects are 8 mass transport corridors, one of which is from Padiyanallur-Madhavaram-Siruseri: the latter section of this corridor is Chennai metro Corridor 3.

3. With a view to develop effective and efficient mass transit systems in addition to the existing public transportation and Phase-I Metro rail system, the Government of Tamil Nadu has decided to implement Corridor 3 as a part of Phase-II Metro Rail Network.

4. In view of the global health alert due to the COVID-19, the processes involved in the preparation of the RP has been strictly implemented with due consideration of the health protocol. It has become very evident that such protocols are observed in at least two major undertakings: during public consultations and during data gathering. The conduct of public consultations and/or meetings, ensured that the venue can accommodate the number of target participants with appropriate physical distancing. The venue had been properly disinfected, and chairs are arranged at least a meter apart. Prior to participants' entry to the venue, a temperature check was conducted to ensure that no participants with fever can attend the meeting, participants are all provided with face masks and alcohol, or hand sanitizer is available. No physical contact (e.g., handshake, embracing, etc.) were always observed. Data gathering for the RP has likewise ensured all protocols were observed, especially in the conduct of interviews (e.g., during SES, IOL etc.), the interviewer always had wear facemask and maintained a distance of at least a meter away from interviewee. Throughout the process, the interviewer observed the "no contact policy (e.g., handshake, embracing, etc.)" always and where appropriate virtual methods were employed. All other resettlement activities conformed with government health advisories. When government health agencies/authorities issue strict quarantine measures, all resettlement activities were put in abeyance until all restrictions are lifted.

5. **Project outcome.** The project on implementation, will provide major socio-economic benefits to the society particularly in the influence zone of the corridor, such as:

- (i) provide safe, reliable, affordable and environment friendly public mass transit system for Chennai Metropolitan Area with efficient connectivity to the major and

- (ii) growing service employment centres at Siruseri and SIPCOT¹ industrial area;
- (iii) result in larger share of public transport in meeting mobility needs of the city; and
- (iii) lead to enhanced economic productivity of the city and thereby assistance for more job creation.

B. Project Description

6. Chennai suburban railway network supplements the mass rapid transit system (MRTS). MRTS of length 19.35 km from Chennai Beach to Velachery is in operation, land acquisition for balance MRTS section from Velachery to St Thomas Mount is in process. Chennai Metro Phase 1 of 45 km is in operation, work on 9 km extension from Washermanpet to Wimco nagar is scheduled to be completed soon.

7. Work on priority metro railway sections i.e., approx. 35 km from Madhavaram to Sholinganallur on Corridor 3 and approx. 16 km on Corridor 5 of Phase 2 metro is in progress. Work on balance 9.627 km Corridor 3 and balance 30.125 km Corridor 5 and 26.085 km Corridor 4 is under initiation. This report pertains to balance 9.627 km of Corridor 3 after Sholinganallur station upto SIPCOT 2 station fully elevated and covering 10 stations. Phase 2 metro network and the alignment and station locations of Corridor 3 is depicted in Annexure -1

C. Project Components

8. The project includes stations, viaduct, and electrical substations. No depot is proposed.

(i) Stations

9. There are 10 stations (all are elevated) proposed. The details of location and inter-station distances are given in the Table I-1.

Table I-1: List of Stations

SN	Station Name	Inter station distance (meter)	Chainage (meter)	Elevated / UG (size of station in meter)
1	Sholinganallur Lake	1,191	36,235	Elevated (140x32.35)
2	Sri Ponnamman Temple	818	37,053	Elevated (140x32.35)
3	Sathyabama University	866	37,919	Elevated (140x32.35)
4	St. Joseph's College	827	38,746	Elevated (140x32.35)
5	Semmancheri	805	39,551	Elevated (140x32.35)
6	Gandhi Nagar	1,151	40,702	Elevated (140x32.35)
7	Navallur	733	41,435	Elevated (140x32.35)
8	Siruseri	1,102	42,537	Elevated (140x37.04)
9	SIPCOT 1	1,069	43,606	Elevated (140x21.95)
10	SIPCOT 2	1,065	44,671	Elevated (140x21.95)

10. Corridor 3 metro line is proposed to run elevated along NH 49A in the second level above existing road so as to accommodate elevated road in the first level. Construction of metro will be done independent of the elevated road. The proposed stations are located within road right of way and the land owned by the SIPCOT.

¹ The State Industries Promotion Corporation of Tamil Nadu Limited is an institution owned by the Government of Tamil Nadu to promote industrial growth in the state of Tamil Nadu

11. Bicycle sharing and pick/drop zones for autorickshaw, taxi and bus with pedestrian connectivity are planned at stations. Certain stations are identified for feeder bus services. Off street parking for park and ride and commercial development are not proposed on this Corridor. At grade pedestrian crossings are planned: subways will be planned subsequently. All these facilities are proposed within road right of way.

(ii) Viaduct

12. The viaduct will be located within the right of way of existing road and government land therefore does not require the acquisition of private land.

(iii) Electrical Works

13. One receiving substation is proposed at Siruseri.

D. Adverse Social Impact and Resettlement Plan.

14. As per the Detailed Project Report done in December 2018, the project had estimated acquisition of 2033 Sq meters of private land and 6155 Sq meter of government land. The CMRL has done the design optimization while preparing the detailed design report (through a technical consultant) in March 2021 and identified (census and socio-economic survey conducted on 1st March 2021) that two kiosks and 4 common property resources only would be affected due to the implementation of the corridor 3, accordingly the Resettlement Plan was prepared and disclosed on the CMRL as well as ADB websites. The document was disclosed in March 2022 after the various rounds of review by the respective authorities.

15. The design optimization has been continued by the CMRL; the affected two Kiosks have also been avoided from the impact. As per the final detailed design report the impact is limited only on 4 common property resources and transfer of 1.5 Ha of government land.

16. The Resettlement Plan in March 2021 was prepared as a mitigation plan and the same has been disclosed on CMRL as well as ADB website in March 2022. This resettlement plan was prepared ensuring the compliance with ADBs SPS requirements for involuntary resettlement which includes:

- (i) Screening to identify involuntary resettlement impacts and risks. Minimizing and avoiding resettlement impacts of each subproject by exploring all viable alternative designs.
- (ii) Carrying out consultations with displaced persons, host communities and NGOs, informing all displaced persons of their entitlements and resettlement options, ensuring their participation in planning, implementation, and monitoring and evaluation of resettlement programs.
- (iii) Where the resettlement impacts are unavoidable, the displaced persons should be assisted in improving or at least regaining their standard of living.
- (iv) Vulnerable groups, including households headed by women, the elderly, the disabled, and indigenous groups, those without legal title to land and property, and those living Below Poverty Line will be given special assistance to improve their socioeconomic status.
- (v) The absence of formal title to land is not a bar to policy entitlements.
- (vi) Compensation for all lost assets acquired or affected is based on the principle of replacement cost.

- (vii) Restoration of livelihoods and residences of the displaced persons will be facilitated with adequate resources according to the RP and before the start of civil works construction.
- (viii) Where physical displacement takes place, displaced persons are to be assisted in integrating economically and socially into host communities in such a way that any adverse impacts on the host communities are minimized and social harmony is promoted;
- (ix) All payments, including compensation for the loss of land, assets, structures, trees, income, and common properties will be made prior to physical or economic displacement and the commencement of civil works construction.
- (x) Disclose the draft resettlement plan, including documentation of the consultation process in a timely manner to displaced persons and other stakeholders. Disclose the final resettlement plan and other documents such as the monitoring reports to displaced persons and other stakeholders.

E. Methodology

17. The resettlement plan was prepared based on the information collected through interview of all impacted families and consultations with community groups at locations of stations. Meetings were also held in CMRL office where representatives of impacted families were informed of the project and efforts to reduce and minimize adverse impacts. Information on CMRL policy and method of compensating for acquired land and structures, entitlement of resettlement and rehabilitation allowances approved by CMRL were inputs to this report. Requirement of acquisition of land and structures has been assessed by CMRL based on footprint of the viaduct and stations as per alignment proposed in Detailed Project Report of December 2018 which has subsequently been revised in March 2021. The Socio-Economic Survey (SES) format is placed at Annexure 2.

18. A comparison of the National laws, Project policy and ADB Safeguard Policy Statement requirements shows that ADB SPS requirements are satisfied in Corridor 3.

F. Minimizing Project Impacts

19. Project impacts have been minimized by using good design practices. These include:

- (i) The proposed alignment and stations are now located entirely within right of way of existing NH 49A and roads inside SIPCOT area.
- (ii) The metro line is proposed at second level above the road retaining provision for a future elevated road at first level as an independent project. Such arrangement will result in saving of road space and minimizing property acquisition.

G. Cut-off date

20. The end date of census and socio-economic survey, i.e., 1st March 2021 was the cutoff date. Further the CMRL has optimized the design at station locations (as part of the detailed design) and avoided the adverse impact that would have on the two Kiosks, this has been confirmed by the project team (including the ADB consultants) on 3 November 2022. Updating of RP will be done if any changes are proposed in the design/alignment deviating from the present corridor of impact. ,.

H. Objective of this Report.

21. This report documents social and economic disruption and/or displacement of households/individuals/communities arising out of the implementation of Corridor 3, mitigation measures and plan for implementation of mitigation measures. The report presents the status of the resettlement plan which was prepared based on the detailed design report (in March 2021) in compliance with laws enacted by the Government of Tamil Nadu, RTFCTLARR Act 2013, ADB SPS and CMRL Policy.

22. This report illustrates the various steps taken by the CMRL to further (from the RP prepared in March 2021) minimize the involuntary resettlement impact (impact identified on two commercial Kiosks and 4 common properties). The requirement of private land acquisition and transfer of government land and the status of acquisition/transfer based on the detailed design report is also presented in this report.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Land Acquisition

23. As per the final detailed design report the impact is limited only on 4 common property resources and transfer of 1.5 Ha of land owned by SIPCOT. CMRL will reconstruct the affected common property resources and handover to the respective departments in consultations with the user department. The station wise corridor of impact as per the DPR and DDR has shown in the design drawing attached as Annexure 3. An area of 1.5 Ha of the land owned by the SIPCOT would be used for construction of the C3 Metro line. The location wise government land to be acquired and the status of acquisition is summarized in the table below. CMRL has already obtained government orders to utilize the land required for construction of the metro line in SIPCOT land. The details of the government order are summarized in the below table and the government order is attached as Annexure 4. Also, the CMRL has obtained the no objection from TNRDC in constructing the metro line along the highway the Old Mahabalipuram Road (OMR), the high-power committee decision in this regard is attached as Annexure 5.

Table II-1: The location wise government land to be procured as per the DDR and status of procurement.

S.No.	Station No.	Location	Ownership Details	Area to be transferred (Sq.Mt.)	Area transferred	Reference (GO.No. & Date)
No Requirement of Government/Private Lands for the stretch from Station No 41 to 48						
1	49/C3	SIPCOT I Metro	SIPCOT	1138	1138	GO.217 Dt. 09/11/2021
2	50/C3	SIPCOT II Metro	SIPCOT	1004	1004	GO.218 Dt. 09/11/2021
3	1/C3	Curve No – 25 Near Siruseri	SIPCOT	1601	1601	GO.219 Dt. 09/11/2021
4	2/C3	Curve No – 27 Near Sipcot - 01	SIPCOT	1805	1805	GO.220 Dt. 09/11/2021
5	3/C3	Curve No – 28 Near Sipcot - 02	SIPCOT	1784	1784	GO.221 Dt. 09/11/2021
6	4/C3	Stabling Bay Portal Piers	SIPCOT	239	239	GO.222 Dt. 09/11/2021
7		SIPCOT RSS	SIPCOT	7500	7500	GO.223 Dt.09/11/2021
Total Area in Sqm				15071	15071	
Total Area in Hectares				1.5	1.5	

B. Impact on Private structures

24. As per the modified alignment drawings no private structures would be affected, the earlier affected two kiosks are also avoided, hence the involuntary resettlement impact is nil in this subproject.

25. The snapshots of the various station locations are shown in Annexure 6. As part of documenting the progress on land acquisition and implementation of other social safeguard documents, the ADB social safeguard consultant team has visited the corridor 3 alignment including station locations on 2nd November 2022 and confirmed that no permanent or temporary private structures are affected due to this sub project.

26. The team has also verified all the documents, including the DDR drawings with respect to the land acquisition, consultations done by the CMRL with the SIPCOT team (on utilization of the land and the impact of construction period). The minutes of the meeting held between the SIPCOT and the CMRL are attached as appendix -7. The minutes show that, the project has discussed in detail among the group and the CMRL has positively addressed all the concerns and queries of the SIPCOT.

C. Common Property Resources

27. Common property resources (CPRs) getting impacted are 4 in number, comprising bus shelters, police booth and security booth. Their locations are listed in Table II-4. CMRL will reconstruct the affected common property resources and handover to the respective departments in consultations with the user department.

Table II-2: Location of affected common property resources

Station	Common property resources affected	Number
Gandhinagar	Police booth	1
Navallur	Bus shelter	2
Viaduct between Siruseri and SIPCOT 1 stations	Security booth	1

D. Temporary impacts during construction

28. Any impacts during construction will be addressed according to the Environmental Management Plan for the Project. For labour camps and construction yards, land under viaduct and stations falling within road right of way, and construction vehicle movement along the outer boundary of certain stations located on straight sections off the road right of way, land will be acquired temporarily: rental shall be paid as per the Entitlement Matrix. Diversion of non-construction vehicles will be done through alternative roads since the worksites are in urban area. Upon conclusive tree inventory, compensatory tree planting at alternate locations shall be done; temporary noise barriers will be installed, measures to minimize fugitive dust and surface and groundwater pollution and manage solid waste disposal shall be implemented. Area of temporary acquisition does not include area for labour camps and construction yards: these two components will be confirmed after the construction contractors mobilise for civil works.

E. Indigenous Peoples

29. No indigenous peoples population, as defined under the SPS, was found in the project area.

30. Land acquisition for Chennai Metro Phase II projects will be governed by provisions of Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997 (Tamil Nadu Act 10 of 1999) and while determining the compensation for land, the competent authority will be guided by the provisions of Sec 26, Sec 27, Sec 28, Sec 29 and Sec 30 of RFCTLARR Act, 2013. In case of the Corridor 3 project, procurement of 1.5 Ha of the government land and relocation of 4 CPRs located in the road right of way would only be required, no private land acquisition is involved. However, in compliance with RFCTLARR Act 2013 and MDB policy, it will be ensured that the relocation of these affected common property resources would be relocated in consultation with the user departments.

31. Public notice which was issued on 21st February 2019 in newspapers of acquisition of property under Section 3/2 of the Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997 (Tamil Nadu Act 10 of 1999) is not valid because of the revision in the alignment (done during the DDR stage). As land acquisition is not required in respect to government land transfer and relocation of common properties located within the right of the way of the road, no new public notice will be issued regarding in these.

32. **Restriction of land use or access:** The piers and viaducts are all planned on the median of the road/ or on the service road. There will be no adverse impact on the adjoining property and as a result there will be no restrictions of the land use because of the metro viaduct. Even in the station locations there is a service road provided around the entry structure and as a result the adjoining properties will also have no restrictions on the land use.

III. CONSULTATION, PARTICIPATION AND DISCLOSURE

A. Consultation and Participation Process

33. Consultations with various stakeholders will be carried out throughout the project cycle. The consultations will be conducted by the PIU and the NGO. Stakeholders will include primary stakeholders who are project displaced persons and the PIU. Additionally, the concerned deputy commissioner of the district, commissioner of the corporation/ municipalities and revenue officials are also considered to be the primary stakeholders. Other stakeholders in the project include ward level members, local councilors, resident welfare associations (RWAs), local community groups, women's groups and people of the project area.

34. In order to engage with the community and enhance public understanding on the project and address the issues pertaining to resettlement, various sections of affected persons and other stakeholders will be consulted through focus group discussions (FGD), meetings and individual interviews during the detailed project report and resettlement plan preparation of the project. The opinions of the stakeholders and their perceptions were obtained during these consultations and incorporated in the design wherever feasible.

35. Meaningful consultations will be undertaken with the affected persons, their host communities and civil society soon after the resettlement planning framework is approved. Consultation will be carried out throughout the resettlement plan implementation and the project implementation unit (PIU), and the implementation support NGO will be responsible for conducting these consultations. The PIU will ensure that groups and individuals consulted are informed about the outcome of the decision-making process and confirm how their views were incorporated. The consultation process established for the project will employ a range of formal and informal consultative methods. Different techniques of consultation with stakeholders are proposed during project implementation, such as in-depth interviews, public meetings, and group discussions.

36. Meaningful consultation is a process that: (a) begins early in the preparation stage of the project and is carried out on an ongoing basis throughout the implementation and life cycle of the project; (b) ensures that all parties have a voice in consultation, including national and subnational government, the private sector, nongovernmental organizations and people affected by the project, including, as applicable, indigenous peoples; (c) provides additional support as needed to ensure participation of women, elderly, young, disabled, minorities and other vulnerable groups; (d) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to the people affected by the project and other stakeholders; (e) is undertaken in an atmosphere free of intimidation or coercion; (e) is gender inclusive, accessible, responsive and tailored to the needs of vulnerable groups; and (f) enables the consideration of relevant views of people affected by the project and other stakeholders in decision-making. The project will continue consultation with stakeholders throughout the project implementation as necessary on issues related to involuntary resettlement and implementation of the project-level grievance mechanism. Women's participation will be ensured by involving them in public consultation at various stages of project preparation. The venue and the time of meetings must be convenient for women.

37. The methodology followed for public consultations will include: (i) informing all the likely displaced persons, ward committee members, local NGOs, RWAs and CBOs of upcoming meetings; (ii) conducting the meetings; and (iii) documenting the minutes of the meetings, noting the list of participants as recorded by signature and filing photographs taken of the

consultations. The implementing organization will ensure that groups and individuals consulted are informed about the outcome of the decision-making process and confirm how their views were incorporated.

38. Consultation meetings with groups of stakeholders and community were held. The opinions obtained during these consultations are summarized in Table III-1. Format and record of public consultations and meetings are placed at Annexure 8. Meaningful consultations at additional locations on account of revision in alignment or station locations if any will be conducted in year 2022 and shall be reflected in the updated RP.

Table III-1: Public Consultations at Station Locations Onsite 2019

Venue	Date	Number of persons attended	Suggestions / Opinions
Sholinganallur lake	24/2/2019	4	Reduced travel time, enhance economy, employment, increased property values.
			Nil negative impacts
Sathyabama University	24/2/2019	9	Reduced travel time, enhance economy, decreased GHG
			Loss of livelihood, house/shop; migration
St. Joseph College	6/3/2019	12	Reduced travel time, enhance economy, decreased accidents and GHG
			Loss of livelihood, house/shop; disruption
Semmancheri	7/3/2019	10	Reduced travel time, enhance employment, property values decreased accidents and GHG;
			Land acquisition, loss of livelihood and income
Gandhi Nagar	8/3/2019	6	Reduced travel time, enhance economy, decreased accidents
			Loss of livelihood and income
Navalur	8/3/2019	8	Reduced travel time, enhance economy; decreased accidents and GHG;
			Loss of livelihood and income, house/shop; migration
Siruseri	24/3/2019	5	Reduced travel time, enhance economy decreased accidents and GHG;
			Loss of livelihood and income
Sipcot 1 & 2	24/3/2019	4	Reduced travel time, enhance employment, property values decreased GHG;
			Nil negative impacts
Sri Ponnamman Temple	2/4/2019	7	Reduced travel time, enhance economy, property values
			Loss of livelihood and income

39. CMRL invited all citizens whose properties could be adversely affected by the pre-revised alignment by the project to apprise them of efforts to reduce property acquisition by optimizing the project design. In March 2019 and January 2020 public meetings were conducted at CMRL Office and other offsite venues. The participation is summarized in Table III-2. The outcome of these meetings is summarized in Table III-3.

