

Land Acquisition and Resettlement Due Diligence Report

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IND: Kolkata Environmental Improvement Investment Program (TR2 SD11)

Prepared by Kolkata Municipal Corporation (KMC) for the Asian Development Bank.

This due diligence report is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

CURRENCY EQUIVALENTS

(as of 22 April 2016)

Currency unit	=	Rupee (INR)
INR 1.00	=	USD 0.01504
USD 1.00	=	INR 66.4893

ABBREVIATIONS

ADB	-	Asian Development Bank
BPL	-	Below Poverty Line
DH	-	Diamond Harbour Road
DWF	-	dry weather flow
GAP	-	Ganga Action Plan
IR	-	Involuntary Resettlement
KEIP	-	Kolkata Environmental Improvement Project
KEIIP	-	Kolkata Environmental Improvement Investment Program
KMC	-	Kolkata Municipal Corporation
MFF	-	Multi-tranche Financing Facility
NOC	-	No Objection Certificate
ROW	-	Right of Way
SSE	-	South Suburban East
SWF	-	storm water flow

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5. TOR for Independent Third Party for Negotiated Purchase

I. INTRODUCTION

A. Background

1. On 26 September 2013, the Asian Development Bank (ADB) approved the provision of loans under a multitranche financing facility (MFF) for the Kolkata Environmental Improvement Investment Program (KEIIP or the Investment Program) for an aggregate amount not to exceed \$400 million. The impact of the Investment Program will be improved access to water supply and sanitation in Kolkata Municipal Corporation (KMC). The outcome will be improved water supply, sewerage and drainage service quality and operational sustainability in selected areas of KMC. KEIIP has three outputs: (i) inefficient water supply assets rehabilitated; (ii) sewerage extension to peripheral areas continued;¹ and (iii) financial and project management capacity further developed. KMC is KEIIP's executing agency. A project management unit (PMU) created under KMC is implementing KEIIP.

2. The first loan under it, Tranche 1 or Loan 3053-IND, amounting to \$100 million, was approved by ADB on 22 October 2013, signed on 3 March 2014 and made effective on 30 May 2014. Project 1, supported by tranche 1, included subprojects for improvement of infrastructure, operations and sustainability in sewerage, drainage and water supply in KMC.

3. The proposed Project 2, supported by the proposed tranche 2 of KEIIP, will include physical and non-physical investments in water supply and sanitation improvement in KMC. Project 2 is aligned with improved access to water supply and sanitation in KMC as defined by the Investment Program.

4. A total of six subprojects prioritizing sewerage and drainage work are prioritized under Project 2, including: (i) sewerage and drainage work and construction of 1 pumping station in ward no. 114 (package TR-2 SD 01); (ii) development of sewerage and drainage network in Rania box catchment including outfall structure (package TR-2 SD 02); (iii) development of sewerage and drainage network in Rania box catchment and Vivekananda Road catchment including one combined pumping station and outfalls (package TR-2 SD 03); (iv) laying of a trunk sewer along James Long Sarani (package TR-2 SD 04); (v) development of sewerage and drainage network including outfall structures in wards 123 and 124 (package TR-2 SD 05); and (vi) sewerage and drainage network in boroughs XIII and XIV (package TR-2 SD 06). Non-priority packages for sewerage and drainage under Project 2 include: (i) sewerage and drainage mains and 2 pumping stations (augmentation of Keorapukur MPS) in Tolly's Nullah/Keorapukur Sub-basin in Borough XIII (Ward 115 and part of Ward 122); and (ii) Construction of new pumping station at Lalababu Nikashi/Bagjola Canal.

B. Scope of this Report

5. This land acquisition and resettlement due diligence report is prepared for the proposed development of sewerage and drainage network in Vivekananda Road Catchment (parts of wards 113 and 114) in Borough XI, and construction of a pumping station (PS) at Vivekananda Road. The Keorapukur pumping station proposed under package SD 09 and the Vivekananda Road pumping station are together expected to handle storm water and waste water effectively.

¹ The 1899 Calcutta Municipal Act defined the administrative domain of the municipal authority as covering 25 wards and having an areal extent of 48.5 square kilometers. Many boundary changes followed, the latest one in January 1984 when Boroughs XI, XII, XIII, XIV and XV were annexed to KMC. These boroughs in the peripheral areas, are popularly known as "added areas".

6. A due diligence process was conducted to examine the land acquisition and resettlement issues in detail, in line with ADB SPS 2009. This report describes the findings and provides copies of relevant documents, resolutions, minutes of meetings and photographs. This land acquisition and resettlement due diligence report needs to be read along with the Resettlement Framework prepared for KEIIP.

7. Upon project implementation, the Social Safeguards Officer at the Safeguard Monitoring Unit of PMU will be required to undertake a review of this due diligence, prepare a confirmation letter or report documenting any modifications for the subproject and submit to ADB; and receive a 'no objection' confirmation from ADB prior to start of construction in the subproject.

II. SUBPROJECT DESCRIPTION

8. The new areas added to the city of Kolkata after 1984 ('added areas') have major sewage and drainage disposal problems. Major portions of the added areas are devoid of any organized drainage system and served only by surface drainage system carrying both sullage and storm runoff. The proposed subproject lays special emphasis on minimizing the drainage problems in a section of the added area, and aims to contribute to its overall environmental upgradation.

9. The proposed subproject package SD 11 focuses on development of sewerage and drainage network in Vivekananda Road catchment (parts of wards 113 and 114) and construction of the Vivekananda Road pumping station, with the objective of resolving water-logging problems in the project area and to redirect the sewage generated in the area to the Sewerage Treatment Plant (STP).

10. The proposed subproject area, Vivekananda Road catchment, has inadequate sewerage and drainage facilities. Almost the entire area, except certain parts of Bandipur Road, Guru Charan Naskar Road etc., is devoid of an organized sewerage and drainage system. The subproject coverage area is largely dependent on private septic tanks. The existing unorganized sewerage and drainage system directly discharges sewage into canals or low lands. The KMC area is divided into nine major drainage basins, the sub-project area comprising part of Borough XI falls under Tolly's Nullah Basin, a major drainage basin.

11. The objectives of the subproject under Tranche 2 of Package TR-2/SD 11 are as follows:

- (i) To develop sewerage and drainage network facilities on priority basis that in turn will help to improve environmental condition in the subproject area
- (ii) To provide respite from water logging conditions within the subproject area
- (iii) To divert sewage generated within the subproject project area to the Sewage Treatment Plan (STP) through an organized S&D system for treatment which will help prevent pollution to Canal / River
- (iv) Development of sewerage and drainage (S&D) network including outfall arrangements for storm water disposal and one combined (Storm Water Flow and Dry Weather Flow) pumping station near the crossing of Vivekananda Road and Rania Canal.

