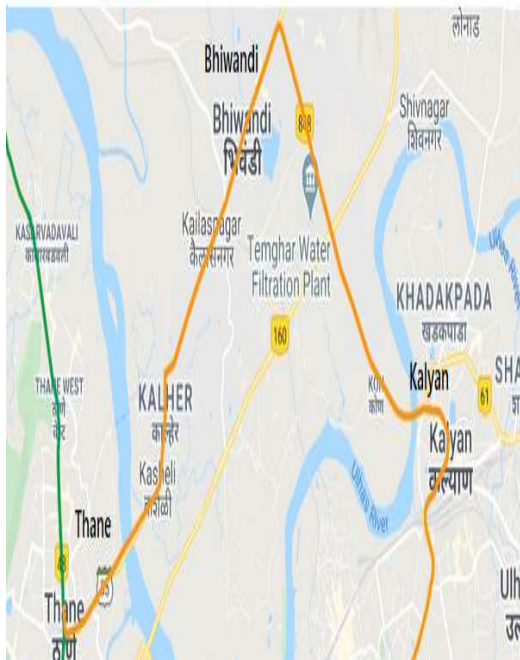


DRAFT FINAL SOCIAL IMPACT ASSESSMENT AND RESETTLEMENT ACTION PLAN



MUMBAI METRO 5 PROJECT (Thane - Bhiwandi - Kalyan) Phase 1

Mumbai Metropolitan Region Development Authority
September, 2023

Prepared by



Since 1998

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D: ABBREVIATIONS

AIIB	: Asian Infrastructure Investment Bank
AIDS	: Acquired Immuno-Deficiency Syndrome
BEST	: Brihanmumbai Electric Supply and Transport Undertaking
BPL	: Below Poverty Line
BSES	: Baseline Socio-Economic Survey
CBDT	: Central Board of Direct Taxes
CBO	: Community Based Organization
CIDCO	: City and Industrial Development Corporation
CHS	: Co-operative Housing Society
CPI	: Consumer Price Index
DCRs	: Development Control Regulations
DMRC	: Delhi Metro Rail Corporation
DPR	: Detailed Project Report
EA	: Executing Agency
EIA	: Environmental Impact Assessment
EMP	: Environmental Management Plan
FSI	: Floor Space Index
FLGRC	: Field Level Grievance Redressal Committee
FGD	: Focus Group Discussion
GC	: General Consultant
GRC	: Grievance Redressal Committee
GOM	: Government of Maharashtra
HIV	: Human Immunodeficiency Virus
ICCP	: Information and Community Consultation Program
IEA	: Independent Evaluation Agency
IS	: Implementation Support
JPD	: Joint Project Director
LA & R&R	: Land Acquisition and Rehabilitation and Resettlement
M & E	: Monitoring and Evaluation
MCGM	: Municipal Corporation of Greater Mumbai
MMRDA	: Mumbai Metropolitan Region Development Authority
MUTP	: Mumbai Urban Transport Project
NTH	: Non-Title Holder
NGO	: Non-Governmental Organization
OCC	: Operations Control Centre
PAP / AP	: Project Affected Person / Affected Person
PD	: Project Director
PIU	: Project Implementation Unit
PIC	: Public Information Centre
PR	: Public Relations
QPR	: Quarterly Progress Report
RAP / RP	: Resettlement Action Plan / Resettlement Plan
R + C	: Residential plus Commercial
RCC	: Receiving Sub Station
RFCTLARR Act	: Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement, Act, 2013

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ROW / RoW	: Right Of Way
R & R	: Rehabilitation and Resettlement
SC	: Scheduled Castes
SDC	: Social Development Cell
SIA	: Social Impact Assessment
SLGRC	: Senior Level Grievance Redressal Committee
SRS	: Slum Rehabilitation Scheme
ST	: Scheduled Tribes
STD	: Sexually Transmitted Disease
SBE	: Small Business Enterprise
TDRs	: Transferrable Development Rights
TH	: Title Holder
TSS	: Traction Sub Station
WEH	: Western Express Highway
LRP	: Livelihood Restoration Plan

E: DEFINITIONS

- a) **Affected Area** means such area as may be notified by the Government of Maharashtra or by a competent authority under the relevant statute and / or policy for the purposes of the Project.
- b) **Compensation** refers to the amount paid or any other benefits provided as compensation under various provisions of the relevant statute and / or policy for private land, structures and other assets acquired for the project, excluding rehabilitation and resettlement entitlements.
- c) **Cut-off Date** for compensation for land to legal Titleholders is the date of notification for acquisition of private land under the appropriate statute and / or policy, and cut-off date for R&R entitlements for both Titleholders is the time of actual resettlement and for Non-Titleholders, is the date of completion of Baseline Socio-Economic Survey as stipulated and subject to verification by the Project Implementing Agency (MMRDA)
- d) **Grievance Redressal Committees (GRCs)** means Committees set up to hear and decide grievances related to eligibility and entitlements of PAPs and other such matters and may include Field Level and Senior Level GRCs.
- e) **Land acquisition** means acquisition of private land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other suitable statute and / or policy for the Mumbai Metro 5 Project.
- f) **MUTP R&R Policy** refers to the Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project (MUTP) approved by the Government vide GR No. Prakalp 1700/CR 31/Slum 2, dated December 12, 2000.
- g) **Non-Titleholders** mean squatters who do not hold legal titles of lands and buildings and include non-resident structure owners, resident structure owners and tenants.
- h) **Notification** means a notification published in the Gazette of the State of Maharashtra;

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i) **Poverty Line** is broadly defined at family income of Rs. 5,000 per month based on Planning Commission's (Govt. of India) norm of Rs. 32 per person per day for urban area as set in 2007 for an average family size of 5 persons (32X5X31=4,960).

j) **Project** means the Mumbai Metro 5 project connecting Thane, Bhiwandi-Nizampur and Kalyan-Dombivali. The MRTS corridor passes through these three municipal corporations and is 25 km in length. The Phase-I of the project is between Thane and Bhiwandi-Nizampur.

k) **Project Affected Persons (PAPs)** includes households, business units including their workers and owners of assets like land and buildings directly or indirectly affected by the Project and may include non-resident land-owners, non-resident lessees, resident landlords, resident lessees, tenants and sub-tenants of buildings; squatters (non-resident structure owners, resident structure owners, tenants); pavement dwellers as specified in the MUTP R&R Policy.

l) **Project Affected Household** means all the males/females, their family members and relatives staying in a house/tenement/hut as specified in the MUTP R&R Policy.

m) **Project Affected Structures** means permanent structures directly or indirectly affected by the Project irrespective of the type of ownership and type of use of land and buildings and type of structures as specified in the MUTP R&R Policy.

n) **Rehabilitation and Resettlement (R&R)** means rehabilitation and resettlement of PAPs carried out under the MUTP R & R Policy or under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or as per any other law and / or policy in force as may be applicable for rehabilitation and resettlement.

o) **R & R Entitlements** means the benefits awarded to PAPs under the MUTP R & R Policy or under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or as per any other law and / or policy in force as may be applicable for rehabilitation and resettlement.

p) **State Government/ Government** refer to the Government of Maharashtra.

q) **Titleholder** means persons holding legal titles to lands and buildings and includes resident and non-resident land-owners and lessees, tenants and sub-tenants of such lands and buildings

r) **Vulnerable PAPs** means persons such as women headed households, Scheduled Caste and Scheduled Tribes, persons or families below the poverty line.