Table III-2: Public Meetings Offsite 2019 and 2020

Representatives of Titled Affected Families/Properties		
Station Name	Date	Number of participants
Satyabhama University	27.03.2019	3

Non-Title holders and Tenants					
Station Name	Date	Number of participants	Number of Tenants & Vendors	Number of Squatters	Number of Vulnerable Persons
Sathyabama University	22/01/2020	2	0	2	0
Gandhi Nagar	22/01/2020	6	4	1	1
Navalur	22/01/2020	5	3	2	0
Siruseri	22/01/2020	4	3	1	0
St. Joseph College	22/01/2020	4	4	0	0

Table III-3: Outcome of Public Meetings

S.No	Issue	Participant queries
1	Overall Project	<ul style="list-style-type: none"> Associated Environmental (positive & adverse) impacts with this project were explained in detail. Participants were informed that compensation and R&R benefits will be paid as per approved policy of Government of Tamil Nadu. The participants wanted to know whether they would get any employment opportunities from the project implementation. They acknowledged the positive impact of the project such as reducing the travel time, road congestion and accidents without air and noise pollution The participants enquired that the relocation or closure of their shop is temporary or permanent.
2	Route and stations	<ul style="list-style-type: none"> The participants wanted to know the exact route with the stations They wanted to know the exact height of the station as they are afraid that the visibility of their shop and establishment could be adversely impacted
3	Duration of disruption of activities	<ul style="list-style-type: none"> The participants asked about the total period of the project and wanted to know whether customers inflow would be drastically scaled down
4	Relocation benefits	<ul style="list-style-type: none"> The tenants wanted to know about the return of their advance money given to the owners and they were specific about any allowances given to them for the shifting

Table III-4: Outcome of Public Consultations March 2021

Venue	Date	Number of persons attended	Suggestions / Opinions
olinganallur lake	27/4/2021	8	Improvement in transportation system. Increase employment opportunity.
Sathyabama University	27/4/2021	6	Disadvantage to the environment (damage of park, tree etc.) and Loss of house/shop. Loss of income.
St.Joseph College	28/4/2021	6	Increase in migration and increase in crime rates also. Loss of livelihood, land acquisition. Disruption of social/cultural/economic.
Semmancheri	28/4/2021	9	Decrease Greenhouse gas emission. Increase educational level. Increase in property value and decrease in accident.
Gandhi Nagar	28/4/2021	6	Loss of customers & supply disadvantage to the environment (damage of park, tree etc.
Navalur	28/4/2021	8	Increase facilities and decrease in accident. Enhance local economy. Improvement in transportation. Increase educational level
Siruseri	28/4/2021	7	Increase employment opportunity also increase facilities. Disadvantage to the environment damage of park, tree and etc. Shorten the trip.
Sipcot 1	28/4/2021	8	Land Acquisition, loss of customers & supply disadvantage to the environment (damage of park, tree etc.
Sipcot 2	28/4/2021	8	Decrease Greenhouse gas emission. Increase educational level. Increase in property value and decrease in accident.
Viaduct curve no.25 siruseri to sipcot-1	29/4/2021	7	Increase property value. Improvement in transportation system. Disadvantage to the environment damage of park, tree and etc. Shorten the trip.

Consultation During Design Optimization by the Project Team

Two kiosk families were surveyed as affected as per the detailed project report as of March 2022. One of these families owns a kiosk in Navalur station; household is headed by Mr Saminathan who belongs to Scheduled Tribe. The other family headed by Ms Kaveri owns a kiosk in the viaduct section between Siruseri and SIPCOT 1 stations. The project team has informed both the families in August 2022 that the design has been modified at these locations avoiding the places where they are located hence, they would not be affected due to this project.

B. Information Disclosure

40. The resettlement plan will be prepared and implemented in close consultation with key stakeholders. The resettlement plan will be disclosed to the affected community, detailing information including measurement of losses, detailed asset valuations, entitlements and special provisions, grievance procedures, timing of payments, and relocation schedule by the PIU. Copies of the resettlement plan in Tamil will be uploaded on CMRL website and made available at: (i) office of the PIU, CMRL; and (ii) local level offices. A report of disclosure, giving details of the date and location will be shared with the MDBs. The Resettlement Plan prepared based on the detailed design as of March 2021 was disclosed on the web sites of CMRL as well as ADB on March 2022. Further the alignment has been optimized avoiding the adverse impact that demarcated on two kiosks and the Resettlement Plan has also been updated based on the detailed design report as of 30 October 2022. The updated resettlement would be disclosed on CMRL as well as ADB websites.

41. The resettlement framework and the resettlement plan will be placed on the official website of CMRL and the official website of ADB, the Asian Infrastructure Investment Bank, and/or the New Development Bank after approval and endorsement of the resettlement framework and resettlement plan.

42. Resettlement Policy Framework as approved has been disclosed to stakeholders through placement on CMRL website. As land acquisition is not required in this project, no new public notice will be issued regarding their relocation. After field verification by CMRL, heads of affected families will be invited to attend award meeting by CMRL where they will be communicated the policy and amount payable to them as R&R benefit. All safeguard documents including the progress reports and concurrent monitoring reports, impact evaluation reports, list of eligible affected persons will be disclosed on CMRL website. Resettlement plans will be maintained on the CMRL as well as the ADB websites throughout the life of the project. Table III-5 provides a summary of the consultation and disclosure activities.

C. Consultation and Participation Plan

43. A consultation and participation plan will be prepared for the project. The primary purpose of the consultation and participation plan is to disseminate information and to open up the lines of communication between the CMRL and all stakeholders to facilitate the implementation of the project and the early resolution of any conflict issues that may arise. The consultation and participation plan will include the communication processes and activities which will take place throughout the course of the project. In continuation to the first round, Consultations will be conducted in year 2022 where a) design revisions alter or do not alter impacts, but acquisition is not initiated b) revisions alter impacts and acquisition has been initiated. These activities have been delayed due to pandemic and / or detailed design. Confirmation of baseline will be done prior to compensation payments.

Table III-5: Summary of Consultation and Disclosure Activities

Project Phase	Activities	Details	Responsible Agency	Status and Plan of Action
Before resettlement plan implementation	Mapping of the project area	Project area to be mapped, identifying affected locations / revenue numbers	PIU in coordination with Revenue department.	Done
	Stakeholder identification	Cross-section of stakeholders to be identified in order to facilitate their participation in the project.	PIU, NGO to identify all stakeholders.	Done
	Project information dissemination	Information on Project and likely impacts will be disseminated by PIU	Information dissemination will be done by the PIU with assistance from NGO	Done though public consultations and meetings by CMRL and Press reports
	Stakeholder meetings	Meetings at community/individual level with stakeholders	PIU with assistance from NGO	Done
	Socio-economic impact assessment and census surveys	Surveys and consultations to be conducted.	PIU will be assisted by NGO to conduct ground verification of affected families.	Census survey and consultations done. Census outcome will be disclosed after ground verification
	Formulating compensation measures and rehabilitation measures	Based on census surveys, the entitlements will be formulated and shared through discussions.	PIU assisted by NGO, who will conduct all discussions, meetings and workshops and will invite all secondary stakeholders.	Done through RPF
	Disclosure of final entitlements and rehabilitation packages	Dissemination of translated summary of updated resettlement plans to all stakeholders through local offices of CMRL, State administration and CMRL website. Heads of affected families will be invited to attend award meeting by CMRL where they will be communicated the policy and amount payable to them as R&R benefit.	PIU with assistance from NGO	To be done after field verification by CMRL
Resettlement plan implementation and monitoring	Relocation and rehabilitation, livelihood restoration	Addressing any issues which arise during shifting, or relocation or availing eligible assistance	PIU/ NGO	To be done

Project Phase	Activities	Details	Responsible Agency	Status and Plan of Action
	Monitoring of resettlement plan implementation	Monitoring and guidance to PIUs on resettlement plan implementation; Helping PIUs to set up systems for monitoring and reporting on resettlement plan implementation	PIU/ External monitoring agency	

CMRL = Chennai Metro Rail Limited, NGO = nongovernment organization, PIU = project implementation unit, R&R = resettlement and rehabilitation.

IV. GRIEVANCE REDRESS MECHANISM

A. Introduction

44. A project specific grievance redress mechanism (GRM) will be established to receive, evaluate, and facilitate the resolution of affected persons' concerns, complaints, and grievances about the social and environmental performance at the level of the project. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns associated with the project.

45. A common GRM will be in place for social, environmental, or any other grievances related to the investment program. The resettlement and initial environmental examinations will follow the GRM described below. The GRM will provide an accessible and trusted platform for receiving and facilitating the resolution of affected persons' grievances related to the investment program. The multi-tier GRM for the investment program is outlined below, each tier having time-bound schedules and with responsible persons identified to address grievances and seek appropriate persons' advice at each stage, as required.

46. The project area-wide public awareness campaigns will ensure that knowledge of the grievance redress procedures is generated. The PIU, through the appointed NGO will conduct awareness campaigns to ensure that all affected persons and vulnerable households are made aware of grievance redress procedures and entitlements.

47. Affected persons will have the flexibility of conveying grievances/suggestions by dropping grievance redress/suggestion forms in complaints/ suggestion boxes to be installed by CMRL or by e-mail, or by registering complaints on the CMRL website or by post, or by writing in complaints register in the PIU 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 will be undertaken. The PIU social and environmental officers will have the overall responsibility for timely grievance redress on environmental and social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party. A copy of a proposed grievance registration form is given in Annexure 9. All the documents made available to the public will include information on the contact number, address and contact person for registering grievances, and will be disseminated throughout the program area by the PIU with support from the NGO.

B. Establishment of the Land Acquisition, Rehabilitation and Resettlement Authority

48. For the purpose of disputes relating to land acquisition, compensation and R&R, the Government of Tamil Nadu has to establish by notification, one or more authorities to be known as the Land Acquisition Rehabilitation and Resettlement Authority (LARRA). The LARRA shall consist of one person called the presiding officer. The presiding officer shall be either a district judge (or has been a district judge) or a qualified legal practitioner with a minimum of 7 years of service and shall be appointed in consultation with the chief justice of the High Court within the investment program jurisdiction. He/ she shall hold the office for three years and shall be supported by the Registrar and other officers.

C. Proposed Grievance Redress Mechanism

49. Grievance Redressal Mechanism (GRM) will be established at two-levels, one at the field level, PIU and second at the PMU level. In case of grievances that are immediate and urgent in the perception of the complainant, the safeguard Officer from PIU and the NGO will provide the most easily accessible or first level of contact for the quick resolution of grievances. Contact phone numbers and names of the concerned staff and contractors will be posted at all construction sites in visible locations. Figure 3, provides the proposed GRM for Corridor 3.

- (i) **1st level grievance.** The Executive Engineer/ LA/SDO with the assistance of the NGO will receive and record the complaint at the site. Alternatively, the complaint can be registered by phone call, message, email, or on the CMRL website. The complaint will be reviewed, and PIU and NGO staff together will try to resolve the issue on-site in consultation with the aggrieved party. This will be done within 7 days of receipt of a complaint/ grievance.
- (ii) **2nd level grievance.** All grievances that cannot be redressed within 7 days at the field level will be brought to the notice of the Grievance Redressal Committee. The GRC will resolve the grievance within 4 weeks of receipt of a complaint/ grievance in discussion with the NGO and in consultation with the PIU Executive Engineer. The Chairman for the GRM second level committee shall be CGM level officer nominated by Competent Authority of CMRL.

D. Grievance Redress Committee

50. The grievance redress committee (GRC) will comprise of following members:

- (i) Chairmanship of Director (Projects and Planning): Chairman
- (ii) Project Director (PD),
- (iii) Project Land Acquisition Officer (LAO) and
- (iv) Project Social Development Officer (SDO): Member Secretary.
- (v) Representatives from the PAPs, women, NGO and the local body

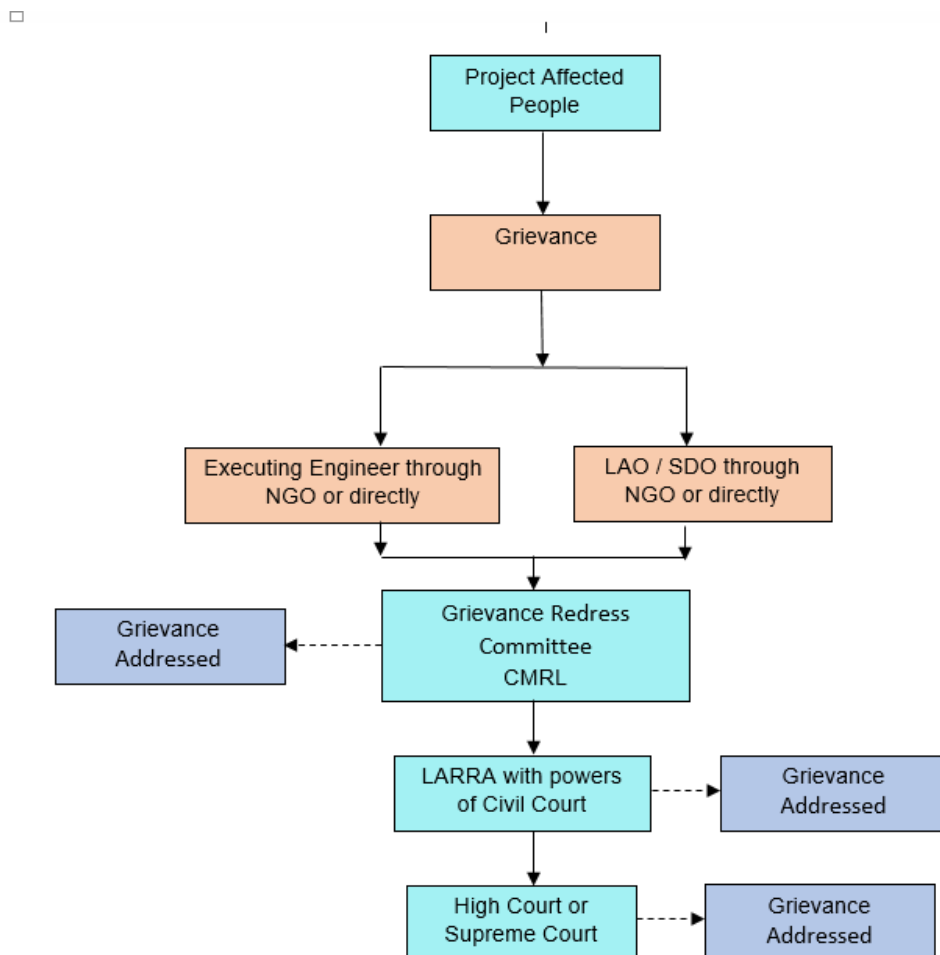
51. The project GRM notwithstanding, an aggrieved person shall have access to the country's legal system at any stage. This can run parallel to accessing the GRM and is not dependent on the negative outcome of the GRM. Alternatively, if the grievance is related to land acquisition or R&R,² the displaced persons can approach the R&R Authority. As per the recently implemented RFCTLARRA 2013, the state government will establish the R&R Authority to address grievances during implementation.

52. In the event that the established GRM is not in a position to resolve the issue, the affected persons can also use the MDBs Accountability Mechanism by directly contacting (in writing) the complaint receiving officer at MDBs headquarters or the MDB India Resident Mission, if any. The complaint can be submitted in any of the official languages of MDB's Developing Member Countries. The MDB Accountability Mechanism information will be included in the project information document to be distributed to the affected communities, as part of the project GRM.

² LARRA admits grievances only with reference to the land acquisition and R&R issues under the RFCTLARRA.

53. Record-keeping: The PIU will keep records of grievances received, including contact details of the complainant, the date the complaint was received, the nature of the grievance, agreed corrective actions and the date these were affected and the final outcome. The number of grievances recorded and resolved and the outcomes will be displayed/disclosed in the PIU office, and on CMRL website, as well as reported in monitoring reports submitted to the MDBs on a semi-annual basis.

Figure 1: Grievance Redress Mechanism



E. Status of Constitution of GRC and Grievance Registered as of 31.10.2022

54. A meeting on GRM was held on 15th December 2021 in the CMRL Admin Building, which was chaired by the Director (Finance), CMRL. To have efficient Grievance Redressal Mechanism, Two Committees viz. First Level Grievance Redressal Committee (PIU) and Second level Grievance Redressal Committee (PMU) were constituted, details of the committee members are presented below. In corridor 3 there is no petition is received for the consideration of the GRC as on 30 October 2022.

First Level Grievance Redressal Committee

Sl No	Name & Designation in CMRL (Th/Tmt)	Appointed as
1	E. Ravindran, DGM (Architect), CMRL	Executive Engineer
2	1.P.Gopalsamy – DC(N-1),CMRL 2.S.Sorubarani – DC(N-2),CMRL 3.K.Elangovan, Estate Officer/Deputy Collector, CMRL 4.P.Sooria Prabha – DC(LA), CMRL	Land Acquisition SDO
3	V.Dhivakar	NGO Representative
4	R Saravana Kumar, Deputy Manager, CMRL	Environment Engineer

Second Level Grievance Redressal Committee:

Sl No	Name & Designation in CMRL (Th/Tmt)	Appointed as
1	B.S.Srinivas (CGM (A&CM) Elevated),CMRL	Chairman
2	DRO(LA), CMRL	Project Social Development Officer
3	T.P.Vinod kumar, JGM, CMRL	Social Management unit of CMRL
4	K.Mohan Doss	Representative of Project Affected Person (PAP)
5	1.K.Poornima 2.D.Dhanam, AM(Legal), CMRL	Women Representatives
6	-	Representative of Local body
7	Dr. Bageerathi	NGO Representative

V. OBJECTIVES, POLICY FRAMEWORK AND ENTITLEMENTS

A. Introduction

55. Resettlement Planning Framework (RPF) has been prepared conforming to the National laws, the State laws and the Asian Infrastructure Investment Bank's (AIIB) Environmental and Social Framework (ESF), 2016, ADB's SPS 2009 and New Development Bank's (NDB) Social and Environment 2016. The resettlement planning framework describes the principles and approach in avoiding, minimizing and mitigating adverse social impacts that may arise in implementing the proposed CMRL – Phase II Corridor 3 project.

56. The resettlement framework outlines the objectives, policy principles, and procedures for land acquisition, compensation, and other assistance measures for displaced persons, under the project. The framework includes guidance on screening and categorization, assessment, planning, grievance redress mechanism, institutional arrangements, and processes to be followed for Corridor 3.

57. The involuntary resettlement safeguards objectives governing resettlement planning and implementation under the project are to: (i) avoid involuntary resettlement wherever possible; (ii) minimize involuntary resettlement by identifying non-displacing or least displacing subproject and design alternatives; (iii) improve, or at least restore, the livelihoods of all displaced persons; (iv) improve the standards of living of the displaced persons including vulnerable groups; and (v) ensure all compensation and resettlement assistance is paid prior to displacement.

B. Policy and Legal Framework

58. The policy framework and entitlements are based on a combination of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (RFCTLARRA) 2013, the Government of Tamil Nadu RFCTLARRA Rules, 2017, The Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997, ADB's SPS, AIIB's ESF, and NDB's safeguard requirements. The salient features of legal frameworks are summarized in the following sub-sections.

1) **Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013**

59. The RFCTLARRA 2013 covers land acquisition and resettlement. The act has recognized the need for resettlement and rehabilitation and has replaced the Land Acquisition Act 1894. The act aims to establish the law on land acquisition, as well as the rehabilitation and resettlement of those directly affected by land acquisition in India. The scope of the Act includes all land acquisition, whether it is done by the Central Government of India or any State Government of India. The act came into force on 01 January 2014. The key features of the Act are outlined below. This Act will be applicable in case of any private is acquired by the project.

60. **Acquisition for public purpose:** The Land Acquisition Act of 1894 facilitated the Government to acquire private land for use for public purposes, or acquire land for companies proposing to utilize the land for a public purpose. The new act defines public purpose more specifically, compared to the earlier act, thereby reducing scope for misinterpretation. The new act does not allow any change in purpose after acquisition.

61. **Social impact assessment (SIA) is mandatory:** Under the new act, SIA is mandatory. It prescribes the need for an SIA by the Gram Sabah or an equivalent body in urban areas as part of the preliminary investigations for the land acquisition. The SIA will assess public purpose, minimum extent of land required, estimation of displacement and social impact on DPs, including costs. The SIA will be appraised by an expert group. No land acquisition shall be initiated unless the SIA is approved by the expert group.