12. Table 2 describes the proposed civil works under the subproject package SD 11.

Table 2 Civil works proposed under Subproject Package SD 11

Project Component	Works Proposed
Development of S&D Network in Rania Box catchment and Vivekananda Road catchment including one combined pumping station and outfalls.	Length of proposed trunk sewer to be laid about 9.85 km under this package <ul style="list-style-type: none"> Length of proposed sewer (600 mm & above) to be laid – 8.80 km Length of proposed sewer (below 600 mm dia.) to be laid – 1.05 km
	Construction of one combined pumping station (designated as Vivekananda Road PS) at crossing of Rania Canal and Vivekananda Road
	Construction of gravity outfalls (5 nos. - 2 nos. to Rania canal & 3 nos. to Western channel)
	Laying of DWF Pumping main (800 mm dia., DI, K-9) for a length of about 1000m. including MS bridge for crossing of the canal.
	Laying of SWF Pumping main - 1250 mm dia. MS pipe about 500 m length and 1400 mm dia. MS pipe about 1700 m including MS bridge for 1400 mm dia. for crossing of Western channel.

III. FIELD WORK AND PUBLIC CONSULTATION

A. Outline of Field Work

13. In October and November, 2015 field inspections of 9.85 km (100%) of proposed trunk sewer alignment along Vivekananda Road, Niranjana Pally, Bandipur Road, and M. L. Sinha Road. and stakeholder consultations were conducted. Pipelines for the trunk sewer proposed under the subproject package SD 11 will be laid along existing public road RoW; Kolkata Municipal Corporation (KMC) is the owner of the roads. A privately owned site has been identified for negotiated purchase for the construction of one combined pumping station (designated as Vivekananda Road PS) at the crossing of Rania Canal and Vivekananda Road. Consultations were held with the owners of the plot. ADB Fact Finding Mission team also held a consultation with the land owners, where they clearly indicated that they were willing to sell through negotiated purchase, that no coercion was involved in the sale, and that they may negotiate on the price.

B. Public Consultation

14. Consultations were undertaken with key stakeholders in line with ADB's requirements pertaining to environment and social considerations. Tools used for consultation were stakeholder meetings. These consultations helped identify the felt needs/concerns and apprehensions of the communities related to the project as well as priorities of concerned stakeholders. Discussions were held with people residing nearby and those having businesses near the proposed subproject locations. Consultations revealed that people are aware of the existing issues related to drainage and sewerage; they shared that some of the areas have no sewerage and drainage facility and the waste water and sewer water is drained into private septic tanks. Some sections of the subproject coverage area face water logging problems during heavy rain in the monsoon. People indicated willingness to cooperate for the proposed project; summary of discussions held is given in Table 3.

15. Consultations with the private land owners revealed that they have agreed to sell the parcel of land of their own free will. They have agreed to the proposition as this will help to reduce the water logging and drainage issues of the area and they will benefit on selling the plot as per market price. Presently, the unused land does not yield any benefits to them. The field visits and interactions helped ascertain that no further survey and inventories are required. The following Table 3 provides a summary of consultations and discussions held with residents of ward 113, land owners and the Ward Councilor. The parcel of land identified for the pumping station is non-productive and marshy in nature. It does not yield any income for the landowners; rather they have to bear taxes and charges to keep their rights intact and avoid any legal disputes in future which would be a financial burden to them. The land is not used for any agricultural or pisciculture purpose. Even the local people do not use the land as it produces bad odour and poor quality of water. During the consultation, the landowners expressed that the financial gain made on selling the parcel of land would be utilized in wealth creation for the families (land owners) who are otherwise economically weak (but not below poverty line).

Table 3: Summary of Stakeholder Consultations

Date	Location	Number of Participants				Particular Status	Topic Discussed	Issues Raised
		Male	Female	% of Female	Total			
Community Members								
2 nd Nov. 2015	Sitala Park (Bansdroni) Ward No. 113	13	15	53.50%	28	Male : Construction Worker, Vegetable vendors, Rickshaw puller, Tea Stall. Female : Domestic Help, Vegetable Vendors, House Wife	1 There is no chance of income or structure loss. 2. Details of the upcoming project. 3. Long-term benefits of the project. 4. Public participation in project work. 5. Transportation issues during project implementation period. 6. Grievance redressal mechanism.	1. Disturbance to local transportation system during project implementation phase. 2. Public awareness on proper usage of underground drainage system. 3. Delay in project completion period.
Land Owners								
02.11.15	Sitala Park (Bansdroni). Ward No. 113	02	11	84.6%	13	Male : Construction Worker, Vegetable vendors, Rickshaw puller, Tea Stall. Female : Domestic Help, Vegetable Vendors, House Wife	1. Details of the upcoming project. 2. Land use details. 3. Process of determining market value in case of negotiated purchase (as per the Land Revenue Regulation Act) 4 Benefits of the project. 5 Benefit to the owners	1. Use of Land – Whether the land will be used for government or private project. 2. Compensation rate of the proposed land. 3. Benefit of selling the land.

IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

A. Laying of Sewer Line

16. No land acquisition or resettlement impacts are anticipated for the proposed laying of sewer line under the subproject SD 04. All civil works proposed under the subproject are within the ROW of public roads built and maintained by Kolkata Municipal Corporation (KMC). As KMC is the owner of the KEIP project, the civil work involved for laying of the trunk sewer will not require any 'No Objection Certificate' (NOC).

17. The subproject primarily aims to make the sewerage and drainage system organized and diverts the wastewater to the STP proposed at Jeodagar, and some replacement and rehabilitation of existing sewers. The sewerage and drainage system in the subproject area will serve as a combined network to carry dry weather flow (DWF) generated from the different sources and storm water flow (SWF) generated within the catchment area. The laying of the pipelines for sewerage and drainage network in the Vivekananda Road catchment has been divided into two sub catchments - Vivekananda Road Sub Catchment and Ananda Pally Sub Catchment.

18. Combined flow generated from the Vivekananda Road Sub Catchment area is proposed to be conveyed through trunk sewer along Vivekananda Road, Niranjana Pally, Bandipur Road, and M. L. Sinha Road. The entire DWF and part of SWF flow generated from Ananda Pally Sub Catchment area is proposed to be conveyed through the trunk sewer along Gurucharan Naskar Road, Western Channel East Bank Road, Ananda Pally, Nivedita Park to Vivekananda Road PS.