Terms not defined here but used in the SIA report will have the same meaning as defined in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 and MUTP R&R Policy depending on the context.

F: EXECUTIVE SUMMARY

F1. Metro-5 project is one of the many Metro corridors undertaken for implementation by the MMRDA in Greater Mumbai and in adjoining areas to reduce traffic burden on existing suburban railway network and roads. The Project will comprise the construction of a 24.90 km elevated viaduct, 14 stations (one station included in Metro-4) and a depot at Kasheli, and the systems components include provision of rolling stock and systems, including signaling, telecommunications, automatic fare collection, traction and power supply, and depot machinery and plant, which is under implementation by the Mumbai Metropolitan Region Development Authority (MMRDA). The Phase-I of the project is between Thane and Bhiwandi consisting of 11.88 km of viaduct, 6 stations, Depot and related facilities.

F2. Attempts have been made during the designing of the Phase-I project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable alignment and engineering design. This involves maintaining most of the project alignment and stations within the existing Right of Way of the roads and mostly restricting impacts to viaduct locations resulting mostly from acute curves or the alignment moving from one road to another without any impacts at station locations in the entire Phase-I alignment. Efforts are made even during finalization of designs (e.g., of station entry-exit structures) to minimize impacts. Impacts on structures at Balkum Station, Kasheli Station, Kalher Station and Anjurphata Station, and also at a location of Kasheli viaduct were reduced by 94 structures by changing locations and designs for entry-exit structures.

F3. This Social Impact Assessment and Resettlement Action Plan report for Phase-I project is prepared in line with relevant Country laws and AIIB's Social Policy and Standards to identify and mitigate the impacts of the project. A census survey was carried out for the Phase I of the project in November, 2020, June-July 2021, March 2022, October 2022, and April- May 2023 with the help of the Consultants to assess the impacts of the project on all the affected structures, Kasheli Depot and other lands and all the Project Affected Persons (including families, enterprises etc.). As per cadastral map of the initial route alignment and broad designs, a total of 475 structures and 58 Land owners of Kasheli Depot are likely to be affected by the project. A total of 27.25 ha. of private land (26.73 ha. for depot) is required to be acquired. Out of the 475 structures, 133 number of structures are put to residential use where as 338 are commercial establishments and there are 4 other structures i.e one community structure (Balkum Naka Devi Temple) and 3 other are utility structures. Most of the affected structure occupants are Non-title holders, and if any of the PAPs, particularly those occupying formal buildings at Kapurbawdi, are able to provide legal title documents, they will be accordingly considered for various entitlements. Apart from persons owning land to be acquired for depot, there are a few PAPs with private open lands, where land acquisition proposal are being prepared and sent to Competent Authority for acquisition, for which land compensation and other entitlements will be decided as per the provisions of RFCTLARR Act, 2013.

F.4 In general, it is observed that most of the PAP households belong to lower-middle income group, people are moderately educated, employed in private service or self-employed, have smaller families and live in medium sized and semi-permanent but their own houses. Out of the 475 structure occupants and 58 land owners, 145 PAPs are identified as vulnerable due to poverty, social backwardness and they being women headed.

F.5 Most of the PAP's preferred resettlement in nearby location. Every effort has been made to keep land requirements to the barest minimum by realigning the metro line away from private

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property / human habitations and adjusting station designs. It is estimated that for Phase -1, the total land requirement is 35.41 ha. consisting of 27.24 ha. private land, 8.16 ha. Govt land (out of which 2.02ha is required permanently and 6.15ha is required temporarily for temporary office/ site office, segment casting yard). While permissions have been / are being obtained to use public lands required for the project, acquisition proposals for private land at depot and Kapurbawdiare under process, while for other parcels, proposals are being prepared for submission. The number of affected structures has reduced from initial assessment of 475 to 292, which involves saving of 94 structures through design changes. So far, 109 out of 292 PAPs have been already rehabilitated from 4 affected locations.

F6. The cut-off date for compensation for land for those who have legal title is the date of notification for acquisition of land as per the RFCTLARR Act (or any other suitable statute and / or policy) and the cut-off date for R&R entitlements for Titleholders is the time of actual resettlement and for Non-titleholder is the date of completion of Baseline Socio-Economic Survey as carried out in different areas in various phases from November 2020 to May 2023 to be stipulated and subject to verification by MMRDA. This project is assigned Category A for involuntary resettlement impacts.

F7. The MMRDA has put in place a consultation and participation strategy and carries out various activities of stakeholder engagement in different stages of the project and using different methods through public, community and PAP consultations, information disclosure, negotiations and through meetings and training after resettlement. MMRDA has carried out public consultation for Metro-5(Phase-I) project, and has also carried out consultations with groups of PAPs from several locations, including with land owners of depot. It is proposed to carry out consultation with balance PAPs soon. It has also prepared and printed multi-lingual information brochures for distribution to PAPs. The MMRDA has also put in place an elaborate and systematic multi-tier mechanism for redressal of grievances. Once finalized, it is proposed to disclose the SIA&RAP on the MMRDA's web-site.

F8. The legal framework governing the social safeguard measures for the project consists of Asian Infrastructure Investment Bank's (AIIB) Social Policy Standards, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 of 2013), Rehabilitation & Resettlement Policy for Mumbai Urban Transport Project (MUTP), the notifications of Department of Revenue and Forest, Maharashtra Government for Land Acquisition and Resettlement and Rehabilitation dated 27/08/2014 and 26/05/2015 (2 Nos.) and Order of CBDT, Ministry of Finance, Govt. of India dated 25/10/2016, and GoM GR related to direct purchase of land through negotiations at 25% higher amount.

F9. It is seen from the comparison of social safeguard policies of AIIB with the provisions of RFCTLARR Act and MUTP R&R Policy that there are no significant gaps. It is pointed out that although the RFCTLARR Act and MUTP R&R Policy do not specifically provide for Categorization and Screening of Projects and Assessment of Alternatives Project Designs as prescribed under AIIB policies, these prescriptions mainly relate to the stage of project preparation and are addressed as a part of the Pre-feasibility and Feasibility Studies carried out for the project, only after which a decision is made to take up the project for implementation.

F10. The RFCTLARR Act, 2013 and the MUTP R&R Policy together virtually make all PAPs identified on the Cut-off date as eligible for compensation and R&R benefits in some form or other. Broadly, all interested parties of private land to be acquired for the project are entitled for compensation and residential PAPs for resettlement benefits as per the RFCTLARR Act. The

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eligibility and entitlements for non-titleholders will be as per the MUTP R&R Policy, which prescribes provision of alternative accommodation to both residential and non-residential PAPs and some other benefits. An elaborate Entitlement Matrix has been developed.