62. The new act provides timelines for implementation, as given below:-

- (i) SIA to be completed within six months;
- (ii) Appraisal by an expert group within two months of receiving the SIA report;
- (iii) Preliminary notification has to be published within 12 months from the date of appraisal of the SIA report submitted by the expert group;
- (iv) Objections to be given within 60 days of the preliminary notification;
- (v) Public hearing to be conducted after the preliminary notification;
- (vi) Publication of the Draft Declaration of Land Acquisition and the Resettlement and Rehabilitation (R&R) Scheme to be carried out after the public hearing and within 12 months of the publication of the preliminary notification;
- (vii) Compensation award to be made within 12 months of the date of the draft Declaration of Land Acquisition and the R&R Scheme;
- (viii) Compensation amount to be paid within three months of award and R&R amount within 6 months, and
- (ix) Infrastructure and amenities to be provided within 18 months of award.

63. The process will lapse should no land acquisition notification be issued within 12 months of the expert group report. The timeline is however extendable by the appropriate government by a further 12 months if it is deemed necessary.

64. **Retroactive Clause:** In cases where land acquisition proceedings have been initiated under the Land Acquisition Act, 1894, then (a) where no award under Section 11 of the said Land Acquisition Act has been made, then, all provisions of the new act relating to the determination of compensation, rehabilitation and resettlement shall apply; or, (b) where an award under said Section 11 has been made, then such proceedings shall continue under the provisions of the said Land Acquisition Act, as if the said act has not been repealed. In cases where land acquisition proceedings have been initiated under the Land Acquisition Act, 1894 and where an award under Section 11 has been made five years or more prior to the commencement of the new Act, but the physical possession of the land has not been taken or the compensation has not been paid, the proceedings shall be deemed to have lapsed and the appropriate government, if it so chooses, shall initiate the proceedings of such land acquisition afresh in accordance with the provisions of the new act. Furthermore, where an award has been made and compensation in respect of a majority of land holdings has not been accepted, then all beneficiaries specified in the notification for acquisition under Section 4 of the Land Acquisition Act, 1894 shall be entitled to compensation in accordance with the provisions of the new Act. The benefit of the retroactive clause will ensure that projects are implemented with minimum delays.

65. **Consent of affected persons:** The act stipulates that private entities and public-private partnerships carrying out public purpose projects may approach the government to acquire land on their behalf after receiving the consent of 80% of the landowners for public projects and 75% for public-private projects.

66. **Calculation of market value:** Under the new act, the entitlements and compensation calculation procedure will ensure that compensation for land will be based on the calculation of market value. The highest of the three calculations as given below will be adopted: (i) the market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or (ii) the average sale price for similar type of land situated in the nearest village or within the vicinity; or (iii) consented amount of compensation as agreed upon in case of acquisition of lands for private companies or for public-private partnership projects. The date for determination of the market value shall be the date on which the notification will have been issued as prescribed under Section 11 of the RFCTLARRA. The market value should then be multiplied by a factor of at least one to two times for land acquired in rural areas and at least one time for land acquired in urban areas.

67. **Payment of solatium:** The Act stipulates that a solatium equal to 100% of the market value of the property, including the value of assets, should also be paid.

68. **Payment of R&R assistance:** The new Act provides R&R assistance for all displaced persons who are losing livelihood due to land acquisition. RFCTLARRA proposes the given resettlement entitlements as a minimum. The State Governments of India, or private companies, may choose to set and implement a policy that pays more than what is proposed in the RFCTLARRA.

69. **Restrictions on acquisition of irrigated multi-cropped land:** In order to safeguard food security, the new Act restricts any acquisition of irrigated multi-cropped land, except for exceptional circumstances. An equivalent area of cultivable wasteland or land value has to be deposited with Government in the case of such an acquisition.

70. **Formal and transparent mechanism for R&R implementation prescribed:** The new Act outlines a structured institutional framework at the Central, State and project levels to carry out the acquisition and R&R: (i) at the central level is the national monitoring committee; (ii) at the State level the State Land Acquisition and R&R Authority and a committee constituted by the appropriate Government and State Commissioner R&R; and (iii) at the project level is the district collector, administrator R&R and the R&R committee.

71. Overall the RFCTLARRA provides a framework in which the interest of the land loser is protected. The Act also empowers the government to some extent for defined purposes in order to support infrastructure development and industrialization. The new Act also increases the overall cost and time required for land acquisition, thereby compelling project owners towards more efficient utilization of land.

2) **The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Tamil Nadu Amendment) Act, 2014**

72. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Tamil Nadu Amendment) Act, 2014 received President's assent on 01 January 2015. Through the amendment, Section 105A read with 'The Fifth Schedule' was inserted in the RFCTLARR Act that allowed three State acts regulating land acquisition to continue acquisition of land as per the procedure set forth in the respective acts, while confirming to the provisions of RFCTLARR Act relating to the determination of compensation and provision of rehabilitation and resettlement. The exemption was with retrospective effect from 01 January 2014. These acts include the Tamil Nadu Acquisition of Land for Harijan

Welfare Scheme Act, 1978, Tamil Nadu Acquisition for Land for Industrial Purposes Act, 1997 and Tamil Nadu Highways Act, 2001.

3) Tamil Nadu Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2017

73. The State rules were notified on 21 September 2017 describing the process to be adopted when requisition for land is made by the requiring body, the process of conducting social impact assessment through the Tamil Nadu State Social Impact Assessment Unit formed exclusively for the purpose of conducting social impact assessment and functioning under the Commissioner of Rehabilitation and Resettlement³. The rules also describe the process of obtaining consent from affected families in case of land acquisition for private companies. Further, the method of publication of preliminary notification, the information that is required to be published in the preliminary notification, the details required in the report of the Collectors on hearing of objections and the details required in the land acquisition award is described.

74. The rules also describe the role of Administrator in preparing the rehabilitation and resettlement scheme and defines the eligibility criteria for availing onetime resettlement allowance. Further, the limits⁴ for the applicability of the provisions relating to rehabilitation and resettlement for purchase of land through private negotiation by persons other than specified persons is defined. To clear the ambiguity in the eligibility for choice of annuity or employment, the rule prescribes that only those owners of the land acquired, whose livelihoods are lost due to the acquisition and other families whose livelihoods are primarily dependent on the land acquired alone will be entitled.

75. The rules describe the service conditions of the Presiding Officer, Registrar and other employees of the Land Acquisition, Rehabilitation and Resettlement Authority, established for the purpose of resolving disputes related to land acquisition, compensation, rehabilitation and resettlement expeditiously. The State has designated⁵ the Principal Judge/Principal District Judge/District Judge of the respective Districts as the Presiding Officer.

4) The Tamil Nadu Acquisition of Land for Industrial Purposes Act (TNALIPA) 1997(TN Act 10 Of 1999)

76. The key provisions of the TNALIPA, 1997 received assent of President on 2 December 2019. Regarding the process the Act states:

77. Under subsection 3(2) states: The Government shall call upon the owner or any other person who may be interested in the land to show cause why the land should not be acquired and also cause a Public notice to be issued under sub-section (2) of section 3 of the Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997.

³ The Commissioner of Land Administration is appointed as the Commissioner of Rehabilitation and Resettlement through a government order [G.O.(Ms) No.304, Revenue and Disaster Management (LA-I(1)) dated 20 September 2017]

⁴ The limits are defined vide a government order [G.O.(Ms) No.303, Revenue and Disaster Management (LA-I(1)) dated 20 September 2017]

⁵ The Presiding Officers are notified vide a government order [G.O.(Ms) No.305, Revenue and Disaster Management (LA-I(1)) dated 20 September 2017]

78. Subsection 3(1) states : The Government shall publish in the Tamil Nadu Government Gazette a notice specifying the particular purpose for which such land is required namely `Chennai Metro Phase II Projects` under Sub-section (1) of section 3 of the Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997.

79. Subsection 4(1) states: When a notice under sub-section (1) of section 3 is published in the Tamil Nadu Government Gazette, the land to which the said notice relates shall, on and from the date of such publication, vest absolutely in the Government free of all encumbrances.

80. Subsection 4(2) states: Where any land is vested in the Government under sub-section (1), the Government may by order, direct any person who may be in possession of the land to surrender or deliver possession thereof to the Collector or any person duly authorised by him in this behalf within thirty days of the service of the order.

81. Subsection 4(3) states: If any person refuses or fails to comply with an order made under subsection (2), the Collector may take possession of the land, and may, for that purpose, use such force as may be necessary.

82. Section 5 states: Where any land has been acquired under this Act, the Government may use or cause to be used such land for the purpose of this Act.

83. With reference to compensation and entitlements the Act states Subsection 6(3) of The Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997 (Tamil Nadu Act 10 of 1999 - President assent 2 December 2019) : The provisions relating to the determination of compensation for land and other assets attached thereto as specified in the First Schedule, rehabilitation and resettlement as specified in the Second Schedule and infrastructure amenities as specified in the Third Schedule to the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act 2013) shall apply to the land acquisition proceedings under the 1999 Act.

5) Tamil Nadu Government Order on Land Acquisition through Private Negotiation

84. The State vide GO (Ms) No.885 of Revenue Department dated 21 September 1995, had issued executive orders prescribing uniform procedure for fixing the land value for acquisition through negotiations and constituting District level, State level and Government level committees with definite monetary powers. Based on the experience gained over the years in land acquisition and acquisition through negotiations, the District level and State level committees were reconstituted with enhanced monetary powers vide GO (Ms) No.103 of Revenue (LA-I(1)) Department dated 28 February 2011.

85. Since both the above government orders were issued when the Land Acquisition Act, 1894 was in force and with the procedural change in determination of compensation coming into effect with the notification of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013, the government issued revised procedures, vide GO (Ms) No.281 of Revenue and Disaster Management Department, Land Administration Wing, LA-I(1) Section dated 07 September 2017, for acquisition of land through private negotiation and enhanced the monetary powers of District level, State level committees and the Government, with distinction between land in urban and rural areas.

6) Asian Infrastructure Investment Bank Environmental and Social Framework, February 2016 (amended February 2019)

86. The objective of the Asian Infrastructure Investment Bank's Environmental and Social Framework (ESF) is to ensure that environmental and social risks and impacts in projects financed by the Bank are addressed and to provide a robust structure and mechanism to manage the environmental and social risks in identification, preparation and implementation of projects. The framework details the environmental and social requirements through three mandatory Environmental and Social Standards (ESS), viz. Environmental and Social Assessment and Management (ESS1), Involuntary Resettlement (ESS2) and Indigenous Peoples (ESS3).

87. **Environmental and Social Standards 2 on Involuntary Resettlement:** The objectives of the Asian Infrastructure Investment Bank's policy with regard to Environmental and Social Standards 2 on involuntary resettlement are: (i) involuntary resettlement should be avoided wherever possible, to minimise involuntary resettlement by exploring project alternatives; (ii) where avoidance of involuntary resettlement is not feasible, to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; (iii) to improve the overall socio-economic status of the displaced poor and other vulnerable groups; and (iv) to conceive and implement resettlement activities as sustainable development programs, by providing sufficient resources to enable the persons displaced by the project to share in project benefits.

88. Involuntary resettlement covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land or access to land and natural resources, loss of assets or access to assets, income sources, or means of livelihood) as a result of; (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers such displacement whether these losses and involuntary restrictions are full or partial, permanent or temporary in nature.

89. **Environmental and Social Standards 3 on Indigenous Peoples⁶:** The objectives of the Asian Infrastructure Investment Bank's policy with regard to Environmental and Social Standards 3 on indigenous peoples is to design and implement projects in a way that fosters full respect for indigenous peoples' identity, dignity, human rights, economies and cultures, as defined by the indigenous peoples themselves, so that they: (i) receive culturally appropriate social and economic benefits; (ii) do not suffer adverse impacts as a result of projects; and (iii) can participate actively in projects that affect them.

90. Environmental and Social Standards 3 on indigenous peoples applies if indigenous peoples are present in, or have a collective attachment to, the proposed area of the project, and are likely to be affected by the project. The term indigenous peoples is used in a generic sense to refer to a distinct, vulnerable, social and cultural group possessing the following characteristics in varying degrees: (i) self-identification as members of a distinct indigenous cultural group and recognition of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories; (iii) customary, cultural, economic, social, or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of the country or region.

⁶There being no universally accepted definition of Indigenous Peoples. Indigenous Peoples may be referred to in different countries by such terms as "indigenous ethnic minorities," "aboriginals," "hill tribes," "minority nationalities," "scheduled tribes," "first nations," or "tribal groups." As the applicability of such terminology varies widely from country to country, the Client may agree with the Bank on an alternative terminology for the Indigenous Peoples as appropriate to the circumstances of the Client.

7) **ADB's Safeguard Policy Statement, 2009**

91. The ADB's SPS, recognizes and addresses involuntary resettlement impacts and requires the preparation of a resettlement plan in every instance where involuntary resettlement occurs. The ADB policy requirements are:

- (i) Avoid or minimize impacts where possible;
- (ii) Consultation with the displaced persons in project planning and implementation;
- (iii) Payments of compensation for acquired assets at the replacement cost;
- (iv) Ensure that no one is worse off as a result of resettlement and would maintain at least their original standard of living;
- (v) Resettlement assistance to displaced persons, including non-titled persons; and
- (vi) Special attention to vulnerable people/ groups.

92. For any ADB operation requiring involuntary resettlement, resettlement planning is an integral part of project design, to be dealt with from the earliest stages of the project cycle. The main policy principles of the SPS are:

- (i) Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- (ii) Carry out meaningful consultations with displaced persons, host communities, and concerned NGOs. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- (iii) Improve, or at least restore, the livelihoods of all displaced persons through: (i) land-based resettlement strategies when affected livelihoods are land-based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods; (ii) prompt replacement of assets with access to assets of equal or higher value; (iii) prompt compensation at full replacement cost for assets that cannot be restored; and (iv) additional revenues and services through benefit sharing schemes where possible.
- (iv) Provide physically and economically displaced persons with needed assistance, including: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- (v) Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas

- provide them with legal and affordable access to land and resources and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- (vi) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
 - (vii) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
 - (viii) Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
 - (ix) Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders.
 - (x) Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
 - (xi) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
 - (xii) Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

8) **New Development Bank's (NDB) Environment and Social Framework 2016**

93. The Framework sets out NDB's core principles which govern the operations of NDB on environment and social management. It includes two parts: (i) Part 1 which provides an overarching policy for addressing environment and social management in operations, and (ii) Part 2 Environmental and Social Standards (ESS) which set forth the key mandatory requirements with respect to Environment, Involuntary Resettlement, and Indigenous Peoples.

94. The key policy principles are:

- (i) **Screening and Categorization:** NDB screens and assesses each proposed project at the concept stage to determine its risk categorization and updates the categorization during project processing. This is undertaken to determine the nature and extent of potential environment and social impacts. Each proposed project is scrutinized as to its type, location, scale, and sensitivity and the magnitude of its potential impacts.
- (ii) **Environmental and Social Assessment and Management Plans:** For Category A and B projects, NDB requires the Client to conduct environmental and social

impact assessment, with scope and depth commensurate with the nature and magnitude the potential impacts.

- (iii) **Public Consultation :** NDB requires the Client to conduct a meaningful consultation process, that is compliant with national laws and regulations and this Policy, and (i) engages with communities, groups, or people affected by proposed projects; (ii) begins early and is carried out on an ongoing basis; (iii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible, is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, tailored to the needs of vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making.
- (iv) **Transparency and Information Disclosure:** NDB is committed to working with the client to ensure that social and environmental assessment documents are made available in a timely manner, in an accessible place and in a form and language(s) understandable to affected people and to other stakeholders, including the general public, so they can provide meaningful inputs into project design and implementation.
- (v) **Monitoring and Reporting:** NDB requires the Client to conduct monitoring on the implementation of environmental and social mitigation measures. The extent of monitoring activities, including their scope and periodicity, is commensurate with the project's risks and impacts. Clients will provide periodic monitoring reports on environment and social measures and relevant plans, as provided in the legal agreements and / or country systems
- (vi) **Grievance Redressal Mechanisms:** NDB requires that the client establish and maintain a fair and effective grievance redress mechanism to receive and facilitate timely resolution of affected peoples' concerns and grievances about the client's environmental and social performance at project level. .

C. Comparison of the funding agencies safeguard provisions and RFCTLARRA

95. A comparison between Government Statutes and the MDS involuntary resettlement standards that provides gap-filling measures as reflected in the entitlement matrix is presented in the project resettlement planning framework. The acquisition of private property and compensating private land and assets in accordance with RFCTLARR Act reflects the equivalent to replacement cost for the loss of land and assets. The RFCTLARR however does not recognise non-titleholders. Though RFCTLARR recognises titleholders and non-titleholders affected by land acquisition, the squatters, encroachers and those present in RoW and other public lands are excluded from the purview of RFCTLARR Act.

96. Another key difference is with regard to the cut-off date for determining the eligibility for compensation and rehabilitation and resettlement assistances to all those who are affected by the project irrespective of the tenure. According to the RFCTLARR Act, the cut-off-date for non-titleholders to be eligible for assistance is three years preceding the acquisition and for the titleholders it is the date of preliminary notification under Section 4 (1). To bring this resettlement planning framework in line with the funding agencies requirements, this resettlement planning framework mandates that in the case of land acquisition, the date of issue of public notice of

intended acquisition, will be treated as the cut-off date for title holders, and for non-titleholders such as squatters and encroachers, the cut-off date will be the start date of the project socio-economic survey. Further, all affected non-title holders, suitable compensation for loss of assets and rehabilitation and resettlement assistances is proposed in the entitlement matrix, (except for encroachers who are eligible for compensation for the encroached portion of affected structure) while the titleholders are legally entitled for compensation and rehabilitation and resettlement assistances survey. For purposes of this RP, vulnerable encroachers shall be entitled to resettlement and rehabilitation assistance and compensation at replacement cost of the affected structures. Non-vulnerable encroachers shall be entitled to compensation at replacement cost of the affected structures. Commercial and institutional encroachers shall be informed through amicable and appropriate legal manner to remove the encroaching structure.

D. Involuntary Resettlement Safeguard Principles for the Project

97. Based on the above analysis of Government statutes and the MDBs Environmental and Social Framework (ESF) policy, the following resettlement principles will be adopted for this project:

- (i) Screen the project early, to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a census and socio-economic survey of affected persons, including a gender analysis, specifically related to resettlement impacts and risks.
- (ii) Adopt measures to avoid and minimize involuntary resettlement impacts by taking the following measures: (i) explore siting the project components in government land or locations which are less impacting; (ii) ensure use of appropriate technology to reduce land requirement; and (iii) modify the designs of project components to minimize land requirement and ensure involuntary resettlement is avoided or minimized.
- (iii) Where involuntary resettlement impact is unavoidable, improve, or at least restore, the livelihoods of all affected persons through: (i) land-based resettlement strategies, where possible, when affected livelihoods are land based, and when loss of land is significant, or cash compensation at replacement cost for land when the loss of land does not undermine livelihoods; (ii) prompt replacement of assets with access to assets of equal or higher value; and (iii) prompt compensation at full replacement cost for assets that cannot be restored.
- (iv) Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- (v) Ensure that affected persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets at replacement value.
- (vi) Improve the standards of living of the affected poor and other vulnerable groups, including women, to national minimum standards or standard before displacement whichever is higher.
- (vii) Carry out meaningful consultations with affected persons, host communities, and concerned non-government organizations. Inform all affected persons of their

entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and indigenous peoples, and those without legal title to land, and ensure their participation in consultations.

- (viii) Prepare a resettlement plan elaborating on the entitlements of affected persons, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- (ix) Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
- (x) Pay compensation and provide all resettlement entitlements before physical or economic displacement and before commencement of civil works. Implement the resettlement plan under close supervision throughout project implementation.
- (xi) Establish a grievance redress mechanism to receive and facilitate resolution of the concerns of affected persons.
- (xii) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- (xiii) Monitor and assess resettlement outcomes, their impacts on the standard of living of affected persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

E. Negotiated Settlement as per ADBs SPS

98. In line with ADB's SPS, this framework does not apply to negotiated settlements. The policy encourages acquisition of land and other assets through a negotiated settlement wherever possible based on consultation⁷ with displaced persons including those without title to assets. A negotiated settlement will offer an adequate and fair price for land and other assets. Also, in the case of a negotiated settlement, an independent external party/person will be identified and engaged by the implementing agency to document the negotiation and settlement processes. The principles of this resettlement framework with regard to meaningful consultation processes, mechanisms for calculating the replacement cost of land and other assets affected and record-keeping requirements will be followed during the negotiated settlement.