19. The roads within the subproject area are narrow. The network of sewer pipelines will be laid excavating public roads (KMC roads) and 600 mm dia trunk sewer and secondary sewer pipelines would be laid using open cut method, keeping in view the width of the roads. The proposed length of the sewer to be laid under the subproject package SD13 is 9.85 km and covered drain will be constructed at Vivekananda Road of length 0.70 km. The details of the sewer pipelines to be laid, sub catchment wise, are given in table 4.

Table 4: Sub-Catchment wise Details of Sewers Proposed under SD 11

Description	Sub Catchments		Total
	Vivekananda Road	Ananda Pally	
Trunk sewer (600 mm & above) (Km)	5.30	3.50	8.80
Secondary sewer (below 600 mm) (Km)	0.1	0.95	1.05
Total Length (KM)	5.4	4.45	9.85

20. No additional land will be required for the proposed laying of sewer pipelines for the subproject and no structure will be affected due to the civil work undertaken. Laying of sewer pipelines in the subproject area has been carefully planned to minimise disturbance to

pedestrians and traffic and avoid income loss to businesses. Potential temporary impacts² to traffic/access to shops and residences due to digging and excavation for pipe laying are possible during construction; however, these will be mitigated by ensuring access to properties through provision of pedestrian planks, provision of adequate signage, and careful traffic management. Though there are no mobile hawkers along the internal roads where the S&D work will be implemented, if any such persons are found, they will be assisted to move to nearby location to ensure that their business remains uninterrupted. No income loss is anticipated.

21. The civil work for sewer pipelines and drainage in the subproject area will cause traffic disruption to some extent. Traffic diversions will be made with proper traffic planning and management by the contractors in consultation with the local authorities and community to minimize this potential impact. Prior notice about the civil work will be given to the community before starting of the civil work. There will be no incidents of tree cutting and minimal utility shifting.

B. Construction of Combined Pumping Station

22. The other component requiring land is a combined pumping station (the Vivekananda Road PS) at the crossing of Rania Canal and Vivekananda Road. The proposed pumping station will handle effective disposal of combined flow of DWF and SWF generated from the areas covered under Package TR-2/SD 10 & TR-2/SD 11. For construction of the pumping station no government land in the area is available. Hence, it is proposed that private land will be purchased through negotiation for the construction of the pumping station.

23. A privately owned land parcel has been identified for the purpose and the owners consulted, who have agreed to sell the land. The parcel of land will be purchased from the land owners at a negotiated and agreed price. The steps/process for negotiated purchase as given in the agreed KEIIP RF will be followed. An independent Third Party will be engaged by KEIIP to document and endorse the negotiated settlement process; the ToR for third party certification is attached to this DDR as Appendix 5. The plot size measuring 0.78 acres under Bansdroni Mouza, JL No. 45 is proposed to be purchased from the willing land owners for the proposed pumping station. The marshy land is not in use for any purpose by the land owners. There will be no displacement or involuntary impact due to implementation of this subproject component. Details of the land parcel are given in table in Appendix 1.

C. Laying of DWF and SWF Pumping Mains

24. A combined network will be developed to carry dry weather flow (DWF) and storm water flow (SWF) generated within the catchment area. DWF has been proposed to be conveyed to Jeodagar STP (proposed under another different subproject package) through a dedicated pumping main along the right bank road of Rania Canal; length of the pumping main will be about 1000 m. Along the route, Western Channel Extension needs to be crossed. A MS (Mild Steel) pipe supporting bridge over the canal is proposed for the canal crossing. The DWF pumping machinery is designed for 400 LPS (litre per second) with working head 15.5 m, and the capacity of each pump is 200 lps.

² Potential temporary impacts were assessed on the basis of transect walks through roads in proposed sewer laying area under the subproject.

25. The SWF from the Vivekananda Road PS will be disposed off to two locations. The pumping main which will be laid up to a point near Dinesh Nagar bridge needs to be crossed at Western Channel. An MS pipe supporting bridge over the canal is proposed for crossing of the above said canal. The storm water pumping machinery is designed for 5.40 cum/sec storm flow with working head of 18 m. Laying of DWF and SWF pumping mains will not cause any IR impacts. Temporary impact on traffic is possible when the laying of pipe needs crossing at the Western Channel; this will be mitigated through careful traffic management and ensuring adequate space for pedestrian access.

26. Table 5 provides a brief description of pumping machinery and pumping main at Vivekananda Road combined pumping station.

Table 5: Details of Pumping Machinery and Pumping Mains proposed under package SD 11

Type of flow	Pumping Machinery		Pumping Main	
	Nos.	Capacity of each pump (kw)	Length in M	Diameter (mm)
SWF for First set	(3W+2S) Each pump : Q=900 lps each, TDH=18 m	335 kW	1700	1400 (MS)
SWF for Second set	(3W+2S) Each pump : Q=900 lps each, TDH=18 m	320 kW	500	1250 (MS)
DWF	(2W+2S) Each pump : Q=200 lps each, TDH=15.5 m	65 kW	1000	800 (DI)

27. The following survey maps and Google Earth map depict the proposed subproject coverage area, including parts of KMC wards 113 and 114, and the locations of the subproject components under package SD 11, including laying of sewerage and drainage pipeline network and combined pumping station with laying of pumping mains.