F11. The MMRDA has ready possession of large stock of residential and commercial PAP tenements with all related services and amenities procured in the form of slum rehabilitation schemes duly developed under the Development Control Regulations of Greater Mumbai in various R&R colonies in Greater Mumbai. In addition, the MMRDA has procured stock of housing and shops along with all necessary amenities under Rental Housing Scheme in Thane and some stock will also be procured from SR schemes in Thane as per their availability. It is proposed to resettle the PAPs of the project in these specific colonies chosen along the alignment as per their entitlements and depending on the proximity and suitability of locations. The PAPs are offered the choice depending on availability of stock at various above-mentioned locations and can be resettled accordingly. The alternative accommodation is being provided on ownership basis and various types of assistance will be provided to them during shifting and also after resettlement.

F12. Further, compensation will be based on the principles and practices of valuations established by law and the monetary compensation against lost structures will be based on the principle of replacement cost. If the entitlements, particularly for Non-titleholder and vulnerable PAPs, are not found to be adequate post-R&R, their needs will be assessed and remedial measures for livelihood support will be undertaken as may be necessary. A Livelihood Restoration Plan (LRP) has been proposed in this regard.

F13. The Gender Equality and Social Inclusion (GESI) Framework proposes various actions such as reserving more space for women commuters, involving women in project planning and execution, providing special attention to women headed PAP households etc. for different stages such as project design, implementation and post construction for implementation. MMRDA has agreed on aGESI Framework for Metro 2A&B and 7 with the ADB, which is proposed to be implemented for all Metro projects including Metro-5 (Phase-I).

F.14 As per the R&R policy requirement and the land rate in Thane the tentative cost of RAP implementation, including land acquisition and R&R is estimated to be Rs. 11119.48 Lakhs based on certain assumptions and will be met from MMRDA's own sources of funds. The 26.73 ha. private land required for Kashelidepot is expected to be procured through acquisition and form major part of the cost.

F15. The MMRDA has already put in, place and in operation, an effective institutional arrangement by constituting Metro Project Implementation Unit (PIU) and a sub-unit for Land Acquisition and R&R manned by skilled and experienced personnel. The assistance of other related cells such as legal, public relations, environment etc. of MMRDA will also be available for specific tasks. The MMRDA will deal with Community Based Organizations and will engage the services of Non-Governmental Organization and RAP Implementation Consultant.

F16. The project alignment and preliminary design is such that most of the civil works related to viaduct and stations can be carried out in the land already available in the Right of Way of existing roads. MMRDA has so far completed about 78% of the civil works of the project. Out of the land outside the existing roads required for execution most of the land is private land requiring its acquisition. All activities related to the land acquisition and resettlement will be planned to ensure that land is acquired / is in possession prior to commencement of civil works in a particular section. The total period from preparatory activities to delivery of entitlements and

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shifting is expected to be carried out over a period of 30 months, out of which, actual delivery of entitlements and shifting is expected to be carried out over a period of last 9 months with the consent of PAPs.

F17. If any changes are made in the existing project alignment or project components as given in this report, the SIA/RAP report will be updated, and the same or supplementary SIA/RAP report would be disclosed, after it is reviewed by AIIB.

F18. The MMRDA will internally and closely monitor the progress of RAP implementation with format based systematic and periodic reporting. In addition, it will hire an external agency for Environmental and Social Monitoring, including for RAP implementation, and also mid and end term evaluation, to identify and remove the difficulties and constraints, if any, to achieve effective and successful implementation.

CHAPTER 1. Introduction

1.1 Background

1.1.1 The project district Thane is a district in the Indian state of Maharashtra in Konkan Division. In the 2011 Census, it was the most populated district in the nation, with 11,060,148 inhabitants; however, in August 2014 the district was split into two with the creation of a new Palghar district, leaving the reduced Thane district with a 2011 Census population of 8,070,032. The headquarters of the district is the city of Thane. Other major cities in the district are Navi Mumbai, Kalyan-Dombivli, Mira-Bhayander, Bhiwandi-Nizampur, Ulhasnagar, Ambarnath, Badlapur, Murbad and Shahapur.

1.1.2 The district is situated between 18°42' and 20°20' north latitudes and 72°45' and 73°48' east longitudes. The revised area of the district is 4,214 km². The district is bounded by Nashik district to the north east, Pune and Ahmednagar districts to the east, and by Palghar district to the north. The Arabian Sea forms the western boundary, while it is bounded by Mumbai Suburban district to the south west, and Raigad District to the south.

1.1.3 Thane district is well connected to other major cities and towns of the country by roadways and railways. MSRTC (Maharashtra State Road Transport Corporation) operates direct buses to various cities like Pune, Nashik, Shirdi, Solapur, Kolhapur, Satara, Karad, Nagpur, Hyderabad etc. Private buses are operated to various cities like Mysuru, Bengaluru, Mangalore, Hubli, Surat, Ahmedabad, Vadodara, Jaipur, Udaipur, Goa, Ratnagiri etc. Railway stations like Thane and Kalyan in the district provide connectivity to the major cities of country. The Thane Municipal Corporation started its own public transport service known as the Thane Municipal Transport (TMT) since 1989. The TMT has a fleet of 289 buses which ply on 45 routes from 2 bus-depots and 8 bus-stands ferrying approximately 2.8 lakhs commuters daily. In 2006, Navi Mumbai Municipal Corporation started its own transport service, i.e. Navi Mumbai Municipal Transport (NMMT) with fleet of 25 buses now having 256 buses and first hybrid bus in India. Mira Bhayandar Municipal Corporation commenced its own public transport service, known as the Mira-Bhayandar Municipal Transport (MBMT). The Kalyan-Dombivli Municipal Corporation also runs its own Kalyan-Dombivli Municipal Transport (KDMT), Ulhasnagar Municipal Corporation also runs Ulhasnagar Municipal Transport (UMT) service. Maharashtra State Road Transport Corporation (MSRTC) buses connect Thane city to different parts of the district and also to other districts. BEST provides services to Mumbai Suburban, Thane and Mira-Bhayandar.

1.1.4 The total railway track length in the district is 345.73 km. spread in western and central parts of the district. The Western Railway network passes through Vasai, Palghar and Dahanu talukas (now part of Palghar district) of the district and Central railway network passes through Thane, Kalyan, Ulhasnagar and Shahapur talukas of the district. Western Railway local trains leaving from Churchgate railway station go up to Dahanu Road railway station in the district. Central Railway local trains leaving from Chhatrapati Shivaji Terminus go up to Kalyan, Ulhasnagar, Ambarnath, Badlapur, Karjat and Kasara. In 1994, a new connection is made from Diva Junction to Vasai. This connection joined Central Railway and Western Railway networks and its length is 41.96 km. Konkan Railway network also passes through a part of the district. Local trains have now started plying from Chhatrapati Shivaji Maharaj Terminus, Mumbai to Panvel on this network. Dahanu, Satpati, Mahim, Kalyan, Vasai, and Uttan are the ports on the Arabian Sea coast. Ferry services are available between these ports. Metered Auto Rickshaws ply in Thane, Mira-Bhayander and several other towns. Metered Taxi services are also available in Thane, Mira-Bhayandar and some other towns. At present, this district has no airport. But

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plans are underway and proposals have been received to revive a disused airstrip for commercial operations near Kalyan.