99. The process of negotiation involves the following steps: (i) negotiation will take place when there is a willing buyer/willing seller; (ii) verification of the voluntary status of land acquisition will have to be carried out by a third party, preferably a NGO; (iii) consultation with the displaced person has to be carried out and documented; (iv) the minimum negotiated price to start negotiations will not be below the valuation of land based on the market value of land as

⁷A process that (i) begins early in the project preparation stage and is carried out throughout the project cycle; (ii) provides timely disclosure of information that is understandable and accessible to DPs; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of DPs and other stakeholders into decision making, such as project design and mitigation measures.

given in the Entitlement Matrix; (v) all the safeguards as mentioned in the resettlement framework have to be followed; (vi) all negotiations have to be carried out in a transparent manner and validated by a third party, NGO, or in the absence of a NGO any other party as decided by the PMU; (vii) in case of failure of negotiations, compensation will be paid according to the RFCTLARRA, as outlined in the Entitlement Matrix of the resettlement framework; and (viii) the entire process has to be documented.

F. Eligibility Status of Displaced Persons

100. The following displaced persons, are eligible for compensation, assistance, and benefits:

- (i) Persons who lost land/ assets in their entirety or in part, who have formal legal rights to the land;
- (ii) Persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws/ state laws (such as customary right over land by tribal people);
- (iii) Persons occupying land over which they neither have legal title, nor have claims recognized or recognizable under national law; and
- (iv) Vulnerable households, defined as those below the poverty line, the landless, the elderly, women and children, and Indigenous People, those without legal title to land and those considered residential encroacher (families either physically and economically displaced), persons with physical disabilities, Scheduled Tribes and Scheduled Castes.

G. Entitlements, Assistance and Benefits

101. The project Entitlement Policy addresses the direct and indirect impacts of metro construction and operation on displaced persons, households and communities. The most direct and immediate impacts are those associated with works construction, mainly land acquisition, loss of livelihood and loss of residences. Other losses include loss of other assets such as cattle sheds, water sources etc. and common property resources. Mitigation is provided through compensation and assistance to displaced persons, households, and groups on the basis of this policy framework adopted by CMRL. The policy provides mitigation for:

- (i) Loss of assets, including land and house or work place;
- (ii) Loss of livelihood or income opportunities;
- (iii) Collective impacts on groups, such as loss of community assets, common property resources, and others; and
- (iv) Temporary disruptions due to the loss of access or limited access to social amenities such as medical institutions, educational institutions etc.

102. Compensation eligibility is limited by a cut-off date. An Entitlement Matrix has been developed, that summarises the types of losses and the corresponding nature and scope of entitlements. The entitlement matrix presents the entitlements corresponding to the tenure of the affected families; Impact to private property (title holders) consisting of: (i) loss of private land; (ii) loss of private residential structure; (iii) loss of private commercial structure; (iv) impact to tenants (residential / commercial); and (v) impact to trees, standing crops, etc; Impact to Non-title holders consisting of: (i) impact to squatters; and (ii) impact to vulnerable encroachers; Loss of employment to workers/employees; Additional assistance to vulnerable

affected families; and Unforeseen impacts. The project Entitlement Matrix (see **Table V-1**) identifies and lists the various types of losses resulting out of the project and specific compensation and resettlement packages for each category.

H. Changes in applicable law / policy / scheme

103. Whenever there is a change in applicable law, scheme or policy, the same shall become applicable to eligible affected families from the date of such change and shall be ratified through necessary orders / proceedings by the Government of Tamil Nadu or PMU, CMRL, and will be communicated to funding MDBs.

104. All units of entitlement and assistances will be revised by PMU, CMRL, based on Consumer Price Index for Agricultural Labourers (CPIAL). The values/rates contained in this resettlement planning framework will be applicable until 31 March 2021. The updating will be done annually by adopting the February CPIAL of that year and will become effective from the 1st day of April of that year. The updating will be completed and notified by March 31 of each year from 2021.

Table V-1: Entitlement Matrix

Type of Loss	Identification of DPs	Details ⁸
A.	Loss of Land	
A.1. Acquisition of land (vacant land, homestead or commercial or privately owned religious-cultural or hospitals or educational centres)	Titleholder	<ol style="list-style-type: none"> 1. Compensation at replacement cost⁹ as specified in the RFCTLARR Act, 2013 and Rules notified by the Government of Tamil Nadu,¹⁰ 2. If the residual plot(s) is (are) not viable, either of the following two options are to be given to the affected family, subject to acceptance: Option 1- The affected person retains the residual plot, and the compensation and assistance are paid only for the required extent of land to be acquired; or Option 2- Compensation to be provided for the entire plot including residual part, if the owner of such land wishes that the residual plot should also be acquired by the executing agency; 3. One-time subsistence allowance of Rs. 36,000 will be provided to families requiring relocation; 4. Compensation for affected plants and trees (refer Section D of the Matrix);¹¹ 5. Compensation for affected standing crops will be provided at market value (refer Section D of the Matrix);¹² 6. All fees, stamp duties, taxes, and other charges, as applicable under the relevant laws, , are to be borne by the executing agency; 7. One-time payment of cash in lieu of annuity Rs 500,000 to any affected family whose livelihood is primarily dependant (loses one-third of the annual family income due to the acquisition of the said agricultural land) on the income from the acquired agricultural land 8. All affected families will receive compensation for: (i) damage to land/ quality of land (if any) sustained by reason of severing land proposed for acquisition or adjoining lands from/to affected land; at the time of taking possession of the land;

⁸ All compensation for land and structure will follow the principles of “Replacement Cost” as enshrined in ADB’s SPS and AIIB’s ESF

⁹ Replacement cost includes (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any (ADB SPS 2009, p 45 para 10). Applicable wherever replacement cost is mentioned in this EM.

¹⁰ The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2017. Notified by Government of Tamil Nadu G.O.Ms.No.298, Revenue and Disaster Management (LA-1(1), 20 th September 2017.

¹¹ To be valued by persons experienced in the field of agriculture, horticulture forestry etc. as necessary.

¹² Valued by an experienced person in the field of agriculture.

Type of Loss	Identification of DPs	Details ⁸
		<p>(ii) diminution of the profits of the land between the time of the publication of the declaration for taking possession of land and the time of the collector's taking actual possession of the land; and (iii) expenses incidental to such change if the affected landowner is compelled to change his place of residence or business due to the proposed land acquisition.</p> <p>9. Transportation cost for any crops, cattle, implements etc will be borne by the project at actuals or necessary arrangements will be provided by the project for transportation.</p> <p>OR</p> <p>10. The title holders of Land and structures have an option for negotiation with CMRL, in which the land will be acquired through Private Negotiation as per the CMRL Policy upon payment of Compensation up to 2.25 times of the Market value of land within powers of CMRL Negotiation Committee. Compensation based on factor greater than 2.25 will require approval from the Board Committee. (The Value of assets attached to land such as buildings, as per PWD Current schedule of rates (SoR) without depreciation and tress, bore well, etc as valued by relevant Government Authority)</p>
B.	Loss of Structures	
B.1. Loss of residential structure	Titleholder of affected structure	<ol style="list-style-type: none"> Value of the assets based on valuation by PWD shall be paid for main building structure as well as boundary wall and ancillary structures such as bore wells, trees, etc. along with 100% solatium, without depreciation. Repair cost for restoration of remaining main structure and ancillary structures on premises as assessed based on PWD SoR Right to salvage material from the demolished structure at no cost¹³ Where the loss of structure is partial and the remaining structure is unviable, compensation will be based on the total structure and benefits will be given as mentioned in this section; One-time financial assistance of Rs 50,000 as transportation cost for shifting; Each displaced household shall be given a one-time resettlement allowance of Rs 50,000 in case of relocation.

¹³ Asbestos will not be allowed to be salvaged

Type of Loss	Identification of DPs	Details ⁸
		<p>7. One-time subsistence allowance of Rs. 36,000 /- for affected families who require to relocate</p> <p>8. All fees, taxes and other registration charges incurred for the replacement structure shall be borne by the executing agency , as applicable</p> <p>9. Notice period of 3 months to be given.</p> <p>10. One-time rental allowance of Rs. 45,000 /- (15,000 per month for three months), for titleholders who have rented out their property</p>
B.2. Loss of commercial structure and other assets	Titleholder	<p>1. The replacement value of the structure, calculated as per the latest prevailing schedule of rates without depreciation;</p> <p>2. One-time grant of a minimum of Rs 25,000¹⁴ for self-employed persons, artisans, traders etc.</p> <p>3. One-time subsistence allowance of Rs 36000 who require to relocate.</p> <p>4. Right to salvage¹⁵ material from the demolished structure at no cost;</p> <p>5. One-time financial assistance of Rs 50,000 as transportation cost for shifting;</p> <p>6. Commercial structure owners, who are deriving business income from the affected structure in the land acquired and is displaced and lost livelihood due to the acquisition, will be entitled for following compensation as one time payments in lieu of annuity policy.</p> <p>7. Commercial building area wise compensation</p> <p>A) Up to 150 sq. ft. – Rs. 2,00,000 /-</p> <p>B) 151 to 300 sq. ft. – Rs. 3,00,000 /-</p> <p>C) 301 to 500 sq. ft. – Rs. 4,00,000 /-</p> <p>D) Above 500 sq. ft.– Rs. 5,00,000 /-</p> <p>8. Each affected families shall be given a one-time resettlement allowance of Rs 50,000 in case of relocation</p> <p>9. All fees, taxes and other registration charges incurred for the replacement structure shall be borne by the executing agency as applicable.</p> <p>10. Notice period of 3 months to be given</p> <p>11. One time rental allowance of Rs 45000 (Rs 15000 per month for three months) for titleholders who have rented out their property.</p>
	Tenants	

¹⁴ Based on the RFCTLARRA 2013.

¹⁵ Except asbestos

Type of Loss	Identification of DPs	Details ⁸
	Residential	<ol style="list-style-type: none"> 1. One-time financial assistance of Rs 50,000 as transportation cost for shifting; 2. One-time resettlement allowance of Rs 50,000; 3. Right to salvage material from demolished structure, erected by tenants. 4. Notice period of 3 months to be given
	Commercial	<ol style="list-style-type: none"> 1. One-time financial assistance of Rs 50,000 as transportation cost for shifting; 2. One-time allowance of Rs 50,000 for loss of livelihood 3. Right to salvage material from demolished structure, erected by tenants. 4. Notice period of 3 months to be given
C.	Assets	
C.1. All other assets such as bore wells, cattle shed etc.	Titleholders	<ol style="list-style-type: none"> 1. The replacement value of the asset/structure, calculated as per the latest prevailing schedule of rates without depreciation; 2. Right to salvage material from demolished asset/structure¹⁶; 3. For the loss of cattle shed, a one-time assistance payment of Rs 25,000 to be provided. 4. Notice period of 3 months to be given.
D.	Loss of Crops and Trees	
D.1. Loss of crops and trees	Titleholder, sharecroppers and leaseholders, non-titleholders	<ol style="list-style-type: none"> 1. Displaced persons will be notified and given 60 days' advance notice to remove trees. For seasonal crops and fruit trees six months' notice is to be given; 2. Compensation for cash crops at prevalent market rates¹⁷, to be calculated as annual net product value multiplied by the number of productive years remaining; 3. Compensation for one years' net harvest for seasonal crops at prevalent market rates; 4. Compensation at market value of timber in case of timber-bearing trees; 5. For fruit bearing trees compensation to be calculated at market value of annual net product multiplied by the number of productive years remaining¹⁸
E.	Assets Lost by Non- Title Holders (Squatters and Encroachers)	
E.1 Loss of structure)	Residential squatters	<ol style="list-style-type: none"> 1. Cost of structure based on valuation by PWD at replacement cost 2. One time shifting allowance of Rs 15,000 /- to the displaced family 3. One time rehabilitation assistance of Rs 18,000 /- to the displaced family

¹⁶ Except asbestos

¹⁷ Valued by an experienced person in the field of agriculture.

¹⁸ To be valued by persons experienced in the field of agriculture, horticulture forestry etc. as necessary.

Type of Loss	Identification of DPs	Details ⁸
		4. Right to salvage material from demolished structure. 5. Notice period of 60 days to be given
	Squatter Commercial	1. Cash compensation as per valuation based on PWD SoR at replacement cost and not less than Rs. 25,000 /- 2. One time shifting allowance of Rs 15,000 /- to the displaced family 3. One time financial assistance of Rs 15,000 /- for loss of livelihood 4. Right to salvage material from demolished structure, 5. Notice period of 60 days to be given
	Encroachers (vulnerable category only)	1. Compensation at PWD plinth area rates without depreciation for the affected portion of the structure. 2. Right to salvage material ¹⁹ from demolished structure, 3. Notice period of 30 days to be given
	Kiosks	4. One time grant of Rs.25,000./- for severely affected kiosks
F..	Loss of Livelihood	
F.1. Loss of primary source of income for the non-titleholders	Wage-earning employees indirectly affected - those working in businesses such as petty shops, eateries	1. One-time allowance of Rs. 30,000 (10,000*3 months) to each employee of the commercially displaced structure. 2. Preference for employment opportunity for affected persons in the project construction work, if so desired by them;
G.	Loss of Common Property Resources	
G.1. Loss of common property resources		1. Replacement or restoration of the affected community facilities – including public water stand posts, public utility posts, temples, shrines, such as places of worship, community buildings, schools, etc. in consultation with the community.
H.	Additional Support to Vulnerable Groups	
H.1. Further assistance to all vulnerable persons	Households categorized as vulnerable. ²⁰	2. Additional one-time assistance of Rs 5000 per vulnerable family will be paid. This will be over and above the other assistance given in this framework; 3. One adult member from each vulnerable household will be entitled for skill development

¹⁹ Except asbestos

²⁰ Vulnerable are those households that are below poverty line, headed by the elderly - above 60 years of age, female headed households, households headed by persons with disabilities persons, non- titled households and those considered residential encroachers(families either physically and economically displaced), landless households, Scheduled Tribes and Scheduled Castes.

Type of Loss	Identification of DPs	Details ⁸
		4. Vulnerable families may be considered for potential employment in the project construction activities subject to suitability.
I.	Additional assistance for Women	
I.1 Loss of Land / house / shop		<ol style="list-style-type: none"> 1. Reimbursement of stamp duty and registration charges, for purchase of property out of the compensation/R&R assistance. 2. In case of purchase of property out of the compensation / R&R assistance, the property should be purchased in the name of a women in the household and registered in her name. The registration shall be done within 3-years from LA award/R&R award
J.	Temporary Impacts	
J.1. Temporary impacts during construction		<ol style="list-style-type: none"> 1. Land required for construction activity along the alignment and for construction yards will be acquired temporarily. CMRL shall pay land rental at 1 percent of market value of land per annum. This value shall be escalated at prevailing annual rate of increase. CMRL shall pay charges for services such as electricity, sewerage. Upon completion of construction, this land duly rehabilitated will be handed back to the owner. 2. In case any existing structure had to be demolished on the land parcel, then its replacement cost at the PWD SoR current at time of handing back the land to the owner will be paid. 3. The contractor is liable to pay damages to assets/trees/crops in private/public land, caused due to civil works, in line with the provisions of this Entitlement Matrix. 4. The contractor should obtain prior written consent from the landowner and pay mutually agreed rental for use of private land for storage of material or movement of vehicles and machinery or diversion of traffic during civil works 5. Compensation for standing crops and trees as per the market rate; 6. Time bound restoration of land to its previous or better quality; and 7. The project will maintain access to all properties and businesses at all times.
K.	Other Unanticipated Impacts	
K.1. Any unanticipated impacts due to project intervention		<ol style="list-style-type: none"> 1. Any unanticipated impacts of the project will be documented and mitigated based on the spirit of the principles agreed upon in this RF.

I. Guiding Principles of CMRL policy

105. Resettlement and Rehabilitation activities of the MDB Project will be governed by the following general principles:

- (i) All activities and procedures will be formally documented.
- (ii) The property and inheritance rights of project affected persons will be respected.
- (iii) CMRL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost based on fair market value; compensation for standing crops and trees as per the market rate.
 - i. Cash payment to displaced families towards
 - a) one time assistance as fixed amount in form of subsistence allowance, resettlement allowance and shifting assistance except to encroachers
 - b) one time compensation based on PWD rates for loss of structure to titleholders; squatters; and encroachers of vulnerable category
 - c) one time compensation for loss of livelihood as
 - fixed amount to self-employed persons, artisans, traders etc. ; commercial squatters;
 - fixed amount to worker in displaced commercial establishment or employment in construction of metro
 - ii. Assistance for livelihood restoration: Training to one member of each vulnerable family for skill development or where feasible, employment during construction.
- (iv) Any project affected person can communicate his grievance on any aspect of project R&R affecting him to the grievance redress committee / LARRA/ courts as appropriate.
- (v) Land required for construction activity along the alignment and for construction yards will be acquired temporarily. CMRL shall pay land rental at 1 percent of market value of land per annum. This value shall be escalated at prevailing annual rate of increase. CMRL shall pay charges for services such as electricity, sewerage. Upon completion of construction, this land duly rehabilitated will be handed back to the owner.
- (vi) In case any existing structure had to be demolished on the land parcel, then its replacement cost at the PWD schedule of rates current at time of handing back the land to the owner will be paid.
- (vii) The contractor is liable to pay damages to assets/trees/crops in private/public land, caused due to civil works, in line with the provisions of this Entitlement Matrix.
- (viii) The contractor should obtain prior written consent from the landowner and pay mutually agreed rental for use of private land for storage of material or movement of vehicles and machinery or diversion of traffic during civil works.

- (ix) Time bound restoration of land to its previous or better quality.
- (x) The project will maintain access to all properties and businesses at all times.
- (xi) These rights do not extend to individuals or entities who commence any activities after cutoff date of the project.
- (xii) All compensation and assistance will be paid to affected persons prior to displacement or dispossession of assets. Affected families who are physically displaced, on receipt of payment, will be given 1-months' notice to vacate.
- (xiii) Those who accept the compensation amount will be paid prior to taking possession of their land or assets. In case of those who do not accept it, will have their grievance referred to the grievance redress committee/courts as appropriate and estimated moneys of compensation and entitlements will be deposited with court of law with requisite jurisdiction pending resolution of the grievance.
- (xiv) Replacement or restoration of the affected community facilities – including public water stand posts, public utility posts, temples, shrines, such as places of worship, community buildings, schools, etc. in consultation with the community.

VI. COMPENSATION, INCOME RESTORATION AND RELOCATION

A. Land Acquisition through Direct Purchase/ Negotiated Settlement

106. In case of Corridor 3 project, no private land acquisition and displacement of private buildings is required.. However, for the purpose of providing a background, the process of land acquisition is summarized in this section.

(i) Process

107. Acquisition will be undertaken under The Tamil Nadu Acquisition of Land for Industrial Purposes Act 1997 (Tamil Nadu Act 10 of 1999 - President assent 21 May 1999). When CMRL requires a land, an application would be made to the revenue authority accompanied with a copy of the plan showing the survey numbers, purpose of the acquisition and the reason for the particular site to be chosen and the provision made for the cost of the acquisition. After the government has been fully satisfied about the purpose, the least area needed and the other relevant facts as provided under land acquisition rules, it will issue a notification that the particular land is required.

(ii) Objections

108. Objections are invited from all persons interested in land within thirty days from the date of notification.

(iii) Claim and award

109. A notice will be issued to all the persons interested in the acquisition to file their claim reports in determining the compensation.

(iv) Calculation of Compensation

110. With the objective of speedy land acquisition, land will be purchased through negotiations. The CMRL Negotiation Committee is empowered to negotiate compensation with landowners upto maximum 225% of market value in urban areas. Compensation based on factor greater than 2.25 will require approval from the Board Committee. Interest of 12% per annum of market value determined by the Committee for a period commencing from cutoff date to fix market value till date of execution of agreement deed or taking possession of land whichever is earlier, was paid.

111. The negotiated price for land purchase is arrived at based on the prevailing market values. The CMRL Negotiation Committee will determine the market value after reviewing guideline value and registered sale value. A suitable cutoff date will be fixed for each stretch for determining the market value. The market value will be determined as follows:

a. The market value, if any, specified in the Indian Stamp Act 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or the average sale price for similar type of land situated in the nearest village or nearest vicinity area; whichever is higher.

(i) Explanation 1: the average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell

registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.