Figure 1: Area served by Sewerage and Drainage Subproject Package TR - 02/SD 11

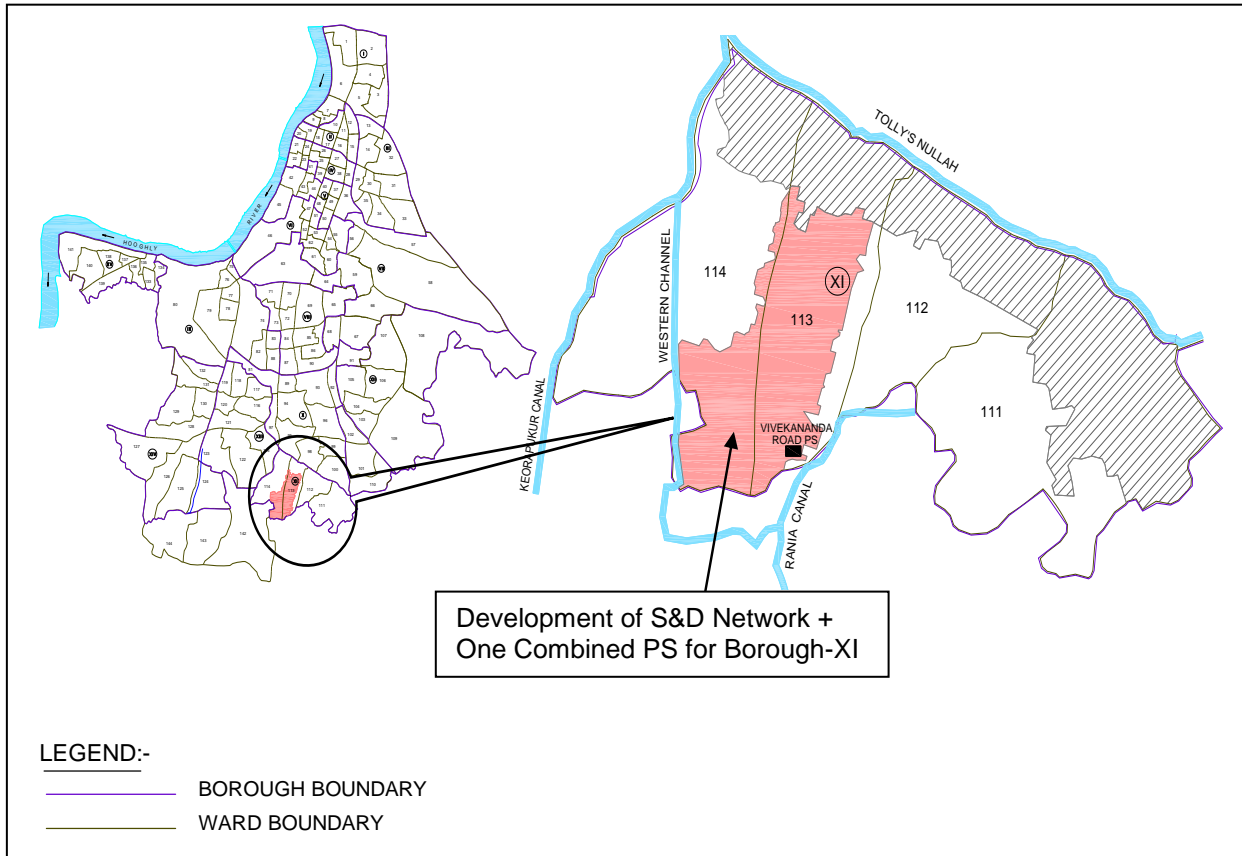


Figure 2: Map depicting Drainage Catchment in relation to the Proposed Subproject Area