1.2 Project Description

1.2.1 The entire stretch of Metro-5 project will connect Thane to Bhiwandi and Kalyan in the North-Eastern parts of Mumbai Metropolitan Region. The stations include Kapurbawdi in Thane (West), Balkum Naka, Kasheli, Kalher, Purna, AnjurPhata, Dhamankar Naka, Bhiwandi, Temghar, Rajnoui Village, Goregaon MIDC, Kon Gaon, LalChowki, Kalyan Metro Station and Kalyan APMC. The Project will comprise construction of a 24.90 km elevated viaduct, 14 stations (excluding Kapurbawdi, which is part of Metro Line-4) and a depot at Kasheli. It also includes systems components of provision of rolling stock and systems, including signaling, telecommunications, automatic fare collection, traction and power supply, and depot machinery and plant. The Plan showing project alignment is provided in **Figure 1.1**. The Phase-I of the project covers the stretch between Thane and Bhiwandi consisting of 11.88 km of viaduct, 6 stations and a depot at Kasheli.

1.3 Project Components

1.3.1 The metro corridor will be elevated and will be built substantially within the RoW of existing roads, and land on the sides at station locations may be required for entry-exit structures. The civil works contracts are based on 'design and build' principle and involve preparation of detailed engineering designs for piers, viaduct, stations etc. The civil works involving the construction of viaduct (elevated corridor) and civil works of depot are expected to be funded by the MMRDA and the remaining works consisting of track, systems, signaling, rolling stock, etc. are expected to be funded by the AIIB. The details are given in **Table 1.1**.

**Table 1.1 : Details of Stations of (Thane-Bhiwandi-Kalyan) Mumbai Metro 5
Phase-1&II**

Sr. No.	Station Name	Chainage from Thane (in M)	Distance from previous Station in (Km)	Remarks
Phase 1 : Thane - Bhiwandi				
1	Kapurbawadi	0.00	Interchange station of Metro Line-4 (Part of ML-4)	Elevated
2	Balkum Naka	1766.850	1.767	Elevated
3	Kasheli	5551.650	3.785	Elevated
4	Kalher	7416.274	1.865	Elevated
5	Purna	8250.704	0.834	Elevated
6	Anjurphata	10527.515	2.277	Elevated
7	Dhamankar Naka	12125.569	1.598	Elevated
Phase 2 : Bhiwandi - Kalyan				
8	Bhiwandi	13261.874	1.136	Elevated
9	Temghar	16979.786	2.815	Elevated

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10	Rajnouli Village	17928.556	0.949	Elevated
11	Gove Gaon MIDC	19219.691	1.291	Elevated
12	Kon Gaon	21470.028	2.250	Elevated
13	Lal Chowki	22824.800	1.355	Elevated
14	Kalyan Metro station	24075.173	1.250	Elevated
15	Kalyan APMC	24711.095	0.636	Elevated

Source: Project Implementation Unit

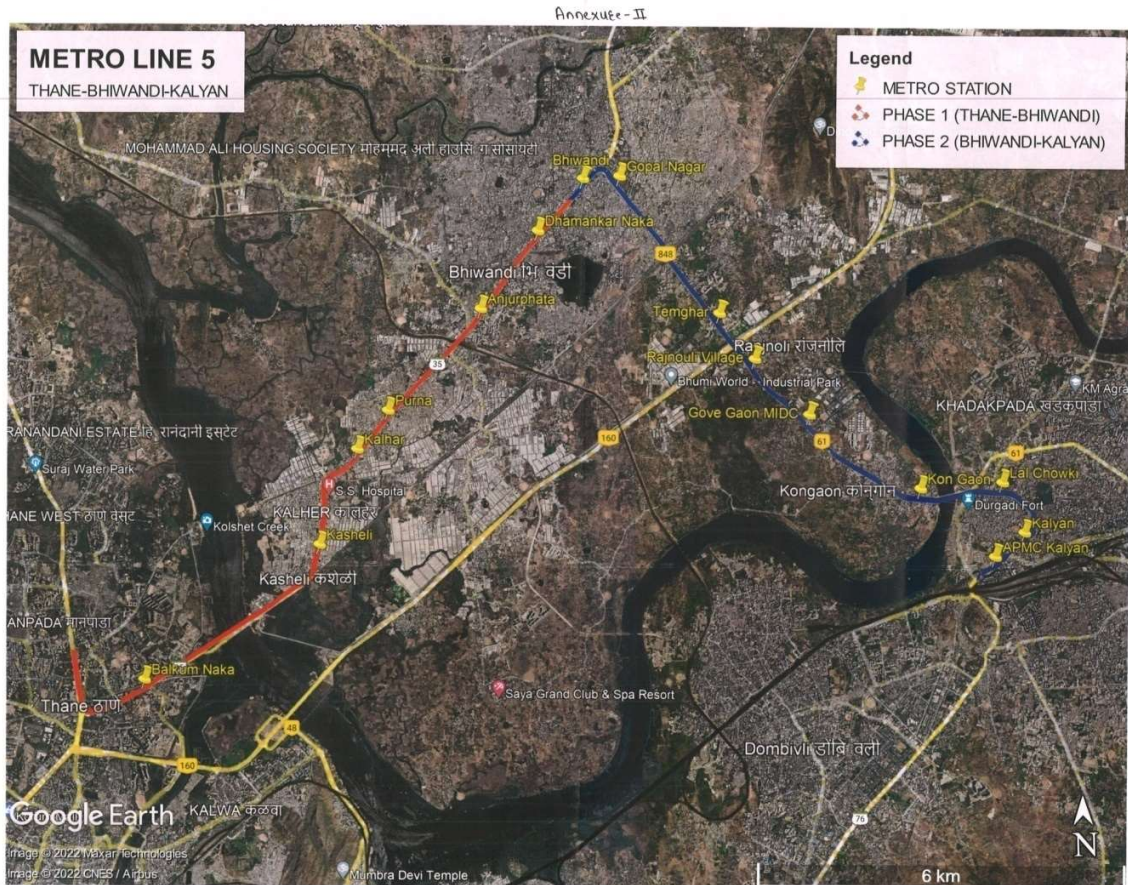


Figure 1.1 : Alignment Map of Metro 5

1.4 Objectives of SIA / RAP

1.4.1 Social impact assessment and resettlement planning is carried out in line with relevant Country laws, AIB's Social Policy and Standards. The SIA report and RAP are presented together in this report as is done by MMRDA for SIA / RAP's for similar other infrastructure and Metro projects. The broader social impacts for SIA are assessed through reconnaissance survey of all areas likely to be directly and indirectly affected and primary census survey of all project affected people to capture impacts and losses.