- (ii) Explanation 2: For determining the average sale price referred to in Explanation 1, one-half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.
- (iii) Explanation 3: While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.
- (iv) Explanation 4: While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid, which in the opinion of the Committee is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.

b. Where the market value cannot be determined for the reasons that i. the land is situated in such area where the transactions in land are restricted by or under any other law for the time being in force in that area; or ii. the registered sale deeds or agreements to sell as mentioned in clause (a) of sub-section (1) for similar land are not available for the immediately preceding three years; or iii. the market value has not been specified under the Indian stamp Act, 1899 (2 of 1999) by the appropriate authority, the committee shall specify the floor price or minimum price per unit area of the said land based on the price calculated in the manner specified in sub-section (1) in respect of similar types of land situated in the immediate adjoining areas.

112. In case where the price demanded by the landowner exceeds the norms and is felt to be unreasonable, land acquisition through the Land Acquisition Act shall be resorted to.

(v) Negotiation Committee

113. Private negotiation committee constituted for this purpose will comprise the following officers:

Designation	Role
Director (Finance), CMRL	Chairman
Director (Project), CMRL	Member
The District Revenue Officer & Legal Officer, CMRL	Member
General Manager (Property Development), CMRL	Member
Special Invitee 1	DRO of the concerned District
Special Invitee 2	Deputy Inspector General of the Registration of the concerned District

114. CMRL has been acquiring land through direct purchase of private lands for implementation of Phase 1 projects. Hence, this method will be adopted, on a willing seller and willing buyer basis, to avoid delays. The main objective of using direct purchase/ negotiated settlement is to gain in terms of time required for securing the land. Negotiation process requires the following:

- (i) negotiation will take place when there is a willing buyer/willing seller;
- (ii) verification of the voluntary status of land acquisition will have to be carried out by a third party, preferably a NGO;
- (iii) consultation with the displaced person has to be carried out and documented;
- (iv) the minimum negotiated price to start negotiations will not be below the valuation of land based on the market value of land as given in the Entitlement Matrix;
- (v) all the safeguards as mentioned in the resettlement framework have to be followed;
- (vi) all negotiations have to be carried out in a transparent manner and validated by a third party, NGO, or in the absence of a NGO any other party as decided by the PMU;
- (vii) in case of failure of negotiations, compensation will be paid according to the RFCTLARRA, as outlined in the Entitlement Matrix of the resettlement framework; and
- (viii) the entire process has to be documented.

B. Compensation for land based on RFCTLARRA: Calculation of market value

115. The market value of the proposed land to be acquired shall be set as the higher of:

- (i) The market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- (ii) The average sale price for similar type of land situated in the nearest village or nearest vicinity area.

116. The market value would be multiplied by a factor of, at least one to two times the market value for land acquired in rural areas and at least one times the market value for land acquired in urban areas. The act stipulates that the minimum compensation to be a multiple of the total of above ascertained market value, value to assets attached to the property, plus a solatium equal to 100% of the market value of the property including value of assets. Whichever is higher, will be taken and the date for determination of market value shall be the date on which the notification has been issued under Section 11.

117. Compensation will also be calculated for: (i) damage to land/ quality of land (if any) sustained by reason of severing land proposed for acquisition or adjoining lands from/to affected land; calculated from the date of preliminary notification till the date of final award; (ii) diminution of the profits of the land between the time of the publication of the Declaration for taking possession of land and the time of the collector's taking actual possession of the land; and (iii) compensation incidental to such change if affected landowner is compelled to change his place of residence or business due to the proposed land acquisition. Sample computation of land compensation is placed at **Table VI-1**.

Table VI-1: Sample Calculation of Compensation

PRIVATE NEGOTIATION COMMITTEE FOR LAND ACQUISITION PHASE – II – CHEPET METRO STATION		
1.	Name of the Land/Property Owner	: Tmt. Savithri Ammal w/o K. Jayachandran
	a) Address	: Flat No. 9 Nanda Niketan Apartments, 4 th floor, No. 10 Valliammal street, Kilpauk, Chennai – 600 010.
	b) Contact Phone/Cell No. of the land owner	: Thiru J.Jagan Reddy : 9043508763
2.	Block No./T.S.No.	: Bk.No.25, T.S.No.432/2 <i>part</i>
3.	(a) Total Extent	: 21.2 sq.mtr or 228 sq.ft
	(b) Area required as per DDC	: 21.2 sq.mtr or 228 sq.ft
	(c) Area as per 3(2) notice	: 44.0 sq.mtr for entire 432/2 (3 portions)
4.	Location of the property	: No. 8/ Mc Nichols Road, Chepet, Egmore Taluk, Chennai District.
5.	a) Land Value per Sq.ft.	: Old GLV Rs. 16500 /- per sq.ft. Present GLV Rs. 11055/- per sq.ft.
	b) Value proposed by the Committee for actual required area	: 228 sq.ft x Rs. 16500 x 2 times = Rs. 75,24,000/-
	Total value	: Rs. Rs. 75,24,000/-
	c) Value accepted by the land owner for the required area	: 228 sq.ft x Rs. 16500 x 2 times = Rs. 75,24,000/-
	d) Structure Value	: Structural value can be given based on the approval of PWD authorities (Single value)
	e) Tree Value	: Nil
	f) Total value (c+d+e)	: Rs. 75,24,000/- + Structural value
6.	Accepted compensation amount	: Rs. 75,24,000/- + Structural value

7.	Remarks	:	<p>(a) As per the DDC approval plan-D by the technical wing, above land is permanently required for Chetpet Metro Station.</p> <p>(b) Structural value (single time) will be paid after approval of PWD authorities.</p>
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Private Negotiation Committee:

1/6 Chairman *[Signature]*
 Member *[Signature]*
 Member *[Signature]*
 Member *[Signature]*
 Special Invitee 1 *[Signature]*
 Special Invitee 2 *[Signature]*

Signature of the Claimant
 1. J. Sathish
 2. Witness:
 1. *[Signature]*
 87. Mc New Road
 Chur 31
 9841097342

REGISTRAR
 PERIAMET
[Signature]
 31/8/20
 (RDO (encl))

C. Valuation of Lost and Affected Assets

118. The valuation of immovable properties, including structures, assets, trees and crops is as follows:

- (i) Houses/ buildings/ structures: The valuation of the houses, buildings, and other immovable properties will be based on the latest appropriate schedule of rates plus the cost of labor and transfer of the construction materials.
- (ii) Standing crops/ perennial crops: If notice for harvest of standing/ perennial crops cannot be given, then valuation will be carried out at prevalent market rates, to be calculated as annual net product value multiplied by the number of productive years remaining. Valuation should be by an experienced person in the field of agriculture.
- (iii) Trees/ fruit/ timber: Compensation at market value of timber in the case of timber-bearing trees. For fruit bearing trees compensation to be calculated at market value of annual net product multiplied by the number of productive years remaining. Valuation should be persons experienced in the fields of agriculture, horticulture, forestry etc. as appropriate.
- (iv) All other assets: Assets such as irrigation units, boundary walls etc. will be valued on the basis of the latest appropriate schedule of rates.
- (v) Common property resources: In case of loss of community infrastructure or any common property resources, the same will be restored or re-installed, by the executing agency, at a new place in consultation with the community, local self-governing bodies or appropriate authority.

119. All compensation and assistance will be paid to displaced persons prior to displacement or commencement of civil works. In case there are loans on acquired land and properties, such amounts will be adjusted from the total compensation based on mutual agreement between the displaced persons and the acquiring body. Displaced persons will be provided with an advance notice of 60 days prior to possession being taken of the land or properties. Displaced persons will be allowed to take the materials salvaged from their dismantled houses and shops.

D. Income Restoration

120. The entitlement proposed under this project has adequate provisions for restoration of livelihood of the affected persons. Wherever feasible and if the affected person so desires, income restoration schemes will be identified and implemented by the PIU with the assistance of the implementing NGO. Towards this the affected person will be guided and assisted by the PIU with the support of the NGO, in effectively using the compensation and rehabilitation and resettlement assistances towards establishing an income generating activity, and identifying an alternative shop location and re-establishing the shop/kiosk/vending or utilizing the finances for buying land or taking land on lease. As applicable, to ensure income restoration are effective and livelihood restored, the project shall monitor, where applicable, the progress of engagement as participants go through training and actual application of skills. Monitoring activities will be fully documented and reported and where required, adequacy of measures shall be reviewed and adjusted to ensure participants are rehabilitated.

121. The PIU with the assistance of the implementing NGO will make the training need assessment and will impart training to the eligible affected persons for income restoration and skill up-gradation as necessary. The PIU with assistance of the implementing NGO will ensure that households whose incomes are affected and/or who have to relocate receive assistance in

accessing utility services (e.g., water and electricity connection) and other relevant government services (e.g., health clinics and schools).

122. The resettlement plan budget will reflect the cost of providing training for vulnerable persons. The PIU will facilitate vulnerable persons access to government schemes that could help them restore income and livelihood. The Directorate of Employment and Training, Department of Labour and Employment, Government of Tamil Nadu, Industrial Training Institutes (ITIs) imparts skill training under Craftsmen Training Scheme and to produce technician level work force in the State in different trades. Various skill training programmes are being implemented through a vast network of Government ITIs and Private ITIs in the State. Systematic training offered in these institutes in different trades to ensure a steady flow of skilled manpower to the industries.

123. In addition, the entitlement matrix provides for short-term income restoration measures by providing allowances such as subsistence allowance, resettlement allowance and shifting assistance.

124. Temporary income loss during construction period: Businesses experiencing full closure of shops or other type of economic activities due to construction works will be compensated for lost income for the entire duration of the disruption. A complete survey of all the businesses likely to be impacted will be conducted by the NGO in consultation with the contractor. Contractors need to submit the work schedule to the PIU for approval for any closure of access. In case of full closure of businesses, the NGO will conduct an income survey of businesses along the relevant sections. For shops not qualifying under these categories (hawkers, vendors, etc.) the actual income based on the survey will be used through a verification of the income data by the PIU. This will be applicable only for vulnerable hawkers and vendors.

125. **Vendor assistance.** Vendors requiring temporary shifting during the construction period will be notified in advance, and will be allowed to salvage all materials for temporary shifting to an alternative location. They will be allowed to return to the original location after construction is declared complete. Vendor assistance will consist of the following steps:

- (i) **Step 1.** Identify impacted vendors based on detailed design;
- (ii) **Step 2.** Notify vendors at least 2-3 weeks in advance. Consult with local vendor associations, if they exist;
- (iii) **Step 3.** Identify alternative nearby locations where the affected vendors can continue their businesses;
- (iv) **Step 4.** Assistance will be given by the contractors to vendors to shift to a new location; and
- (v) **Step 5.** Assistance will be given by contractors to return to the original location after construction works are completed.
- (i) **Step 5.** All payments will be recorded for accounting purposes with the signature of the displaced person.

E. Relocation

126. The project will, to the extent that is possible, avoid any physical displacement/relocation of displaced persons. In the event that physical relocation is required the project will ensure that (i) shifting assistance, resettlement assistance and subsistence allowance, as required, will be provided to all relocated/physically displaced households (ii) relocation sites will be disclosed to the DPs for endorsement, along with their facilities; (iii) displaced households can

choose between independent or assisted relocation by the project; and (iv) alternate houses have to be provided to the displaced persons before demolition. In the event that houses are not ready, rental assistance will have to be provided until the alternate house is ready. Relocation has to be completed before the start of civil works. The PIU/ PMC will monitor the relocation process with NGO support. Adequate budgetary allocation has to be provided for timely relocation implementation and included in the resettlement plan.

VII. RESETTLEMENT BUDGET

128. Based on the revised alignment, this project does not require acquisition of land and structures. The project will have no resettlement impact. Reconstruction of CPRs and expenses of grievance redressal mechanism is part of the civil cost of the project.. The CMRL will engage the civil contractor to reconstruct the common property resources in consultation with the user department as part of civil construction.

VIII. INSTITUTIONAL ARRANGEMENTS AND RESPONSIBILITIES

A. Executing Agency

129. The Government of Tamil Nadu created a Special Purpose Vehicle (SPV) for implementing the Chennai Metro Rail Project. This SPV named as “Chennai Metro Rail Limited” was incorporated on December 03, 2007 under the Companies Act. It has now been converted into a Joint Venture of Government of India and Government of Tamil Nadu with equal equity holding. The Department of Planning, Development and Special Initiatives, Government of Tamil Nadu acting through the CMRL will be the Executing Agency of the proposed Corridor 3-CMRL (Phase-II). The Government of Tamil Nadu will be responsible for overall implementation of the resettlement plan.

B. Implementing Agency

130. Chennai Metro Rail Limited (CMRL) will be responsible for implementation of the metro rail project. Managing Director, CMRL will be in charge of the overall project activities. CMRL will be responsible for coordinating with other concerned government departments. CMRL will be accountable to the Department of Planning, Development and Special Initiatives, Government of Tamil Nadu (i.e. the EA).

131. It is proposed to add one Deputy Manager Social Development to the core Environment and Social team. Starting from deployment of General Consultancies., start of updating resettlement plan as per DDC drawings upto start of civil works by which time affected families are relocated after disbursement of compensation and assistances, separate project teams will be in place: work on each corridor project will be handled by a team of one senior Manager assisted by one Deputy Manager Land Acquisition and one Deputy Manager Social Development, supported by a full team of staff experienced in land acquisition. From start of civil works upto commissioning the senior manager and deputy manager social development will continue. From start of operation, monitoring of gender action plan will be transferred to core Environment and Social team of CMRL.

C. Project Implementation Unit (PIU) Social Management Unit, CMRL

132. The PIU in CMRL headed by the Project Director (PD) is responsible for the overall execution of the project and implementation of the Resettlement Plan. The PIU will have a Social Management Unit (SMU), which will be responsible for all tasks related to resettlement and land acquisition. The SMU will prepare land plan, disburse compensation and assistances, acquire land and implement the resettlement plan, livelihood restoration plan and the gender action plan. The PIU - SMU will be assisted by General Consultant (GC). The PIU - SMU will be responsible for the following tasks:

- (i) Appointing the NGO;
- (ii) Implementation of the Resettlement Plans;
- (iii) Ensuring adequate awareness campaigns are held within the community to minimize resistance;
- (iv) Ensuring availability of budget for R&R activities;
- (v) Ensuring timely disbursement of compensation and assistance to the DPs in close coordination with the concerned line department;
- (vi) Liaison with revenue department for land acquisition and implementation of RPs,
- (vii) Addressing grievances; and

- (viii) Ensuring disclosure of resettlement framework, resettlement plan, and monitoring documents..

D. General Consultant / Implementation Support Consultant

133. Assist CMRL in implementation and monitoring of resettlement plan, livelihood restoration plan and gender action plan. The General Consultant will be engaged by CMRL with approval of MDB.

E. External Monitoring Agency

134. This being a category A project, an independent external monitoring agency (EMA), with prior experience in resettlement and rehabilitation of development induced displacement will be engaged to carry out external M&E and reporting of the implementation of the resettlement plan. The EMA will prepare semi-annual, annual monitoring reports and mid-term and final evaluation reports. They will flag and recommend necessary corrective actions to be taken if any to ensure time-bound resettlement plan implementation. The scope of external monitoring will cover compliance monitoring and social impact evaluation of resettlement plan implementation.

F. Non-Government Organization (NGO)

135. An NGO will support CMRL in assisting affected families/persons in the implementation of the resettlement plan, the livelihood restoration plan and the gender action plan. The NGO will help educating PAPs on proper utilization of compensation and rehabilitation grant and help them in getting financial assistance. The NGO will be supervised by SDO, SMU.

136. Key activities of the NGO in relation to resettlement planning and implementation include: (i) assist PIU in verification and updating, if required, the database of affected families and persons based on detailed design, and verify the vulnerable households affected by land acquisition and involuntary resettlement and issue ID cards; (ii) prepare micro plan and get vetted by PIU; (iii) facilitate the process of disbursement of compensation to the affected persons in coordination with the PIU and informing the affected persons of the compensation disbursement process and timeline; (iv) assist affected persons in opening bank accounts explaining the implications, the rules and the obligations in having a bank account and how s/he can access the resources s/he is entitled to; (v) assist the affected persons in ensuring a smooth transition (during relocation of the affected persons), helping them to take salvaged materials and shift; (vi) in consultation with the affected persons, inform the PIU about the shifting dates agreed with affected persons in writing and the arrangements they desire with respect to their entitlements; (vii) organize training programs for income restoration; (viii) conduct meaningful consultations throughout the resettlement plan implementation and ensure disclosure of the gist of resettlement plans in an accessible manner to the displaced persons; (ix) assist affected persons in grievance redressal process; (x) assist PIU in keeping detailed records of progress and monitoring and reporting system of resettlement plan implementation; and (xi) act as the information resource centre for community interaction with the project and maintain liaison between community, contractors and project implementing unit, during the execution of the works.

G. Micro Plan

137. The implementation support NGO will prepare the draft micro plan, milestone wise for proposed corridor detailing the type of loss, tenure of the affected persons, vulnerability status

and the entitlements as per the provisions of the entitlement matrix in the resettlement framework. The draft micro plan will be disclosed in the jurisdictional district headquarter where the affected persons are living/having business, and 1-week after the disclosure, the rehabilitation and resettlement award enquiry will be held by the jurisdictional Additional Collector.

138. Based on the rehabilitation and resettlement award enquiry outcome, the NGO will submit the final micro plan to Project Director, PIU for verification and onward transmission to Managing Director, CMRL. The Managing Director, CMRL, after scrutiny of the micro plan will accord approval for the same and submit to the jurisdictional Additional Collector with necessary funds for disbursement.

139. The roles of the different teams in resettlement plan implementation is given in Figure 4. The detailed roles of responsibilities are given in **Table VIII-1**.

Figure 2: Role of different organisations in resettlement plan implementation

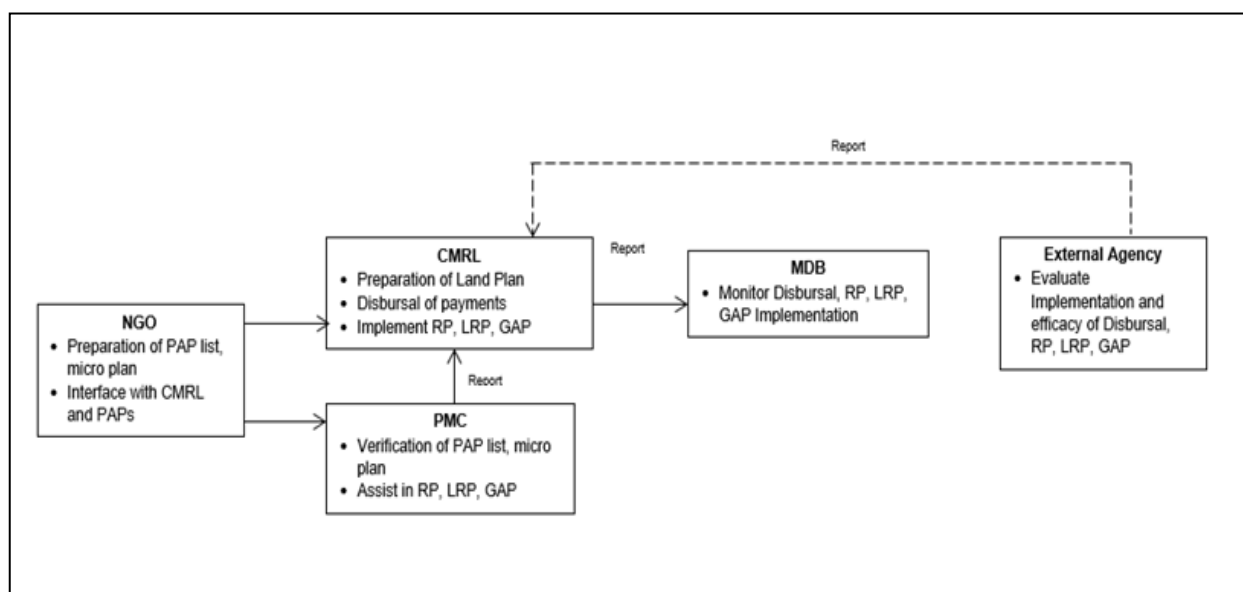


Table VIII-1: Institutional Roles and Responsibilities

Activity	Responsible Agency
Project Initiation Stage	
Finalization of sites	PMU
Disclosure of proposed land acquisition(if any) and sub-project details by issuing Public Notice	PMU
Meetings at community/household level with affected persons	PIU - SMU/NGO
Resettlement Plan Preparation and Updating Stage	
Conducting Census of all affected persons	PIU- SMU /Consultant
Conducting FGDs/meetings/workshops	PIU- SMU / Consultant
Computation of replacement values of land/properties proposed for acquisition and for associated assets	PIU- SMU
Categorization of affected persons for finalizing entitlements	PIU- SMU / Consultant
Formulating compensation and rehabilitation measures	PIU- SMU /Consultant
Conducting discussions/meetings/workshops with affected persons and other stakeholders	PIU- SMU /Consultant
Finalizing entitlements and rehabilitation packages	PIU- SMU /Consultant
Disclosure of resettlement plan	PMU
Approval of resettlement plan	PMU/ MDB
Resettlement Plan Implementation Stage	
Implementation of proposed rehabilitation measures	PIU- SMU / NGO
Consultations with affected persons during rehabilitation activities	PIU- SMU /NGO
Grievance redressal	NGO/ PIU- SMU / GRC/ PMU
Preparation for relocation/awareness meeting/ issuing notices	NGO/ PIU- SMU
Internal monitoring	PMU / PIU- SMU

GRC = grievance redress committee, MDB = multilateral development bank, NGO = nongovernment organization, PIU = project implementation unit, PMU = project management unit, SMU = social management unit.