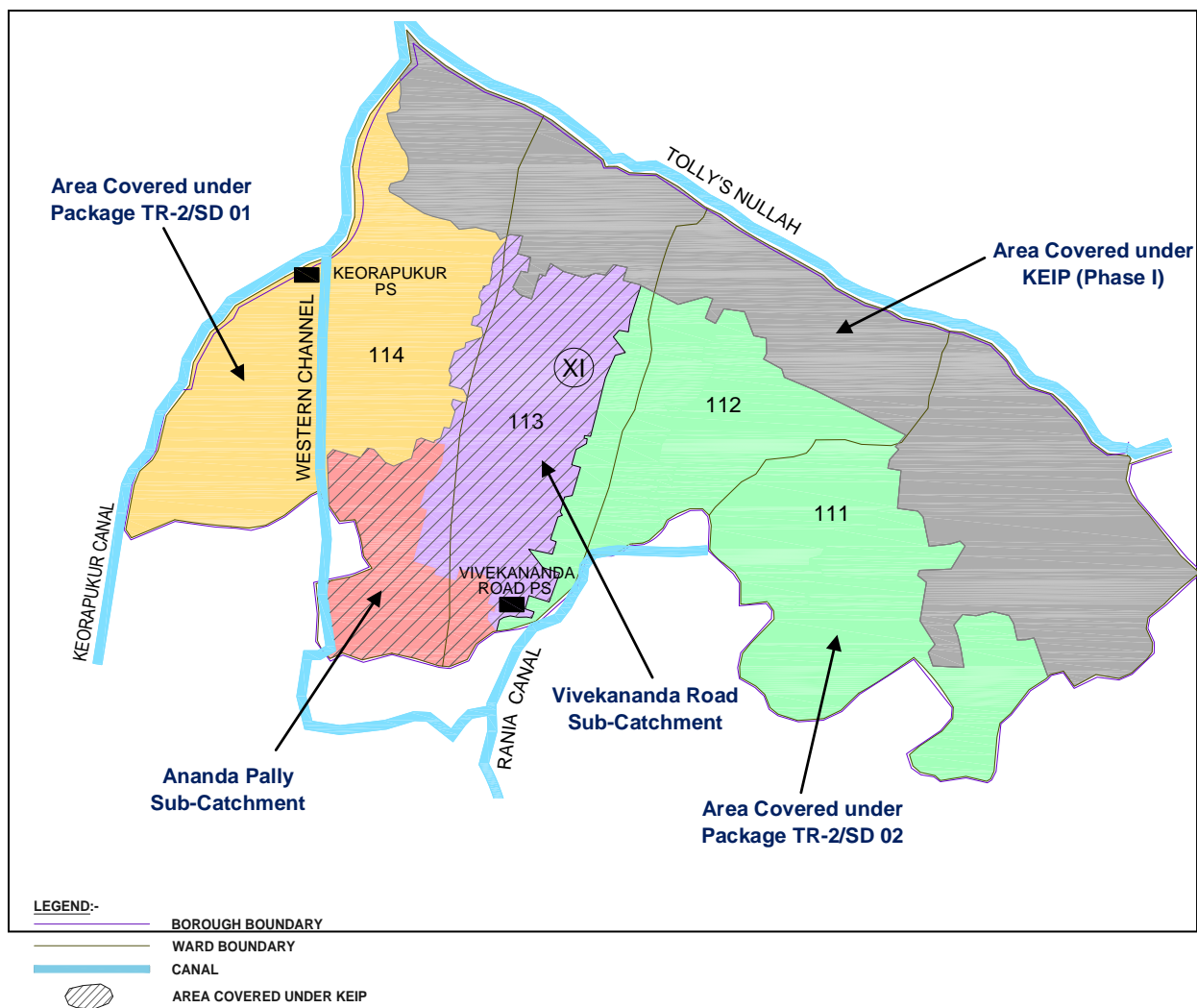


Figure 3: Proposed Layout of S&D Network and Combined Pumping Station

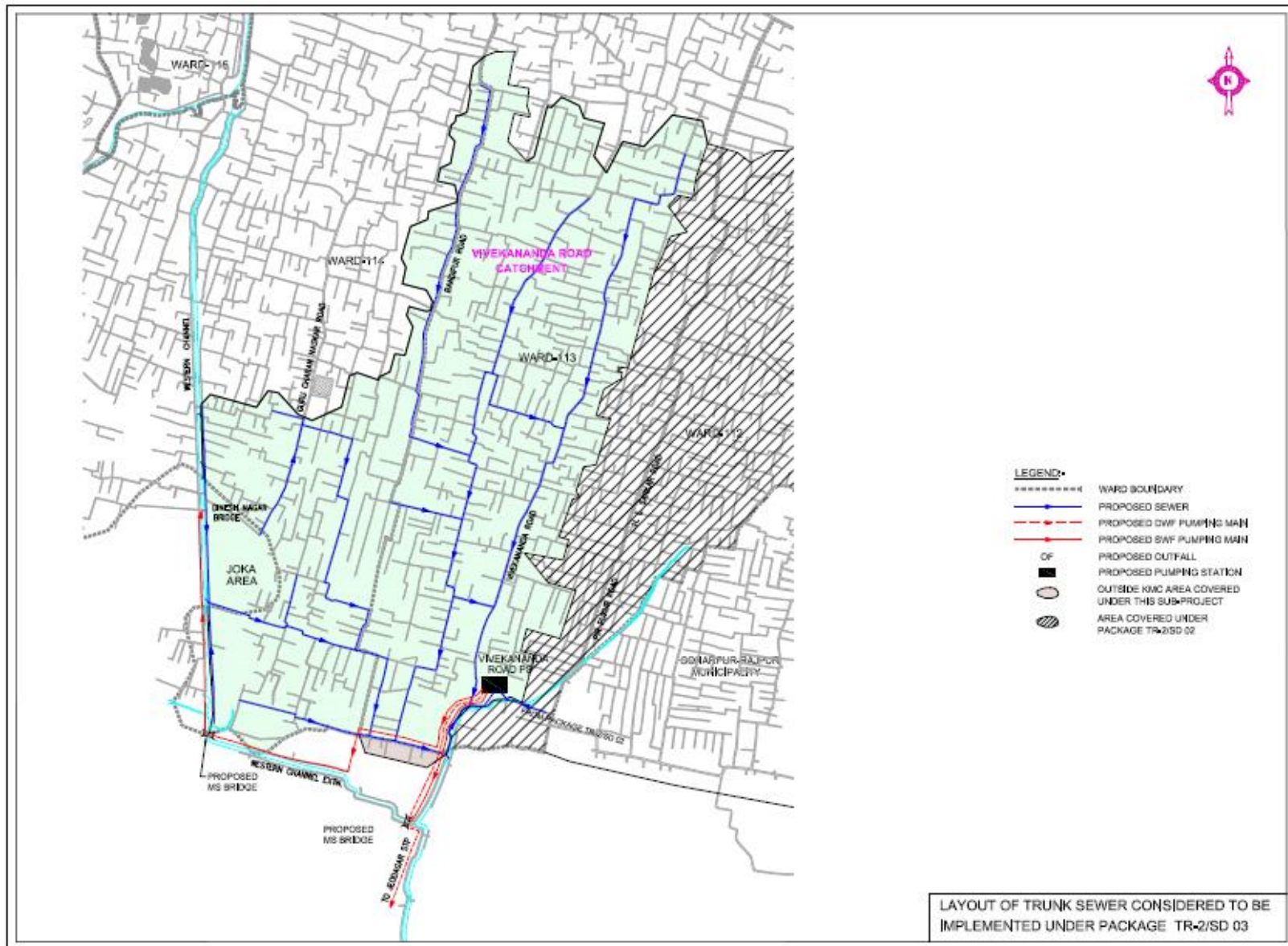
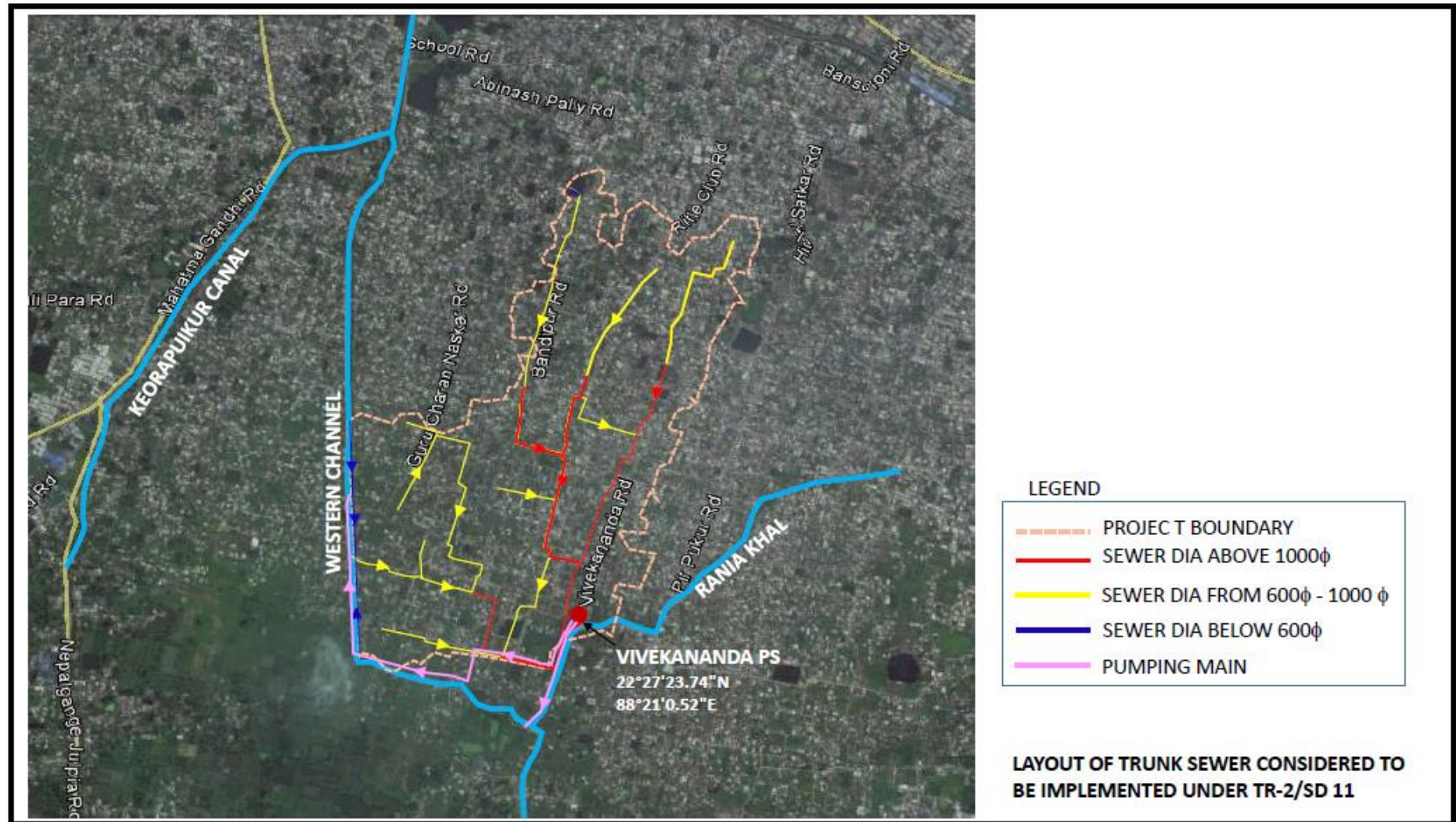