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1.4.2 The SIA / RAP have been prepared to identify and mitigate the impacts of the project, within the resettlement framework for the project. Which is based on the AIIBs ESF, and the Resettlement and Rehabilitation Policy for Mumbai Urban Transport (MUTP) of March 1997, amended in 2000 and the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The general objectives of the SIA / RAP are to:

- Anticipate and avoid risks and impacts;
- Where avoidance is not possible, minimize or reduce risks and impacts to acceptable levels;
- Once risks and impacts have been minimized or reduced, mitigate them; and
- Where residual risks or impacts remain, compensate or provide assistance for mitigating the impacts.

The Resettlement Action Plan is based on the principle that the population affected by the project will be compensated for losses to improve or at least restore their former living standards.

1.4.3 The specific objective of the social assessment is to ensure transparency, predictability and accountability. MMRDA will ensure that appropriate mitigation measures are taken to address all impacts of the project. The procedures and criteria for decision making for all land acquisition and resettlement activities are reflected in this SIA. The SIA/ RAP have following specific objectives:

- To assess the land and structures affected by the Mumbai Metro 5 Project (Phase-I);
- To assess the socio-economic conditions of the Project Affected Persons (PAPs);
- To examine potential positive and negative impacts on the socio-economic conditions of PAPs;
- To develop appropriate measures to minimize the negative socio-economic impacts,
- To prepare Resettlement Action Plan (RAP) based on the existing policies, laws and guidelines of the government for the loss caused to the PAPs in order to improve or at least restore their former living standard.

1.5 Methodology for Minimizing Impacts

1.5.1 Fixing alignments and designing metro projects in congested cities like Thane-Bhiwandi-Kalyan faces a major dilemma of serving maximum population, and at the same time, minimizing impacts. Attempts have been made during the designing of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable alignment and engineering design. This involves maintaining most of the project alignment and stations within the existing Right of Way of the roads and mostly restricting impacts at 13 locations, including 4 at Kapurbawdi and depot land resulting mostly from acute curves or the alignment moving from one road to another in the entire Phase-I alignment.

1.6 Cut-off Date

1.6.1 A census survey has been carried out in November 2020, June & July 2021, March, 2022, October 2022, and April & May 2023 to assess the impacts of the project on all the affected structures/Depot land and all the Project Affected Persons (including families, enterprises etc.). The cut-off date for compensation for land for those who have legal title is the date of notification for acquisition of land as per the RFCTLARR Act (or any other suitable statute and /

or policy), the cut-off date for R&R entitlements for Titleholders is the time of actual resettlement, and for Non-titleholders, it is the date of completion of Baseline Socio-Economic Survey as carried out in specific impact areas in November, 2020, June&July 2021, March 2022, October 2022, and April & May, 2023 to be stipulated and subject to verification by MMRDA.

1.7 Screening and Categorization

1.7.1 This project is assigned Category A for land acquisition and involuntary resettlement impacts. The project involves acquisition of 27.25 ha. of private land (out of which 26.73 ha. is for depot itself), and as per the initial alignment and broad designs, physical displacement of about 133 households, 338 commercial establishments and one community asset due to the construction of the project. As per AIIB's ESF, Environmental and Social Standard (ESS) 1: Environmental and Social Assessment and Management and ESS 2: Involuntary Resettlement will be triggered. AIIB will require disclosure of the EIA and SIA.

1.8 Updating of the SIA/RAP Report

1.8.1 The SIA&RAP report will be updated if any changes are made in the existing design and if project components are either added or removed, resulting in change in the impacts. The updated or supplementary SIA&RAP report will be re-disclosed after it is reviewed by the AIIB.

CHAPTER 2.Scope of Land Acquisition And Resettlement

2.1 Potential Impacts

2.1.1 The Metro 5(Phase-I) project will have a number of positive and negative impacts. In general, the project shall bring following positive impacts:

- Reliable and Efficient Mobility,
- Improve productivity and quality of life,
- Safety and comfort in travelling,
- Reduce Traffic decongestion in 3 cities,
- Generate Employment opportunities,
- Economic Growth,
- Saving in Fossil Fuel,
- Reducing Levels of Air and Noise Pollution; and
- Save Foreign Exchange by saving fuel.

The positive impacts also include shifting of PAPs from kuccha and semi-pucca structures without any legal title to self-contained pucca tenements with legal title and facilities such as water, toilet etc., which would improve their quality of life.

2.1.2 The anticipated negative impacts may include:

- Loss of Land and Structures,
- Loss of Jobs/Works,
- Loss of Livelihood,
- Loss of Common Property Resources
- Loss of Public Utility structures and
- Loss of social networks

While the commercial PAPs may face adverse impacts on their incomes affecting their livelihoods (which can be assessed post resettlement), the likelihood of loss of jobs and livelihood for residential PAPs is remote since their places of work will not be affected.

2.1.3 In the proposed corridor, a total of 27.25 ha. private land and 58 land owners at depot location, and as per the initial alignment and broad design, about 133 residential structures, 338 commercial establishments, and 4 other structures (oncommunitystructure i.e. Balum naka Devi Temple and 3 utility structures were likely to be affected by the project(Phase-I).The Phase-I of the project covers the stretch between Thane and Bhiwandi consisting of 11.88 km of viaduct and 6 stations.

2.2 Land Requirement and Acquisition

2.2.1 The proposed Mumbai Metro 5 Phase-I project shall require land for different purposes. Land is generally required for (i) Viaduct, construction of stations and allied services, (ii) Approach Road to Depot, (iii) Construction of Depot including laying of stabling lines,(iv) Workshops, washing lines, administrative buildings and (v) Water, Sewage & Effluent treatment

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systems in addition to storage facilities. Additionally, land is also required for Traction Sub Station (TSS). Details of land required for various purposes is given in **Table 2.1**.