H. Competent Authorities

140. The implementation of land acquisition and resettlement impacts will require approvals and clearance at various stages. The following officers as given in **Table VIII-2** will act as competent authorities for certain key activities.

Table VIII-2: Competent Authority for Approvals

Approvals	Competent Authority
Resettlement Framework	Empowered Committee, CMRL
Approval for LA awards upto Rs 2 crore, award compensation including R&R benefits upto Rs 5 crore (As provided in the rule 18 of Tamil Nadu RFCTLARR 2017)	The District Collector
Approval for award compensation is more than Rs 2 crore but not exceeding 8 crores and award including R&R benefits is more than Rs 5 crore, but not more than Rs 20 crore (As provided in the rule 18 of Tamil Nadu RFCTLARR 2017)	The District Collector shall make an award after getting the prior approval of the Commissioner of Land Administration.

Approvals	Competent Authority
Approval for LA award if the amount is more than Rs 8 crore and including R&R benefits is more than Rs 20 crore (As provided in the rule 18 of Tamil Nadu RFCTLARR 2017)	The Collector shall make an award after getting the prior approval of the State Government
Changes in Policy provisions and Entitlement	Empowered Committee, CMRL , after getting approval from State Government
Staff requirements, Consultants/NGOs Appointments	Managing Director, CMRL
Approval for issue of ID cards	District Collector, CMRL
Approval of disbursement of R&R Assistance	DRO, CMRL
Disbursement of R&R Assistance	DRO, CMRL
Approval for structure valuation	Panel Engineer
Approval for shifting and relocation of community assets	DRO, CMRL
Approval of Resettlement sites, House site, issue of titles etc,	DRO, CMRL
Resolution of disputes	Govt. High Powered Committee

CMRL = Chennai Metro Rail Limited, DRO = district revenue officer, ID = identification, NGO = nongovernment organization, R&R = resettlement and rehabilitation, RFCTLARR = Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement.

I. Management Information Systems

141. A well-designed management information system (MIS) will be created and will be maintained at PIU level. The MIS will be supported with approved software and will be used for maintaining the affected persons baseline socioeconomic characteristics, developing pre-defined reports, algorithms and calculations based on the available data and updating tables/fields for finding compensation and assistances, tracking the land acquisition and resettlement progress. The individual entitlements, compensation calculations, structure valuation, etc. will be updated using MIS software. In addition, land acquisition notices, identity cards will also be generated thorough MIS. All queries will be generated and the baseline data will also be maintained and updated as needed. The data and information required for periodical progress reports will be generated using MIS database. The required computer terminals and software will be established at PIU level in order to feed the data to be maintained in the web with backup at the Implementing Agency (CMRL).

J. Institutional Capacity Development Program

142. It is necessary that all the social safeguards officers are provided with the necessary training to deal with social safeguard tasks following the MDBs safeguard requirements. The safeguard officers will be trained through a series of programs periodically conducted by the MDBs for executing agencies and implementing agencies on safeguards.

143. The General Consultant and/or PMU resettlement specialist will conduct a training and capacity building program on resettlement management for the PIU staff on issues concerning: (i) principles and procedures of land acquisition; (ii) public consultation and participation; (iii) entitlements and compensation disbursement mechanisms; (iv) grievance redress; (v) monitoring of resettlement operation; and (vi) disclosure methods. Specific modules customized for the available skill set shall be devised after assessing the capabilities of the target

participants and the requirements of the investment program. Institutional capacity building programs will involve training on environmental and social safeguards for the PIU staff. **Table VIII-3** provides the indicative training needs assessment.

Table VIII-3: Indicative Training Needs Assessment

No.	Description	Target group / Venue
1.	<ul style="list-style-type: none"> - Introduction and Sensitization to Social/Involuntary Resettlement - MDB Safeguards Policy Frameworks - Government of India and Tamil Nadu applicable social safeguard policies/Acts - Incorporation of social/resettlement components into the project design and contracts Monitoring, reporting and corrective action planning 	All staff and consultants involved in the project. Will be done at PMU office
2.	<ul style="list-style-type: none"> - Resettlement plan implementation (every 6 month) during implementation. - Roles and responsibilities - resettlement plan components and stages in implementation - Construction schedules and timelines - Consultations - Grievance redress - Monitoring and corrective action planning - Reporting and disclosure - Timely documentation 	All staff and consultants involved in the project.
3.	<ul style="list-style-type: none"> - Learnings and best practices sharing - Experiences on resettlement plan implementation - Issues and challenges - Best practices followed 	All staff / consultants/ Officers. At PMU.

MDB = multilateral development bank, PMU = project management unit.

Source: Chennai Metro Rail Limited.

IX. IMPLEMENTATION SCHEDULE

144. The program will be implemented starting from the date of disclosure of finalized RP till completion of civil works to facilitate audit of R&R process. In general, the project implementation will consist of the three major phases, namely project preparation, land acquisition, and monitoring and evaluation. In line with the principles laid down in CMRL policy framework, CMRL will ensure that program activities are synchronized between the land acquisition and resettlement payments and civil works. CMRL will ensure that no physical or economic displacement of affected person will occur until: (i) compensation at full replacement cost has been paid to each person for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan are provided to the affected persons supported by an adequate budget, is in place to help affected persons improve, or at least restore, their incomes and livelihoods. **Table IX-1** depicts the overall implementation schedule.

Table IX-1: Social Safeguards Implementation Schedule

R&R Activities	2019				2020				2021				2022				July 2023 to Jan 2025 (civil works) **
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
A. Project preparation phase																	
Preparation of Policy framework																	
Preliminary socioeconomic survey of the subproject																	
Preparation of Resettlement Plan based on final designs																	
Establishment of LA & R&R implementation unit																	
Review, updating and Approval of Resettlement Plan																	
RP/DD disclosure																	
Information campaign and community consultation																	
B. Implementation																	
Land acquisition – Private																	
Grievance redress – acquisition & audit																	
Payment of Land compensation**																	
Payment of all other R&R assistance**																	
C. Monitoring and evaluation																	
Monitoring and report preparation																	

** To be updated depending on actual progress, as of October 22, no private land acquisition

X. MONITORING AND REPORTING

A. Internal Monitoring

145. Internal monitoring will be undertaken by the PIU with assistance from the NGO. Internal monitoring will ensure all land acquisition and resettlement activities are implemented according to the approved resettlement plans in accordance with this resettlement framework.

146. The PIU will prepare quarterly progress reports and submit to the PMU. The PMU will prepare semi-annual monitoring reports and submit to the MDBs. The NGO will submit quarterly progress reports to PIU to inform them of resettlement plan implementation activities. These reports will describe the progress of the implementation of resettlement activities and any compliance issues and corrective actions. These reports will closely follow the involuntary resettlement monitoring indicators agreed at the time of resettlement plan approval. Sample monitoring indicators and outline of a semiannual safeguard monitoring report are provided in the project resettlement planning framework.

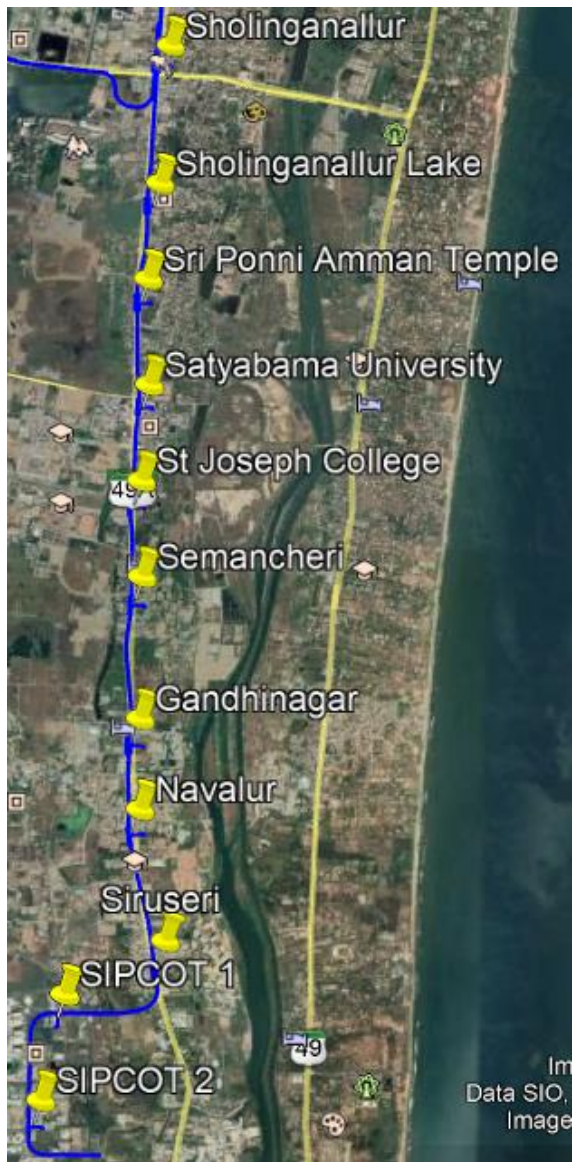
B. External Monitoring

147. This being a category A project (CMRL Phase II), monitoring of resettlement plan implementation by External Monitoring Agency will be required. To be complemented by audit by CMRL will assess whether resettlement objectives have been met, specifically, whether livelihoods and living standards have been restored or enhanced; assess resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement policy making and planning; ascertain whether the resettlement entitlements were appropriate to meeting the objectives, and whether the objectives were suited to affected persons' conditions; review the grievance redressal mechanism and report on its working. The reporting of progress of LAR covered under this plan will be incorporated to the overall project reporting


Annexure 1: Phase 2 metro network and the alignment and station locations of Corridor 3



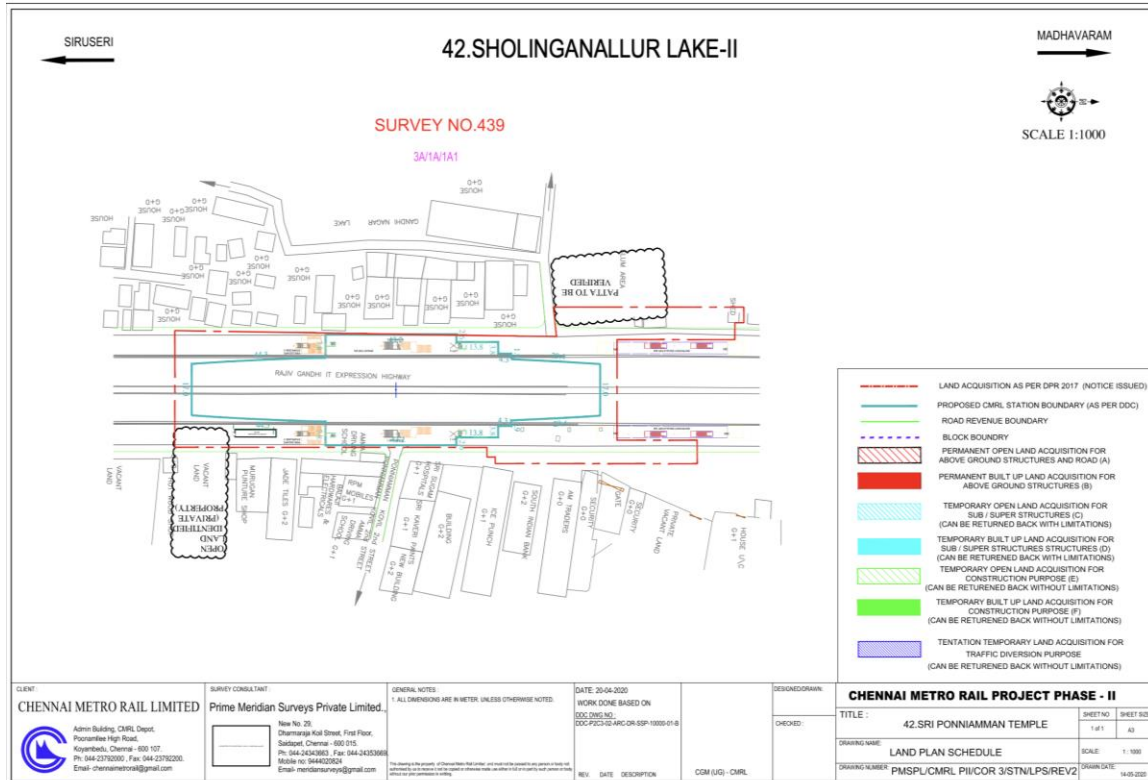
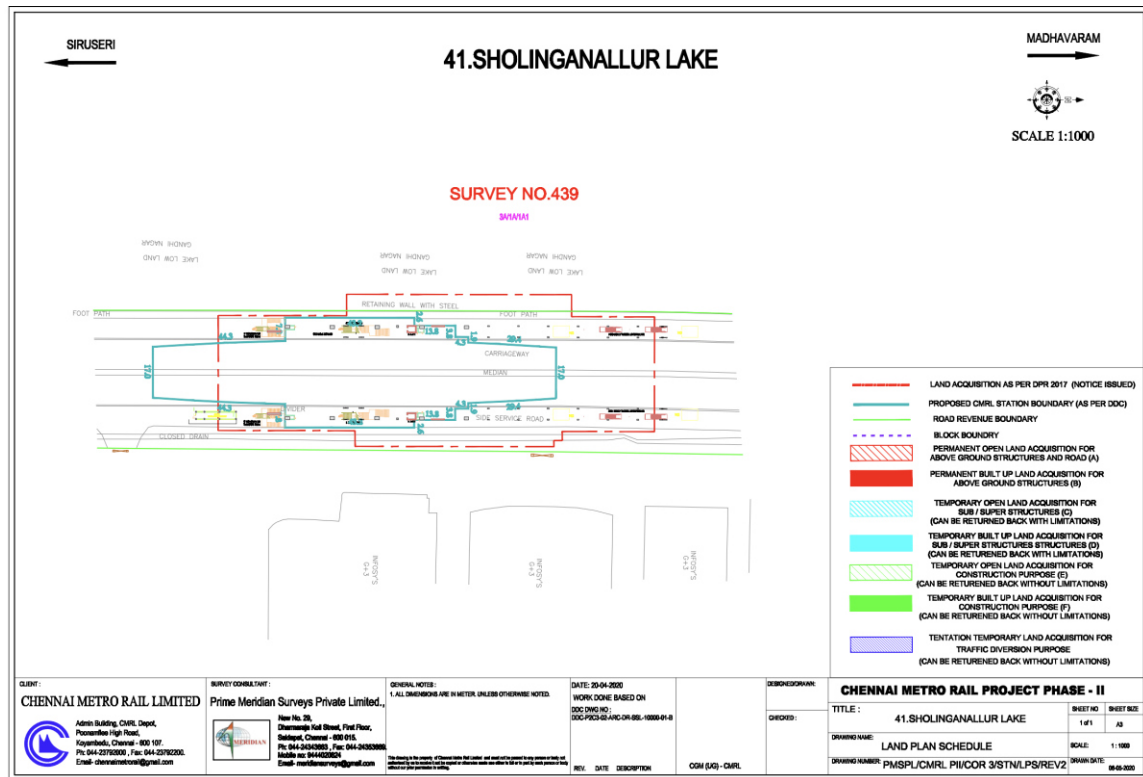
Phase 2 metro network

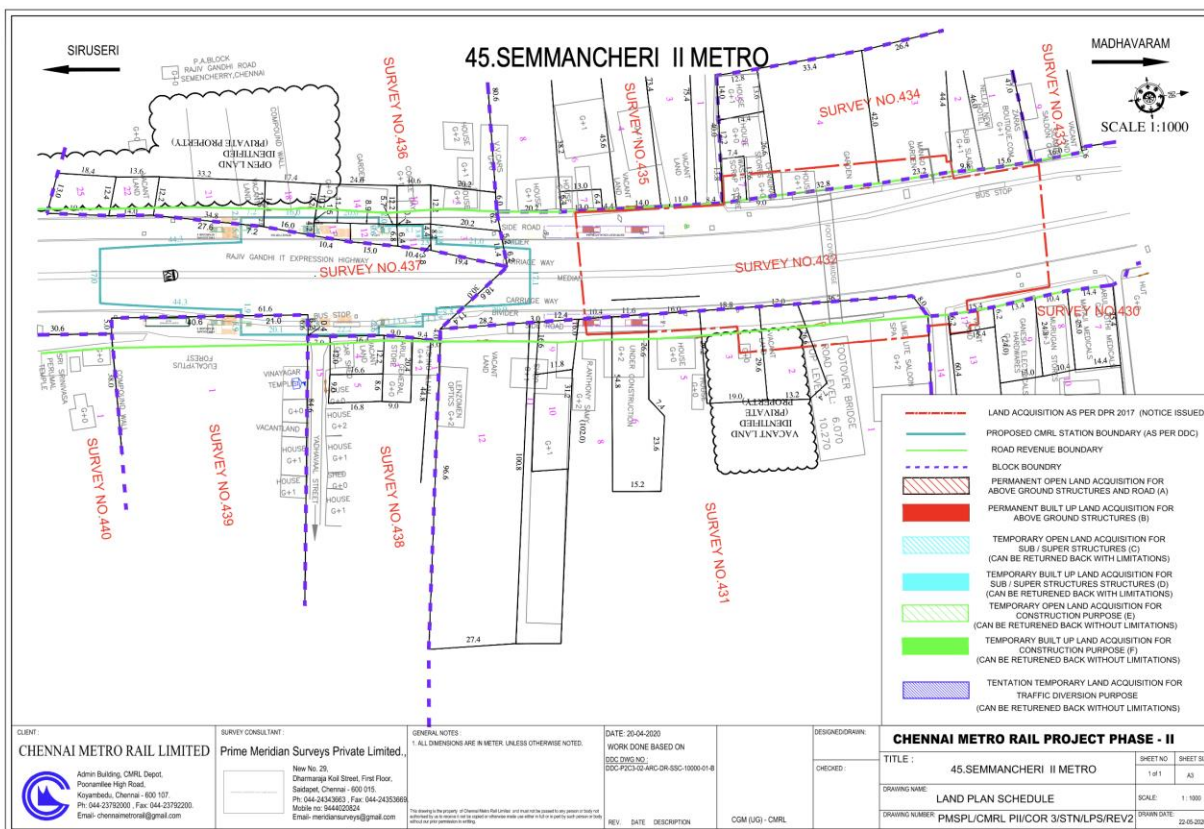
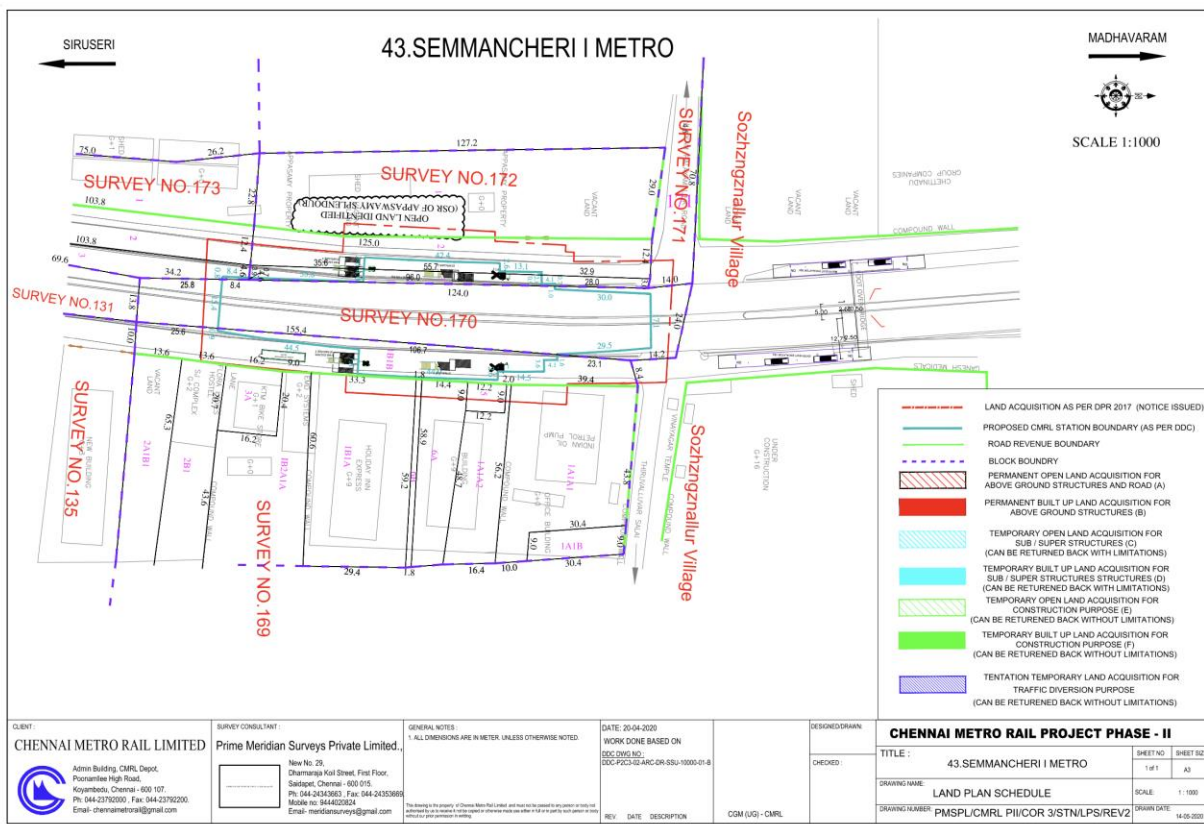