Figure 4: Google Earth Map Depicting the Proposed S&D Network and Combined Pumping Station under Subproject TR-2/SD 11



V. CONCLUSIONS

A. Summary and Conclusions

28. No significant IR impacts are assessed at identified sites for sub-project components, as the site and the implementation will be along ROW of government roads projects. Laying of sewerage and drainage pipeline network temporary disruption to road users, pedestrians and community members will be avoided by using proper mitigation measures. Such civil work disruptions will be mitigated during construction by the contractor through simple measures such as provisions of planks for pedestrian access to shops and traffic management. The land for the combined pumping station under the subproject will be purchased from private land owners by KEIIP at negotiated price as per the process outlined in the Resettlement Framework (RF) for KEIIP. On purchase the ownership of land will be converted to KMC land.

29. A budgetary provision is made for costs likely to be incurred by the PMU for completion of all formalities related to negotiated purchase and updation of this due diligence report. This includes provisions towards DDR updation cost (INR 50000), consultation, communication and grievance redress (INR 100000), by KMC for land purchase (INR 20618000), third party costs (INR 50000), 3% percent contingencies (INR 2081800), i.e., a total of INR 22899800.

B. Next Steps

30. The DDR needs to be updated with the following information:

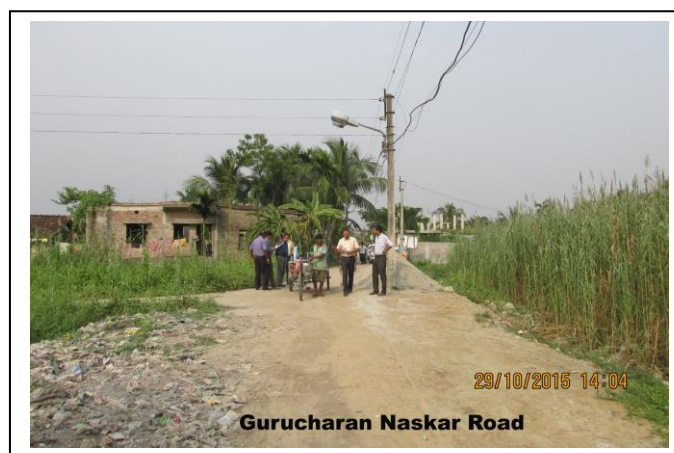
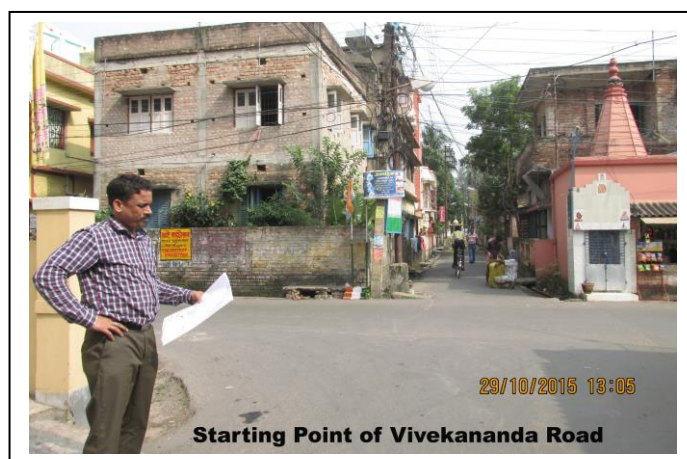
- (i) Process followed in independent third party identification; documentation of acceptability of third party to both KEIIP and the land owners.
- (ii) Certification of negotiated purchase by third party: Land for combined PS will be purchased through negotiated settlement from private land owners, a process that will be documented and certified by an external third party.³³ The certificate issued by the third party for KEIIP will confirm the following: (a) that no coercion was involved in the process, including determination of negotiated price, and (b) that the negotiated price and all agreed assistance were given to APs prior to commencement of works, will be added to the DDR. The third party will submit a certificate as witness to the negotiation process as well as payments and assistance provided. The third party certificate needs to be appended to the updated due diligence report.
- (iii) On completion of negotiated purchase, the land parcel needs to be transferred to KMC's name, and the updated land records in KMC's name appended to the DDR.
- (iv) Validated socio-economic survey data on land sellers to establish that none are vulnerable (BPL/WHH), to be added to updated DDR. Any additional assistance required by the land sellers, will be identified through the survey and consultations, agreed and provided for.
- (v) Due diligence report to be updated from time to time by PMU, initiation/completion of due procedures reported, and ADB approval obtained prior to start of construction.

³³ The agreed RF for KEIIP clearly states that no negotiated purchase from vulnerable households shall be undertaken for the project.

PHOTOGRAPHS

***Consultation with land owners at Ward No. 113 in the presence of Ward Councilor
(Seated first left)***





Transect Walk along TR-2/SD03 site and focus group discussions

Summary of Community Consultation

A brief report on Consultation with Community Members and Land Owners at Sitala Park Bansdroni Ward No. 113

Date: 03.11.2015

Venue: Sitala Park, Bansdroni, Ward No. 113

A consultation meeting was conducted on 3rd Nov'15 at above mentioned location with community members and landowners for information dissemination and exchange of views for the proposed works under package SD11, involving laying of S&D pipelines and construction of pumping station under KEIP Project 2 Package SD11.