Table 2.1 : Permanent and Temporary Land Requirement for Metro – 5(Phase-1)

Sr.No	Component	Location	Govt. Land (sqm)	Private Land (sqm)	Total (sqm)
Permanent Land Requirement					
1	Entry/ Exit structures of Stations	Balkum Naka			4,519.931
2		Kasheli		310.729	
3		Kalher		115.866	
4		Purna	166.338		
5		Anjurphata		1,954.211	
6		Dhamankar Naka		1,972.787	
7	Viaduct	Kapurbawdi, Thane		797.110	16,754.940
8		Furniture Market, Kasheli	8,106.100		
9		MCGM & other Land, Thane	836.400		
10		Chhatrapati Shivaji Maharaj Krida Sankul, Kasheli	32.330		
11		North Kasheli	6,983.000		
12	Depot Operation Control Center (OCC) Staff Quarters Receiving Sub Station	Kasheli	4,029.000	26,7311.000	27,1340.000
	Total Permanent		20,153.168	2,72,461.703	2,92,614.871
Temporary Land Requirement					
1	Temporary Office/ Site Office	Balkum Naka	1,500.000		1,500.000
2	Segment Casting Yard	Dapode	60,000.000		60,000.000
	Total Temporary		61,500.000		61,500.000
	Grand Total		81,653.168	2,72,461.703	3,54,114.871

Source: DPR extracts received from Metro LA & RR

2.2.2 Every effort has been made to keep land requirements to the barest minimum by realigning the metro line away from private property / human habitations and by adjusting station designs. It is estimated that for Phase -1, the total land requirement is 35.41 ha. consisting of 27.25ha. private land, 8.16 ha. govt land (out of which 2.01 ha. is required permanently and 6.15ha. is required temporarily for temporary office / site office, segment casting yard).

2.3 Impact on Land and Surveys

2.3.1 Most of the project alignment is running through existing road and the land outside the current Right of Way (RoW) is required permanently for viaduct construction at only five locations (one private and four public lands), for entry-exit structures of stations at four locations (all private land), for depot and allied works at one location (private land); and temporarily at two locations (both public lands) for a site office and a segment casting yard. A total of 35.41 ha. (354,114.89 sq.m.) Land is required to be obtained.

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2.3.2 The public lands required for the project are either owned by Govt. of Maharashtra or by other public agencies. Those required permanently are allowed to be initially used and later formally transferred to MMRDA and those required temporarily are allowed to be used based on mutual terms and conditions agreed between the parties. The current status of obtaining of public lands required for the project is provided in the following table.

Table 2.2 : Status of Obtaining Public Land (Permanently and Temporarily)

S. No.	Location	Extent of Public Land (sq.m.)	Status
I	Permanent Requirement		
1	Purna: Entry-Exit Structure for Station	166.35	State Govt. land under Gram Panchayat: No Objection obtained
2	Kasheli: Viaduct (Furniture Market)	8,106.10	PWD, State Govt. land acquired for road: NOC obtained from PWD
3	Balkum Naka-Kasheli Creek: Viaduct	836.40	MCGM land: Allowed use, issue of payment under consideration
4	Kasheli: Viaduct	32.33	State Govt. land: Used by Gram Panchayat for SCM Sports Complex, NOC being obtained
5	Kasheli North: Viaduct	6,983.00	State Govt. (Forest Land): Forest clearance will be obtained, no separate permission necessary
6	Kasheli Depot	4029.00	MCGM land (1,956 sq.m.): Permission to be sought State Govt. land (2,073 sq.m.): Permission to be sought
	Sub-total (Permanent)	20,153.18	
II	Temporary requirement		
1	Balkum Naka: Temporary Office / Site Office	1,500.00	MCGM land: Permission obtained
2	Dapode: Segment Casting Yard	60,000.00	State Govt. land: Permission obtained from Thane District Collectorate
	Sub-total (Temporary)	61,500.00	
	Grand Total	81,653.18	

2.3.3 The private lands are formally acquired through a legal process under the RFCTLARR Act, 2013 or purchased directly through negotiation if both parties agree. The legal process involves notification, joint measurement of lands and assets, identification of title holders and further steps following due process of acquisition / purchase. The status of surveys of private lands and their owners depends on the progress of legal process of acquisition / purchase of such land. The current status of acquisition of private lands required for the project is provided in the following table.

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Table 2.3 : Status of Acquisition of Private Land Permanently

S. No.	Location	Private Land (sq.m.)	Status
I	Entry-Exit Structures of Stations		
1	Kasheli	310.73	Proposal being prepared for submission to Thane Collector Office for acquisition
2	Kalher	115.87	Proposal being prepared for submission to Thane Collector Office for acquisition
3	Anjurphata	1,954.21	Proposal being prepared for submission to Thane Collector Office for acquisition
4	Dhamankar Naka	1,972.79	Proposal being prepared for submission to Thane Collector Office for acquisition
	Sub-total	4,353.60	
II	Viaduct at Kapurbawadi	797.11	Proposal sent to the Competent Authority for acquisition under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013
III	Depot, RSS, OCC, Staff Quarters etc. at Kasheli	267,311.00	26.73 ha. being acquired in two parts by the Competent Authority (Office of District Collector, Thane) under the RFCTLARR Act, 2013. The process is at the stage of finalisation and declaration of Award
	Grand Total	272,461.71	

2.4 Use of Affected Lands

2.4.1 All public and private lands affected by the project permanently are located in urban areas of Thane, Bhiwandi Surrounding Notified Area (BSNA) and Bhiwandi. The locations of stations of Kapurbawadi and Balkum Naka fall in Thane Municipal Corporation (TMC) area, stations of Kasheli, Kalher, Purna are located in BSNA and stations of Anjurphata and Dhamankar Naka are in Bhiwandi Nizampur Municipal Corporation (BNMC) area. Almost 96% of all public lands (20,153.18 sq.m. or 2.02 ha.) required are located in BSNA and BNMC, which inter alia constitutes 40% land (at Kasheli Market) earlier acquired for the total planned width of the road but not developed and later encroached and another 36% is forest land along the road near the Kasheli creek and 20% forms part of land required for depot at Kasheli. Other small parcels of lands, which are vacant, are separate lands or those forming part of bigger land parcels used for other purposes (e.g., Sports Complex etc.). The remaining 4% public land required for the project is in Thane (between Balkum Naka and Kasheli Creek) and is also vacant.

2.4.2 Similarly, more than 98% of all private lands (272,461.71 sq.m. or 27.25 ha.) required are also located in BSNA and BNMC, which mostly constitutes 26.73 ha. Land required for depot and allied activities such as RSS, OCC, and Staff Quarters etc. at Kasheli. This parcel is used for production of rice once a year during monsoon and the land is without any structures; and no other economic activities are carried out on this land.

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Other private land requirement (4,353.60 sq.m. or 1.60%) in BSNA and Bhiwandi constitutes small parcels of land along the existing road required for entry-exit structures, most of which house semi-pucca structures. The remaining 0.30% land (797.11 sq.m.) located in Thane affected by the viaduct at Kapurbawadi mainly consists of 3 buildings with residences and commercial enterprises (67 numbers) and 2 commercial ground floor structures.

Land Ownership Pattern

The information on extent of private land held by either individuals or by individuals along with other legal heirs for depot land of 26.73 ha. Is available (not available for other small land parcels affected by viaduct at Kapurbawadi and entry-exit structures of 4 stations). The details are provided in the following table.

Table 2.4 : Land Ownership Pattern for Private Depot Land

S. No.	Land Holding (sq.m.)	Number of Land Parcels	Extent of Land Held (sq.m.)
1	Up to 5,000	44 *	32,126
2	5,000 + up to 10,000	2	14,285
3	10,000 + up to 15,000	3	35,791
4	15,000 + up to 20,000	6	108,660
5	20,000 + up to 25,000	2	49,029
6	25,000 + up to 30,000	1	27,420
	Total	58	267,311

* 3 Parcels are partly owned by MCGM and equal division of land is assumed.