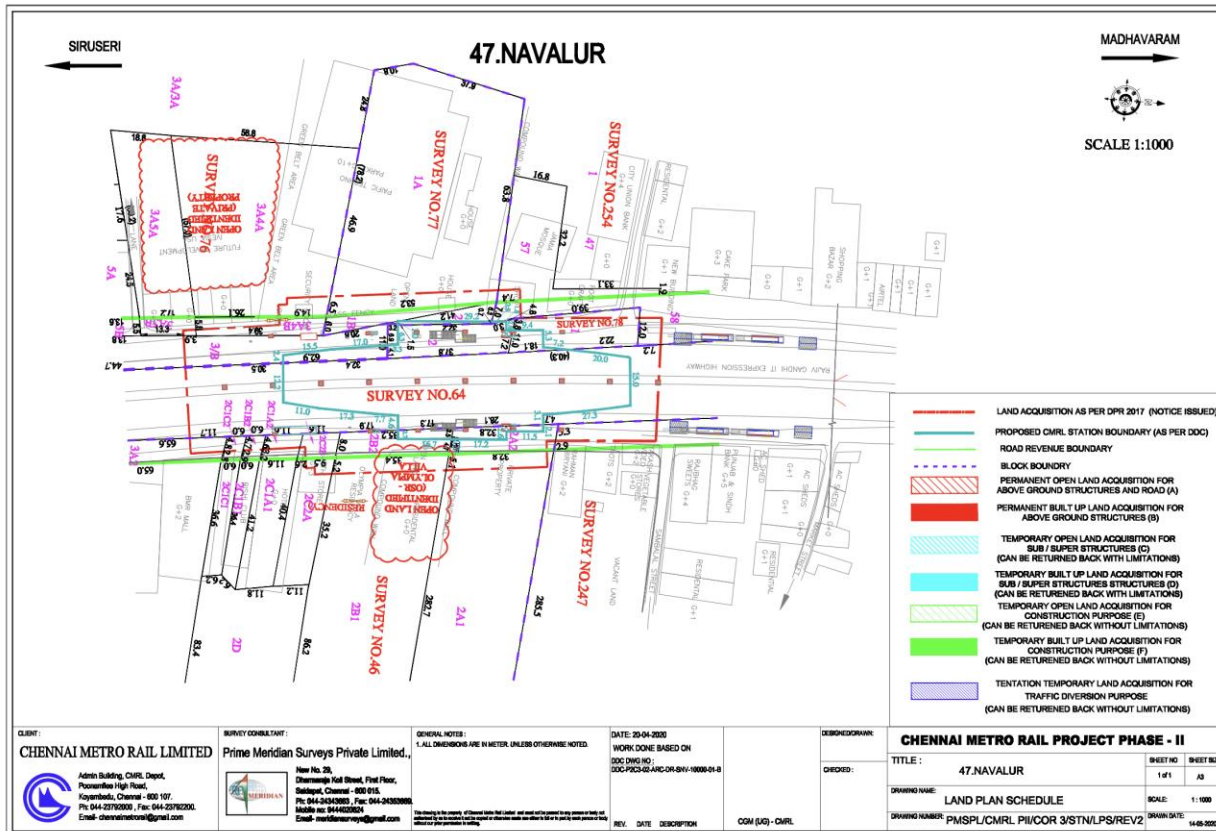
Annexure 2 Format of socio-economic interviews 2019

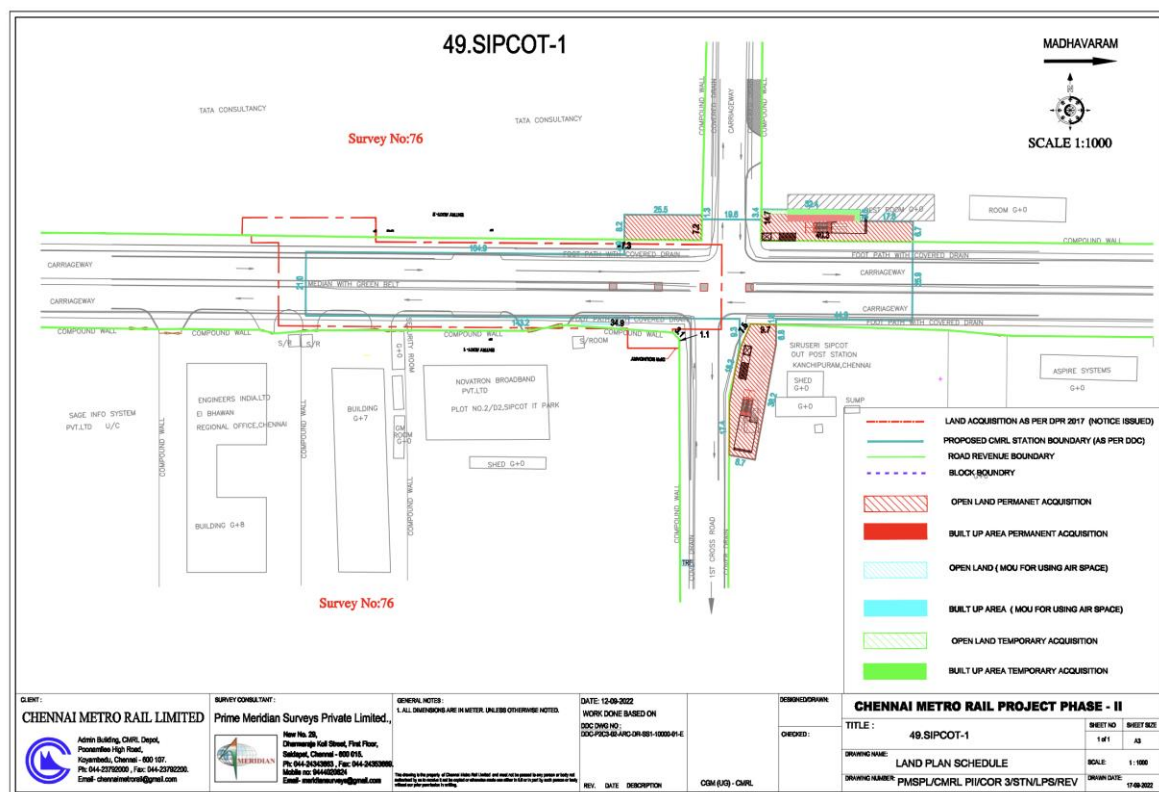
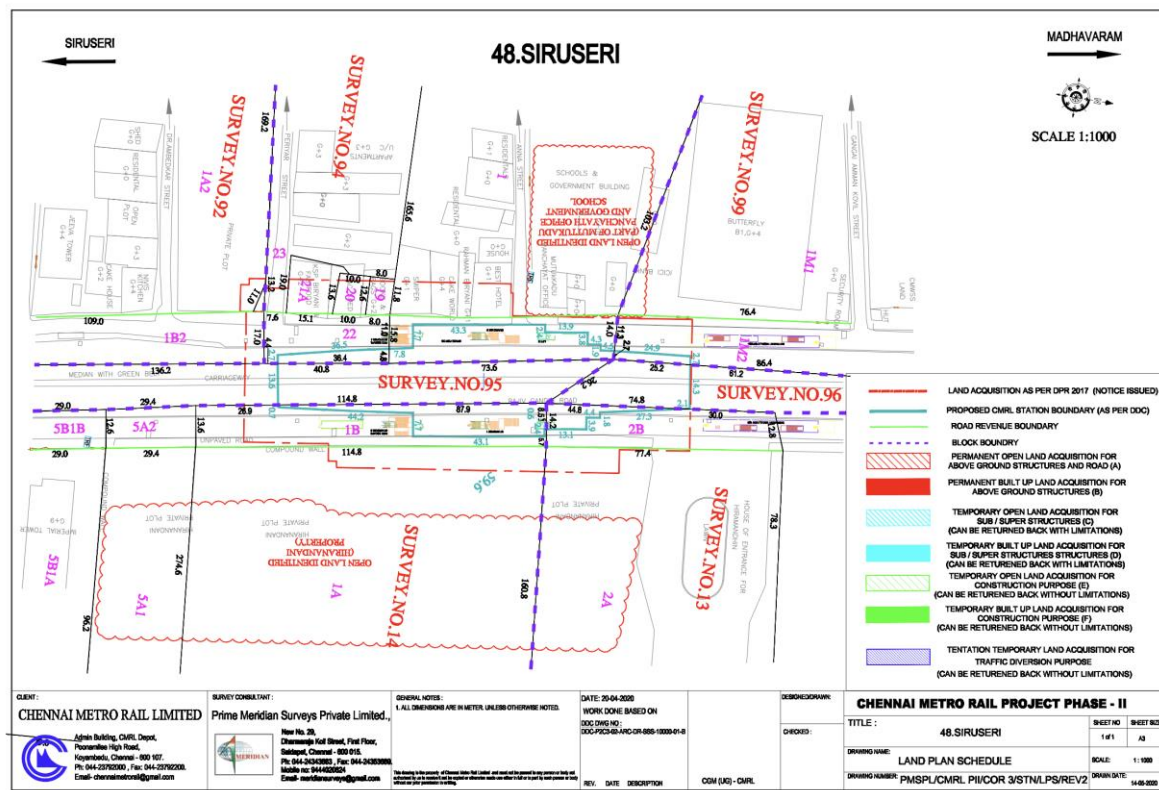
Questionnaire No. (for office use)	 Chennai Metro Rail Limited Questionnaire for Socio-economic Survey CMRL Phase - II	Date : _____ 1.7. Line No. _____ 1.8. Structure No. _____						
	1. IDENTIFICATION	1.9 Station Name: _____						
	1.1 City : _____ Name of Street / Road : _____	110 1 = Ready to respond 2 = Refused 3 = Door Locked						
	1.2 Name of Settlement/area : _____ Chainage No : _____							
	1.3 Name of Head of the Household/Owner : _____							
	1.4 Name of the Respondent : _____							
	1.5 Relationship to HH : _____							
	1.6 Category of PAF :							
	<div style="display: flex; justify-content: space-between;"> <div> Titleholder -1 Squatter -4 </div> <div> Encroacher -2 Kiosk -5 </div> <div> Tenant -3 Others (specify) -6 </div> </div>	<input type="checkbox"/>						
	2. GENERAL INFORMATION							
	2.1 Religious Group :	<div style="display: flex; justify-content: space-between;"> <div>Hindu -1</div> <div>Muslim -2</div> <div>Christians -3</div> </div>	<input type="checkbox"/>					
	2.2 Social Group :	<div style="display: flex; justify-content: space-between;"> <div>Jains -4</div> <div>Others (specify) -5</div> <div>OBC -3</div> </div>	<input type="checkbox"/>					
	2.3 Mother Tongue : _____							
	2.4 Place of Nativity : _____							
	2.5 Family Pattern :	<div style="display: flex; justify-content: space-between;"> <div>Joint -1</div> <div>Nuclear -2</div> <div>Individual -3</div> </div>	<input type="checkbox"/>					
	2.6 Size of Family :	<div style="display: flex; justify-content: space-between;"> <div>Small (2-4) -1</div> <div>Medium (5-7) -2</div> <div>Large (Above 7) -3</div> </div>	<input type="checkbox"/>					
	2. FAMILY PARTICULARS (Start from head of the household)							
S. No.	Name of the Member	Relation ship to HH Head	Sex	Age (Years)	Marital Status	Education	Any Disability	Any skilled family member
1								
2								
3								
4								
5								
6								
7								
8								
3.1	Household's Main Occupation _____ and Monthly Income (Rs) _____							
3.2	Subsidiary Source _____ and Monthly Income (Rs) _____							
3.3	No. of Adult earning members _____							
3.4	No. of dependants _____							

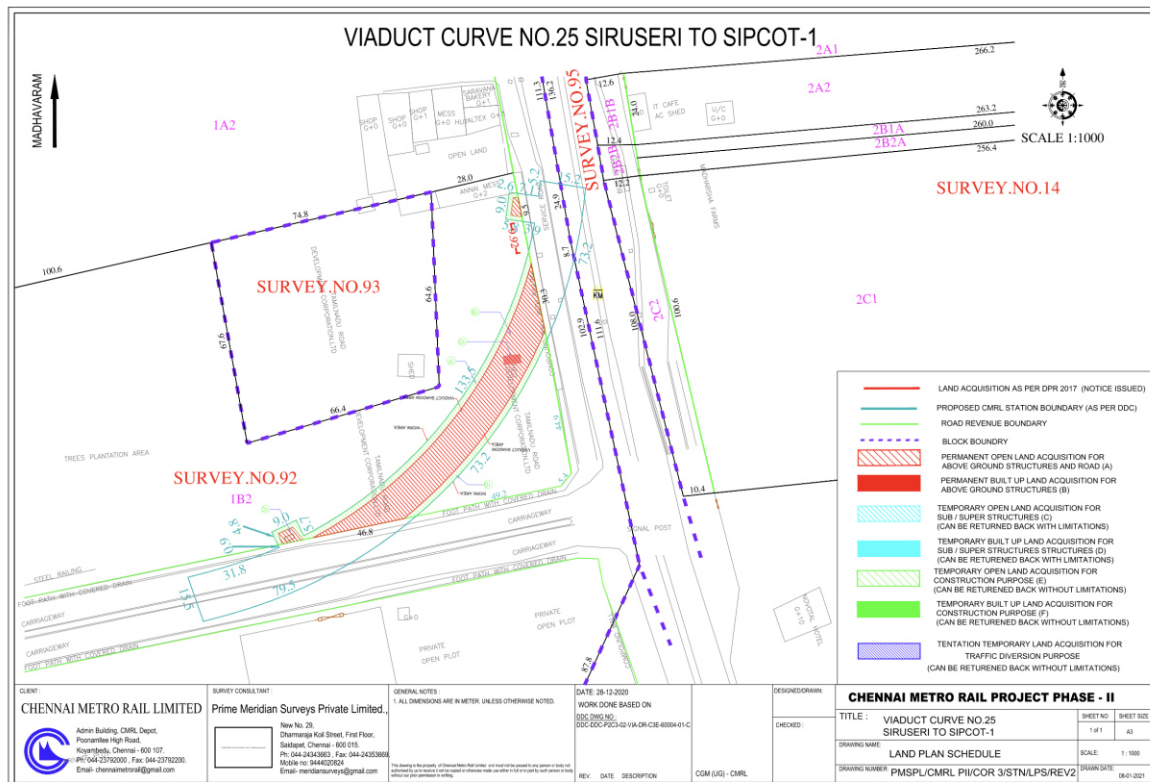
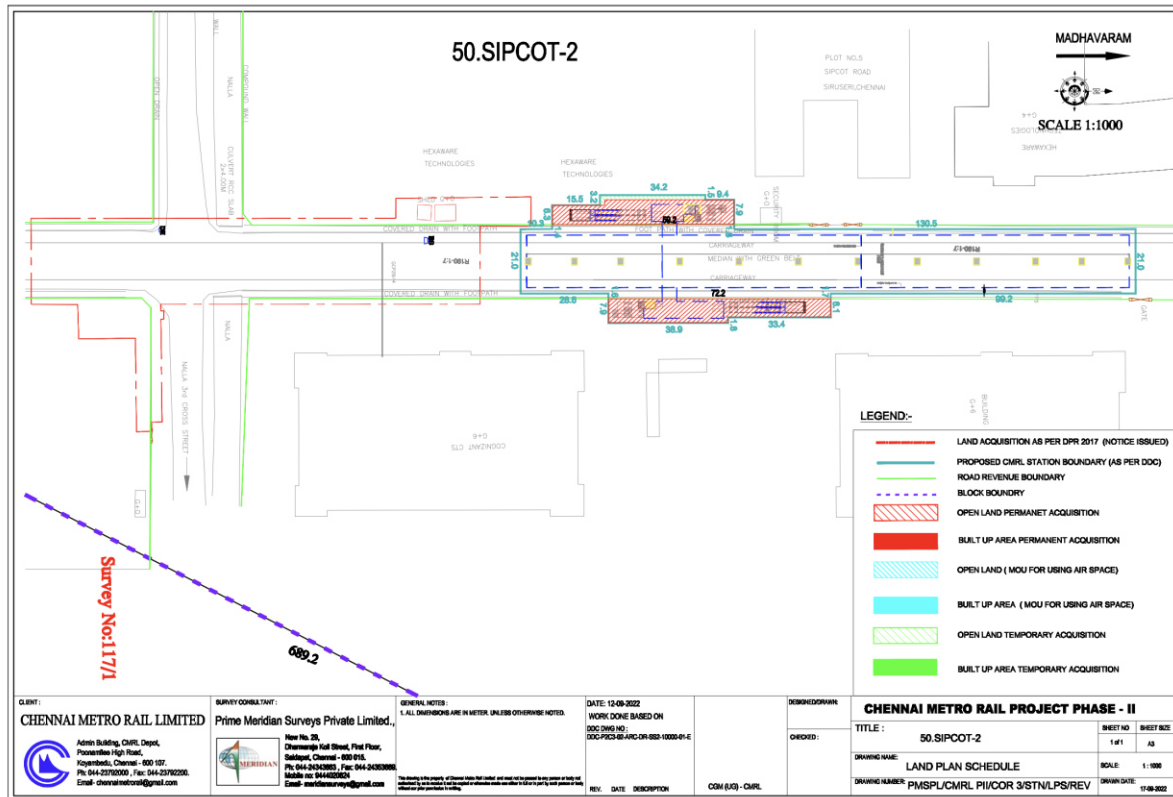
Annexure 3 Station wise corridor of impact as per the DPR and DDR has shown in the design drawing