The consultation meeting was organized by Sri Gopal Roy, Councilor of KMC Ward no. 113. The meeting was conducted by Social Safeguard Expert of DSC in the presence of Land officers and representatives of the Safeguard Monitoring Unit of KEIP. The consultation programme was conducted in the presence of 28 participants (M – 13, F – 15) out of them, signatures of 13 (Female – 11, Male – 02) were recorded; the participation list is enclosed.

Information shared on following topics:

- The participants were informed about the proposed subproject components of KEIP to be implemented in the area.
- They were assured that there is no scope of structure or income loss for the residents or businessmen of the locality.
- Need for public participation for successful implementation and sustainable maintenance of the assets created under the scope of work.
- Long term benefits of the project from the environmental health perspective were discussed with the participants.
- Adequate safeguards and steps will be taken to ensure that local transportation systems and pedestrian access remains unaffected during the project implementation period, in the proposed area under SD11.
- Grievance redressal mechanism will be in place and will be easily accessible by the local people.

Issues raised by the participants:

- Participants were apprehensive that the local transportation system of the area may be disrupted during the period of implementation.
- The time period involved in implementing of project work.
- Public awareness in the locality is required for sustainable maintenance of the assets created under the package.

Issues discussed with Landowners

- Details of proposed interventions were shared with the private land owners.
- They were informed about the negotiated settlement process and about their eligibility to receive market price

Issues raised by the Land owners


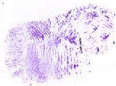

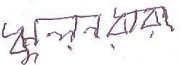

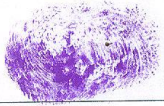
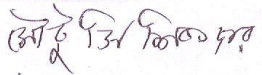
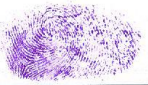
- Use of land – whether the land will be used for government or private sector project.
- Negotiated sale price, how it is arrived at and whether any complicated procedures involved in sale of land.
- Mode of payment - whether cash compensation or through bank.
- Whether full compensation will be paid to them before handing over of the land to the authority.

Proposed Pumping Station Switalapark (Bamdroni)

Participants List

Name of place (Ward No) 113.

Date 03/11/2015




Sl.No	Name of Participants	Contact No, if any	Signature
	Mr. Gopal Roy (Councillor Ward - 113)	9433083621	
1	MS. Asha mallick (Ashadi)	8513085224	
2	MS. Swrush mallick	- do -	Swrush mallick
3	MS. Sonoka mallick	-	
4	MS. Lakshmi Roy	9830032 19	Lakshmi Roy.
5	Mr. Jhulan Dhara	8961600162	
6	MS. Sabita Dhara	- do -	
7	MS. Ganga Roy	-	
8	MS. Moutushi Shikdar	8479009561	
9	MS. Bani Mondal		

1 of 3

Participants List

Name of place (Ward No) 113

Date 3/11/2015

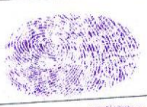



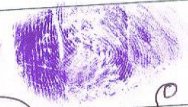
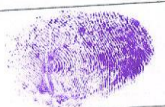
Sl.No	Name of Participants	Contact No, if any	Signature
10	Ms. Krishna Roy	-	কৃষ্ণা রায়
11	Ms. Kanchan Malik	-	
12	Mr. Dulal Dhara	8981346 207	দুলাল ধারা
13	Ms. Kakali Roy	727894 2524	-Kakali Roy
14	Mr. Rabin Dhara	900760 5984	
15	Mr. Santosh Dhara	916323 4537	সন্তোষ ধারা
16	Mr. Sanjoy Dhara	9051142157	- সঞ্জয় ধারা
17	Mr. Semmar Dhara	-	
18	Mr. Harun Malik	7890577 962	হারুন মালিক

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Participants List

Name of place (Ward No) - 113

Date 3/11/2015

Sl.No	Name of Participants	Contact No, if any	Signature
19.	Ms. Kalpana Sharma	-	
20	Ms. Fulmoni Sharma	-	
21	Ms. Padma Roy	-	
22	Mr. Gopal Sharma	9831282390	GOPALDHARA
23	Mr. Jagan Sharma	- do -	
24	Mr. Bapi Roy	8697121949	Bapi Roy
25	Mr. Bablu Sardar	-	বাবলু সর্দার
26	Ms. Kujla Roy	-	
27.	Mr. Milan Sharma	9163234537	মিলান শর্মা
28	Ms. Purnima Sharma	-	

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**Details of land availability and ownership for Vivekananda Road PS under Package SD11,
proposed for Negotiated Purchase**

SD – 11 VIVEKANANDA ROAD PUMPING STATION (PS)

Sl.No.	Proposed Land location	Proposed Structure	Ownership	Type of Land	Land available for Project	Khata No.	Plot No. (Khasra No)	Thana No (JL No.)	Rakba (Total plot area) in acres	Whether khata (land records) available	Status of Map	Status
1	Within Bansdr oni Mouza	Nil	Private	Mars hy	Yes	1009,	1633	Jadavpore 45	0.38	Yes	Land map available	The owners have agreed to sell the land in favour of KMC. The matter is in process.
2		Nil	Private	Mars hy	Yes	299	1635	Jadavpore 45	0.40	Yes		

**List of land owners from whom land proposed to be obtained through negotiation
(Sitala Park, Bansdr oni, Ward No. 113)**

Successors of LATE, BASANTA ROY BAGDI

1	Ms. Sanaka Malik (daughter)	General Caste
2	Ms. Purnima Maity (Granddaughter)	General Caste
3	Mr. Bablu Sardar (Grandson)	General Caste
4	Ms. Ahladi Mallik (Granddaughter)	General Caste

Successors of LATE, PURNA ROY BAGDI

1	Ms. Kajla Roy Bagdi (Wife)	General Caste
2	Ms. Bani Mondal (Daughter)	General Caste
3	Ms. Kalpana Dhara (Daughter)	General Caste
4	Ms. Ganga Roy (Daughter in law)	General Caste
5	Mr. Pradip Roy (Grandson)	General Caste
6	Mr. Bapi Roy (Grandson)	General Caste
7	Mr. Rana Roy (Grandson)	General Caste
8	Ms. Krishna Roy (Grand Daughter)	General Caste
9	Ms. Moutusi Sikder (Grand Daughter)	General Caste