Other private land requirement (4,353.60 sq.m. or 1.60%) in BSNA and Bhiwandi constitutes small parcels of land along the existing road required for entry-exit structures, most of which house semi-pucca structures. The remaining 0.30% land (797.11 sq.m.) located in Thane affected by the viaduct at Kapurbawadi mainly consists of 3 buildings with residences and commercial enterprises (67 numbers) and 2 commercial ground floor structures.

2.5 Impacts on Assets and PAPs

2.5.1 As per the surveys carried out based on initial alignment and broad design, the Metro 5 (Phase-I) project will affect 475 structures at 19 locations. The details of types of structures and location and use of these structures currently identified are given in **Table 2.5** and **Table 2.6**

Table 2.5 : Types of Structures

Sr.No.	Type of Structure	Number of Structure	Percentage of Structure
1	Residential	133	28.00
2	Commercial	338	71.15
3	Others	4	0.84
	Total	475	100.00

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**Table 2.6 : Location-wise affected number of structures by their uses-Metro 5
Phase-I**

Sr. No.	Location	Residential	Commercial	Others	Total
1	Kapurbavadi (Uma House)	01	09	-	10
2	Kapurbavadi (Building B)	04	02	-	06
3	Kapurbavadi (Priya Niwas)	03	-	-	03
4	Kapurbavadi(slum D)	01	04	-	05
5	Kapurbavadi (Mahavir CHS)	12	01	-	13
6	Kapurbavadi (Jain House)	13	15	-	28
7	Kapurbavadi(Mahalaxmi CHS)	15	11	-	26
8	Kapurbavadi (Pinak Galaxy)	-	11	-	11
9	Kasheli Furniture Market	37	103	03	143
10	Balkum Naka Devi Temple	-	-	01	01
11	Balkum Station Entry Exit	-	17	-	17
12	Kasheli Station Entry Exit	-	57	-	57
13	Kalher Station Entry Exit	09	03	-	12
14	Anjurphata Station Entry Exit	03	22	-	25
15	Dhamankar Naka Station Entry Exit	-	78	-	78
16	Portal Pier No 220 B	-	02	-	02
17	Kasheli Depo (Access Road)	35	0	-	35
18	Balkum Naka Station Entry Exit	-	01	-	01
19	Map No.05-10 Purna Station	-	2	-	2
	Total	133	338	04	475

2.5.2 In addition to 475 structures, 58 land owners (households) at Kasheli depot are affected due to the project. Out of 475 structures, 133 structures are put to residential use whereas 338 are used as commercial establishments and 4 other structures include one community structure i.e. Balkum Naka Devi Temple and other 3 utility structures affected in the alignment.

2.5.3 The above assessment is based on the Detailed Project Report and the maximum possible impacts (assuming clearance requirements of 15 m from center of the linear alignment at station locations and 6 m from Center of the linear alignment for viaduct) on structures. However, it may be noted that the actual land acquisition and clearance requirement will depend on the contractors' designs, and if any new impacts are identified due to subsequent changes, the same will be incorporated in the SIA or supplementary SIA report.

2.5.4 Since the alignment of the project is largely passing through the existing road, structures mostly located outside on public and private lands are affected for works to be carried out outside the current Right of Way (RoW) of the road. A total survey of 475 structures (133 residential, 338 commercial and 4 other category structures) identified in the corridor of impact is carried out. Subsequently, 89 structures were found to be not affected by project works. Out of the balance 386 structures at 13 locations (six locations for viaduct, six for stations and one for entry-exit to depot) impacts on 94 structures were avoided after changes in location and

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designs of entry-exit structures of stations and the number of structures presently assessed to be affected by the project and need to be permanently removed are 292, the details of which are given in the table below.

Table 2.7 : Types of Structures Affected at Different Locations

S. No.	Location	Residential	Commercial	Total	Structures on Pvt. Land
1	Kapurbawadi Jn. Viaduct (Single storey structures)	0	2	2	2
2	Kapurbawadi Jn. Viaduct (Mahavir CHS)	12	1	13	13
3	Kapurbawadi Jn. Viaduct (Jain House)	13	15	28	28
4	Kapurbawadi Jn. Viaduct (Mahalaxmi Apts.)	15	11	26	26
5	Kasheli Market Viaduct	31	55	86	
6	Kalher Viaduct (Portal Pier No. 220 B)	0	2	2	
7	Balkum Naka Station	0	3	3	
8	Kasheli Station	0	7	7	1
9	Purna Station *	0	2	2	1
10	Anjurphata Station	2	8	10	10
11	Dhamankar Naka Station	0	78	78	78
12	Depot Entry-Exit, Kasheli	35	0	35	
	Total	108	184	292	159

Out of the 292 structures affected, 159 are located on private land. 67 of these are in formal buildings affected at Kapurbawadi, the balance 92 are in the form of semi-pucca structures, and are probably occupied by non-title holders (legal titles are yet to be ascertained).

The MMRDA has already resettled 109 PAPs (31 residential and 78 commercial) from two viaduct affected (Kapurbawadi and Kasheli) and two station affected (Kasheli and Dhamankar Naka) locations. Details are provided in the table below.

Table 2.8 : R&R Carried out (status as on 20th April, 2023)

S. No.	Project Affected Location and Type of Structure	Resettlement Site and Type of Tenement					Total PAPs
		Resi.	Com.	Acme		Hub-town	
				Resi.	Com.	Resi.	
1	Kapurbawadi (Viaduct)	5		5			5
2	Kasheli (Viaduct)	26	28	23	9	22	54
3	Kasheli (Station)		6	6			6
4	Dhamankar Naka (Station)		44	38	6		44
	Total	31	78	72	15	22	109

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28 residential PAPs have been allotted residential tenements at Acme Rental Housing resettlement colony and 3 at Hub-town Rental Housing resettlement colony. Out of 78 commercial PAPs, 63 have opted for residential tenements in lieu of shops and the balance 15 has chosen shops. 44 PAPs opting for residential tenements have been resettled at Acme and 19 at Hub-town resettlement colony; and the 15 who have chosen commercial tenements, have been allotted shops at Acme, as per their preference.