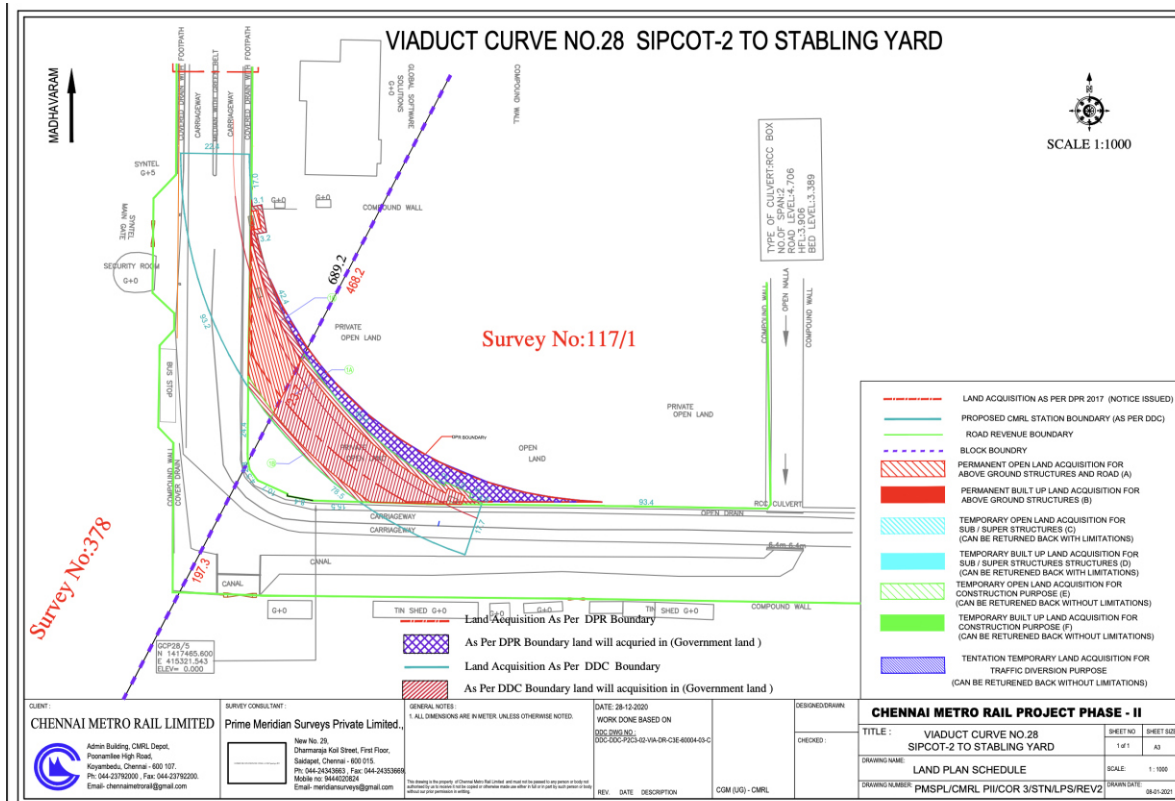
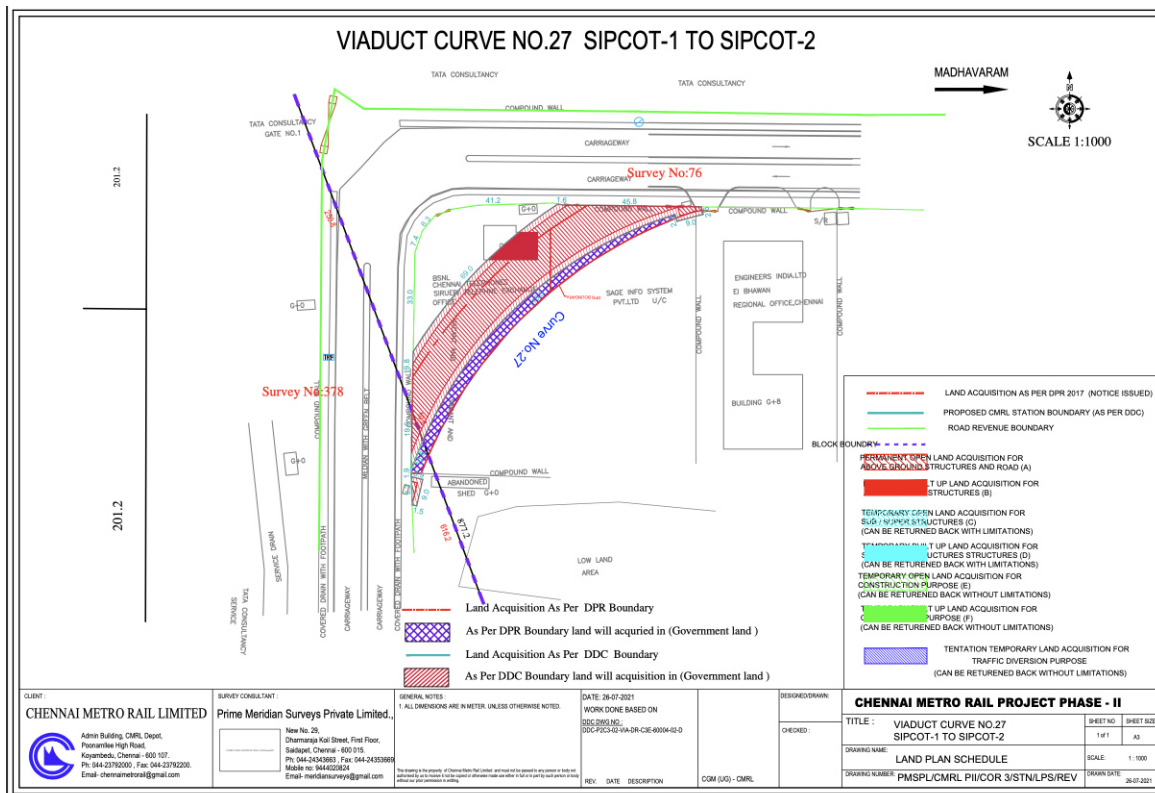


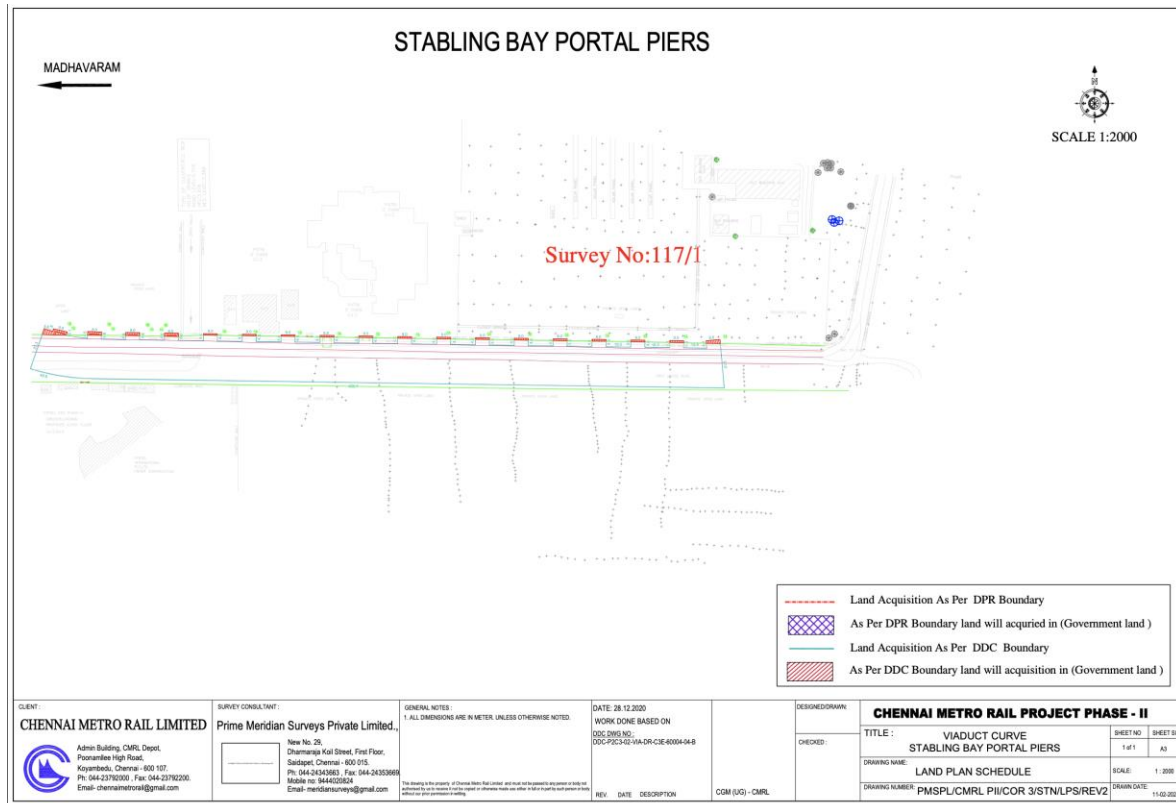












Annexure 4 Details of the government orders for utilisation of SIPCOT land for construction of C3 Metro line.

GO No 217, Dated 9.11.2021



கருக்கம்

சென்னை மெட்ரோ இரயில் திட்டம் - கட்டம் II திட்டத்தைச் செயல்படுத்துவதற்கு சென்னை மெட்ரோ இரயில் நிறுவனத்திற்குத் தேவைப்படும் தற்காலிக அடிப்படையிலான நிலம் - செங்கல்பட்டு மாவட்டம், சிப்காட் சாலை, திருகோளூர் வட்டம், ஏகாட்டூர் கிராமம், புல எண் 76இல் உள்ள தமிழ்நாடு தொழில் முன்னேற்ற நிறுவனத்தின் 1352 ச.மீட்டர் நிலத்தை நிரந்தர அடிப்படையிலும் 167 ச.மீட்டர் நிலத்தை தற்காலிக அடிப்படையிலும் மாற்றுதல் மற்றும் சென்னை மெட்ரோ இரயில் நிறுவனத்திற்கு முன்னுழைவு அனுமதியுடன் நிருவாக ஒப்புதல் வழங்குதல் - ஆணை வெளியிடப்படுகிறது.

திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் (சி.மு) துறை

அரசாணை (நிலை)எண்: 217

நாள் : 09-11-2021

பிலவ ஆண்டு

ஐப்பசி மாதம் 23 ஆம் நாள்

திருவள்ளூர்வம் ஆண்டு, 2052

படிக்கப்பட்டது:

1. அரசாணை (நிலை) எண் 28, திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் துறை, நாள் 06-04-2009.
2. அரசாணை (நிலை) எண் 148, திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் துறை, நாள் 20-11-2009.
3. அரசாணை (நிலை) எண் 34, திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் துறை, நாள் 23-04-2018.
4. சென்னை மெட்ரோ இரயில் நிறுவனத்தின் மேலாண்மை இயக்குநரின் கடித எண்: சிஎம்ஆர்எஸ் / ஜி.ஆர்/ உஅகு/00001/2021, நாள்: 29-06-2021 மற்றும் 22-07-2021.

ஆணை:

சென்னை மெட்ரோ இரயில் திட்டம், கட்டம்-II, மொத்தம் 118.9 கி.மீ நீளத்திலான மூன்று மெட்ரோ இரயில் வழித்தடங்களுடன் ரூ. 61,843 கோடி செலவு மதிப்பீட்டில் செயல்படுத்தப்பட்டு வருகிறது. இத்திட்டத்திற்கான பன்னாட்டு நிதி நிறுவனங்களின் கடனுதவி இறுதி செய்யப்பட்ட நிலையில்,

கட்டுமானப் பணிகள் துவக்கப்பட்டுள்ளன. நான்காவதாகப் படிக்கப்பட்ட, சென்னை மெட்ரோ இரயில் நிறுவனத்தின் மேலாண்மை இயக்குநரின் கடிதத்தில், மாநில அரசு துறைகள் / வாரியங்கள் / பெருநகரச் சென்னை மாநகராட்சி ஆகியவற்றிற்குச் சொந்தமான நிலங்களில், சென்னை மெட்ரோ இரயில் திட்டம் - கட்டம் - IIஐச் செயல்படுத்துவதற்குத் தேவையான நிலங்களின் பட்டியலை அரசுக்கு அனுப்பியிருந்தார்.

2.மேலே இரண்டாவதாக படிக்கப்பட்ட அரசாணையின்படி, தோற்றுவிக்கப்பட்டு மூன்றாவதாகப் படிக்கப்பட்ட அரசாணையின்படி, எல்லை விரிவாக்கம் செய்யப்பட்ட, உயர்நிலை அதிகாரக்குழுவின, 30-07-2021 அன்று தலைமைச் செயலாளர் தலைமையில் நடைபெற்ற கூட்டத்தில், மாநில அரசுத் துறைகள் / வாரியங்கள் / பெருநகரச் சென்னை மாநகராட்சி நிலங்களை நிரந்தரம் மற்றும் தற்காலிக அடிப்படையில் மாற்றுவதற்கான சென்னை மெட்ரோ இரயில் நிறுவனத்தின் கருத்துருக்கள், அரசுச் செயலாளர்கள் / துறைத் தலைவர்கள் / நிறுவனங்கள் மற்றும் வாரியங்களின் தலைமைச் செயல் அலுவலர்கள் ஆகியோருடன் விரிவாக விவாதிக்கப்பட்டன. விரிவான விவாதங்களுக்குப்பின், சென்னை மெட்ரோ இரயில் நிறுவனத்தின் ஒவ்வொரு நில மாற்றக் கருத்துருவின் மீதும் உயர்நிலை அதிகாரக்குழு பரிந்துரைகளை அளித்துள்ளது. இதில் 1519 ச.மீ. அளவிலான தமிழ்நாடு தொழில் முன்னேற்ற நிறுவனத்தின் நிலம், நிரந்தரம் மற்றும் தற்காலிக அடிப்படையில் சென்னை மெட்ரோ இரயில் திட்டம் - II ஐச் செயல்படுத்துவதற்கு உயர்நிலை அதிகாரக் குழுவால் பரிந்துரைக்கப்பட்ட நிலங்களில் ஒன்றாகும்.

3. உயர்நிலை அதிகாரக்குழுவின பரிந்துரையை அரசு மிகவும் கவனத்துடன் பரிசீலனை செய்து, அதனை ஏற்று செங்கல்பட்டு மாவட்டம், சிப்காட் சாலை, திருபோளூர் வட்டம், ஏகாட்டூர் கிராமம், புல எண் 76இல் உள்ள தமிழ்நாடு தொழில் முன்னேற்ற நிறுவனத்தின் 1352 ச.மீ அளவிலான நிலத்தை நிரந்தர அடிப்படையிலும் 167 ச.மீ நிலத்தை தற்காலிக அடிப்படையிலும் சென்னை மெட்ரோ இரயில் திட்டத்திற்காக மாற்றுவதற்கான நிருவாக ஒப்புதல் அளிக்கப்படுகிறது. மேலே குறிப்பிட்டுள்ள நிலத்தின் அளவு தோராயமானது; வழித்தடத்தின் போக்கு, மெட்ரோ நிலையங்களின் வடிவமைப்பு போன்றவற்றை இறுதி செய்யும் போது, சென்னை மெட்ரோ இரயில் நிறுவனம் நிலத்தின் அளவினை இறுதி செய்யும்.

4. இந்த நிரந்தரம் மற்றும் தற்காலிக நில மாற்றக் கருத்துருவை உயர்நிலை அதிகாரக்குழு ஏற்கனவே பரிந்துரை செய்துள்ளதால், நிரந்தர நில மாற்றம் குறித்தும் மற்றும் தற்காலிக நில மாற்றத்தின் சென்னை

மெட்ரோ இரயில் நிறுவனத்திற்கு குத்தகைக்கு விடுவதற்கான ஆணைகளை, இந்த ஆணைகளின் அடிப்படையிலும், முதலாவதாக படிக்கப்பட்ட ஆணைகளின் அடிப்படையிலும் தொழில்துறை வெளியிடலாம்.

5. பத்தி-4 இல் குறிப்பிட்டுள்ள நிலமாற்ற ஆணைகளை வெளியிடும் நடைமுறைகளில் காலதாமதம் ஆகும் என்பதால், அவசர அவசியத்தைக் கருத்தில் கொண்டு, சென்னை மெட்ரோ இரயில் நிறுவனம் நிலத்திற்குள் முன்னுழைவு செய்வதற்கு அனுமதி அளிக்கப்படுகிறது.

6. மேலே இரண்டாவது படிக்கப்பட்ட அரசாணையின்படி தோற்றுவிக்கப்பட்டு, மூன்றாவது படிக்கப்பட்ட அரசாணையின்படி எல்லை விரிவாக்கம் செய்யப்பட்ட உயர்நிலை அதிகாரக்குழுவிடமிருந்து வழங்கப்பட்டுள்ள அதிகாரங்களின்படி, தொடர்புடைய தலைமைச் செயலகத்துறைகளின் இசைவு, பெறப்பட்டதாகக் கருதி இவ்வாணை வெளியிடப்படுகிறது.

(ஆளுநரின் ஆணைப்படி)

வெ. இறையன்பு
அரசு தலைமைச் செயலாளர்

பெறுநர்

மேலாண்மை இயக்குநர், தமிழ்நாடு தொழில் முன்னேற்ற நிறுவனம்,
சென்னை 8

அரசு கூடுதல் தலைமைச் செயலாளர், தொழில் துறை, சென்னை 9
மேலாண்மை இயக்குநர், சென்னை மெட்ரோ இரயில் நிறுவனம்,
சென்னை 107.

அரசு முதன்மைச் செயலாளர், வருவாய் மற்றும் பேரிடர் மேலாண்மைத்
துறை, சென்னை 9

நில நிருவாக ஆணையர், சென்னை 5.

மாவட்ட ஆட்சியர், செங்கல்பட்டு மாவட்டம், செங்கல்பட்டு 603 001.

நகல்

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை சென்னை 9.
இருப்புக் கோப்பு / உபரி நகல்.

// ஆணைப்படி அனுப்பப்படுகிறது //

பி.கே. குமார்
பிரிவு அலுவலர்
9/11/2021

Go No 218, dated 9.11.2021



சுருக்கம்

சென்னை மெட்ரோ இரயில் திட்டம் - கட்டம் II திட்டத்தைச் செயல்படுத்துவதற்கு சென்னை மெட்ரோ இரயில் நிறுவனத்திற்குத் தேவைப்படும் தற்காலிக அடிப்படையிலான நிலம் - செங்கல்பட்டு மாவட்டம், சிப்காட் சாலை, திருபோளூர் வட்டம், சிறுசேரி கிராமம், புல எண் 378இல் உள்ள தமிழ்நாடு தொழில் முன்னேற்ற நிறுவனத்தின் 1547 ச.மீட்டர் நிலத்தை நிரந்தர அடிப்படையிலும் 155 ச.மீட்டர் நிலத்தை தற்காலிக அடிப்படையிலும் மாற்றுதல் மற்றும் சென்னை மெட்ரோ இரயில் நிறுவனத்திற்கு முன்னுழைவு அனுமதியுடன் நிருவாக ஒப்புதல் வழங்குதல் - ஆணை வெளியிடப்படுகிறது.

திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் (சி.மு) துறை

அரசாணை (நிலை)எண்: 218

நாள் : 09-11-2021

பிலவ ஆண்டு

ஐப்பசி மாதம் 23 ஆம் நாள்

திருவள்ளூர் ஆண்டு, 2052

படிக்கப்பட்டது:

1. அரசாணை (நிலை) எண் 28, திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் துறை, நாள் 06-04-2009.
2. அரசாணை (நிலை) எண் 148, திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் துறை, நாள் 20-11-2009.
3. அரசாணை (நிலை) எண் 34, திட்டம், வளர்ச்சி மற்றும் சிறப்பு முயற்சிகள் துறை, நாள் 23-04-2018.
4. சென்னை மெட்ரோ இரயில் நிறுவனத்தின் மேலாண்மை இயக்குநரின் கடித எண்: சிஎம்ஆர்எல் / ஜி.ஆர்/ உஅகு/00001/2021, நாள்: 29-06-2021 மற்றும் 22-07-2021.

ஆணை:

சென்னை மெட்ரோ இரயில் திட்டம், கட்டம்-II, மொத்தம் 118.9 கி.மீ நீளத்திலான மூன்று மெட்ரோ இரயில் வழித்தடங்களுடன் ரூ. 61,843 கோடி செலவு மதிப்பீட்டில் செயல்படுத்தப்பட்டு வருகிறது. இத்திட்டத்திற்கான