Successors of LATE, NANI ROY BAGDI

1	Ms. Padma Roy ((Wife)	General Caste
2	Ms. Bharati Dhara (Daughter)	General Caste
3	Saraswati Mondal (Daughter)	General Caste
4	Mr. Ajit Roy (Grand Son)	General Caste
5	Ms. Priyanka Rana (Granddaughter)	General Caste
6	Ms. Laxmi Roy (Granddaughter)	General Caste
7	Ms. Sangita Gayen (Granddaughter)	General Caste

8	Ms. Kakali Roy (Granddaughter)	General Caste
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Successors of LATE, HARI PADA SHEE

1	Ms. Mina Shee (Granddaughter)	General Caste
2	Ms. Sannyasi Shee (Grand Son)	General Caste

Successors of SHRI MRITYUNJAY MONDOL

1	Ms. Kajla Mondal (Daughter in Law)	General Caste
2	Mr. Biswajit Mondal (Grand Son)	General Caste
3	Mr. Abhijit Mondal (Grand Son)	General Caste
4	Ms. Minu Mondal (daughter)	General Caste

Copy of Land Ownership Records for Vivekananda Road PS Site

[illegible]

[illegible]

[illegible]

Note: The remaining 11 pages of land record copies are available at KEIIP PMU. The names of the original owners are shown on the land records; all successors of the owners have been identified.

Market Price of the proposed Vivekananda Road Pumping Station Site as published by the Directorate of Registration and Stamp Revenue, GoWB

Directorate of Registration & Stamp Revenue Finance Department, Government of West Bengal							
Home Stamp Duty & Fees Acts / Notification / Circular Marriage Registration Downloads Photo Gallery Feedback Contact Us							
Market Value of Land							
District *	South 24-Parganas			Thana *	Regent Park		
Local Body	Kolkata Municipal Corporation			Mouza			
Road	VIVEKANANDA ROAD [ALIPORE]			Road Zone	Not Available *		
Premises No.				Ward No.			
Jurisdiction of	A.D.S.R. ALIPORE			Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPORA		
Plot No	RS 00000 / 00000			Nature of Land (as recorded in ROR)			
Proposed Land Use	Pukur						
Area of Land	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land
	0.78						78 Decimal
Is Property on Road? *	Yes			Approach Road Width			
Adjacent to Metal Road	No			Litigated Property		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Encumbered by Tenant	No			Tenant is Purchaser?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Bargadar	No			Bargadar is Purchaser?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Type the characters shown	<input type="text"/> 7868			<input type="button" value="Try new characters"/>		<input type="button" value="Display Market Value"/>	
Market Value of Land: Rs. 2,06,18,176/- Service Count: 2106052							
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form Contents provided by Directorate of Registration & Stamp Revenue, Government of West Bengal Revenue Site designed, hosted and maintained by National Informatics Centre This website is best viewed in IE.9 and 1024 X 768 Resolution							

TERMS OF REFERENCE FOR INDEPENDENT THIRD PARTY FOR NEGOTIATED PURCHASE OR VOLUNTARY LAND DONATION

For any voluntary donation of land, an external independent entity will supervise and document the consultation process and validate the negotiated purchase / land donation process as per legal requirement.

TOR for Independent Third Party Witness

An independent third party is sought to be appointed to oversee and certify the process of negotiated purchase / land donation. The third party shall be briefed about his/her expected role and deliverables by the concerned PIU.

Eligibility: The third party shall be a representative of the community (for example, a leader of the community with formal/legal standing, a representative of a local NGO/CBO with formal and legal standing), without any direct interest in the negotiation process or subproject activity, who is acceptable to each of the concerned parties (PIU/PMU and concerned land owner/donor).

Scope of work: The role of the third party shall be to ensure a fair and transparent process of negotiation/donation. The envisaged scope of work shall entail the following:

- (i) witness and keep a record of meetings held with the concerned parties,
- (ii) ensure there is no coercion involved in the process of negotiated purchase / land donation,
- (iii) ensure that the donor(s) are not coming from vulnerable groups/poor families
- (iv) ensure that the preferences and concerns of the land owner / donor related to access, selection of site within lands held, etc. are recorded and any stipulated conditions met,
- (v) ensure that the negotiated purchase / land donation agreement is drafted in a fair and transparent manner,
- (vi) confirm that the offered/agreed price is fair and meet the market price of the land with similar value and condition in the area,
- (vii) ensure the negotiated purchase/donation does not result any negative impacts to the third party associated with the purchase/donation activity,
- (viii) identify and recommend mitigation measures to land owner / donor/ affected third party, if required,
- (ix) ensure that taxes, stamp duties and registration fees for purchased / donated land are borne by government, and
- (x) submit a certificate as witness to the purchase / donation and transfer process.

Deliverables: The details of the meetings, and a certificate/reports as witness to the purchase / donation process and mitigation measures to owner / donor, if any, shall be submitted by the third party to PMU, PIU and owner/donor in the local language.

SAMPLE CERTIFICATION FORMATS

This is to certify that Mr./Mrs. XXXXXXXXXXXXXXXXXXXX, (profession, designation, address) is appointed as independent third party to certify the process of negotiated purchase/donation of plot no.....area.....owned / donated by XXXXXXXXXXXX (names of owner), who is a signatory to this certificate. It is also placed on record that none of the signatories to this certificate have any objection to appointment of xxxx as third party witness.

Date

Officers Concerned PIU and land donor/ land owner

(Names and Signatures)

I, _____ of _____ (address) certify that I was witness to the process of negotiated purchase / land donation (details of plot _____ from XXXXXXXXXXX land owners names).

I certify that:

1. The process of purchase / donation of the said land was transparent; the landowner(s) was/were happy to sell/donate the land/assets for the welfare of the community/subproject activities.
2. No coercion was used in the purchase/donation process.
3. No (formal/informal) third party (associated with the purchase/donation) is negatively affected⁴ by the purchase/donation activity
4. Land transfer costs (registration fee and stamp duty) were borne by the government and not by the owner/donor.
5. All concerns expressed by the owner/donor as agreed, were addressed and no pending issues remain.
6. The following mitigation measures were identified and implemented / provided to the land owner/donor.
7. Attached are the minutes of meetings held between project proponents and the land owner/donor, and the agreed price/value of the donated land which I was witness to.
8. Attached are the pictures of the land purchased/donated and pictures of the original land owner(s) of the purchased/donated land.
9. Attached are the information of the socio economic background of the land owner(s)/ donor(s)

Signed/

Name

XXXXXXXXXXXXXXXXXXXXX

Date: _____ Place: _____

Encl: Minutes of meetings held between land owner/donor and project proponents

⁴ Negatively affected defines as permanent loss of/ access to shelter or livelihood support which could cause impoverishment to the affected third party.