CHAPTER 3. Socio-Economic Information and Profile

3.1 Approach and Methodology

3.1.1 The alignment/station drawings and information provided by PIU was the basis for identification of the project affected persons. This Chapter covers assessment of the affected persons including households occupying residential structures, business operators occupying commercial structures, and households owning land (for depot) being acquired for the project. The affected structure occupants are mainly Non-title holders and if any of them, particularly those occupying formal buildings at Kapurbawdi, are able to provide legal title documents, they will be accordingly considered for various entitlements. Apart from persons owning land to be acquired for depot, there are a few PAPs with private open lands where land acquisition proposals are being prepared and sent to the Competent Authority for acquisition for which land compensation and other entitlements will be decided as per the provisions of the RFCTLARR Act, 2013. The group of non titleholders includes actual occupants of affected structures located on public as well as private lands. The interviewers interacted with the social groups involved for the study and discussed the information required for the questionnaire format for data collection. The format of Questionnaire is placed as Annexure-I. The survey was conducted within the proposed Right of Way of viaduct, station areas, approach to Depot and the depot and other lands to be acquired for the project. The socio-economic census survey has been carried out for 133 Project Affected Households losing residences and 338 affected commercial structures, 58 land owning households at Kasheli Depot and the socio-economic analysis of all the surveyed PAPs is presented here. The social survey generated baseline data for socio-economic information about the PAPs.

3.1.2 The data is compiled in the form of a BSES report covering various types of information and maps. For residential PAPs, the structure related information includes aspects such as type of structures, area, type of use, occupancy status, years of stay etc. The PAP information includes demographic and socio-economic characteristics of PAPs and their family members including education, employment and income. For commercial establishments the information includes years of establishment, nature of activity, area, monthly turnover, number of employees etc. accompanied by specific demographic information about employees themselves, their travel distance from residence, monthly salary, nature of work etc. Such information is analyzed and tabulated and is available in the form of a data base. The views/opinions of the people about options for rehabilitation and resettlement have also been obtained.

3.1.3 A census and mapping of 475 structures and socio-economic survey of their occupants has been carried out in various phases and time periods. Further, all the socio-economic information listed in the questionnaire could not be obtained from 7 occupants (5%) of residential structures and 39 occupants (12%) of commercial structures, either because such structures were found locked or occupants did not respond. While no structures exist on private land required for depot, which is not used for any economic purposes, the socio-economic survey of 58 owners of depot land is carried out. The Baseline Socio-economic Survey (BSES) data is available on structures as follows:

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Table 3.1 : Data on Structures Available in BSES – Metro 5 (Phase-1)

Particulars of data availability	Residential	Commercial	Others	Total
Actual count of Structures IDs	133	338	4	475
Data Not Available due to				
1 Locked	0	27	0	27
2 No Response, Respondent Not available *	7	12	0	19
3 Demolished	0	0	0	0
4 BSES Not carried out	0	0	0	0
BSES covered structures	126	299	4	429

Note: Baseline Socio-economic Survey covered a total of 429 structures during survey for which most of the information is available. There were 19 cases where the occupants did not respond and 27 structures were observed to be locked. Information available on some parameters of these 46 Locked / No Response cases is incorporated as was possible.

Table 3.2 : Location-wise Responsive and Non-responsive PAPs

Sr. No	Location	Residential Use	Commercial Use	Others	Locked	No Response	Surveyed Total
1	Kapurbavadi (Uma House)	01	09	-	-	-	10
2	Kapurbavadi (Building B)	04	02	-	-	-	06
3	Kapurbavadi (Priya Niwas)	03	-	-	-	-	03
4	Kapurbavadi (Slum D)	01	04	-	-	-	05
5	Kapurbavadi (Mahavir CHS)	12	01	-	-	-	13
6	Kapurbavadi (Jain House)	13	15	-	-	-	28
7	Kapurbavadi (Mahalaxmi CHS)	15	11	-	-	4	22
8	Kapurbavadi (Pinak Galaxy)	-	11	-	-	1	10
9	Kasheli Furniture Market	37	103	03	-	4	139
10	Balkum Naka Devi Temple	-	-	01	-	-	01
11	Balkum Station Entry Exit	-	17	-	05	-	12
12	Kasheli Station Entry Exit	-	57	-	05	3	49
13	Kalher Station Entry Exit	09	03	-	02	02	8
14	Anjurphata Station Entry Exit	03	22	-	01		24

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Sr. No	Location	Residential Use	Commercial Use	Others	Locked	No Response	Surveyed Total
15	Dhamankar Naka Station Entry Exit	-	78	-	14		64
16	Portal Pier No 220 B	-	02	-	-	-	02
17	Kasheli Depot (Access Road)	35	-	-	-	05	30
18	Balkum Naka Station Entry Exit	-	01	-	-	-	01
19	Map No.05-10 Purna Station	-	02	-	-	-	02
	Total	133	338	04	27	19	429

3.2 Profile of Project Affected Families

3.2.1 Demographic and Social Conditions (Residential)

Table 3.3 : Distribution of Individuals by Sex and age

Sr. No	Age / Sex	Male		Female		Row Total		Sex Ratio*
		No.	%	No.	%	No.	%	
1	1 to 14	43	47.25	48	52.74	91	100	1116
			17.47		21.14		19.23	
2	15-30	61	51.26	61	51.26	122	100	1000
			24.79		26.63		25.68	
3	31-60	113	55.66	90	44.33	203	100	796
			45.93		39.64		42.91	
4	Above 60	29	48.33	30	51.66	59	100	1068
			11.78		13.65		12.42	
	Total	246	51.78	229	48.21	475	100	930
	Column %		100		100			

*Females per thousand males

Of the population of 475 persons, 51.78 percent are males and 48.21 percent are females. 19.23 percent of the population is below 14 years of age, 25.68 percent are between 15 to 30, 42.91 percent are between 31-60 and 12.42 percent are above 60. Sex Ratio works out to 930 females per thousand males.

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Marital Status

Table 3.4 : Distribution of Individuals by Sex and Marital Status

Sr. No.	Marital Status/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Married	138	51.49	130	48.50	268	100
			56.09		56.76		56.42
2	Unmarried	103	56.28	80	43.71	183	100
			41.86		34.93		38.52
3	Others	5	20.83	19	79.16	24	100
			2.03		8.29		5.05
	Total	246	51.78	229	48.21	475	100
	Column %		100		100		

56.42 percent of individuals are married and 38.52 percent are unmarried. 5.05 percent fall under the category of "Others," which includes widowed, separated, divorced or abandoned persons.

Literacy Status

Table 3.5 : Distribution of Individuals (Over Age 6) by Sex and Literacy Status

Sr. No.	Literacy Status/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Literate	222	51.99	205	48.00	427	100
			99.55		98.08		98.84
2	Illiterate	1	20	4	80	5	100
			0.44		1.91		1.15
	Total	223	51.62	209	48.37	432	100
			100		100		100

98.84 percent of the population over the age of 6 is literate. 51.62 percent of males and 48.37 percent of females over age 6 are literate out of total literate population. The literacy rate in Mumbai is 89.91 percent, 92.92 percent among men and 86.37 percent among women. Within urban areas nationwide, the literacy rate is 74.04 percent, 80.00 percent among men and 65.46 percent among women (Census of India, 2011).

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Educational Attainment

Table 3.6 : Distribution of Literate Persons (Over Age 6) by Sex and Highest Course Level Attended*

Sr. No.	Course level attendant/Sex	Male		Female		Total	
		No	%	No	%	No	%
1	Primary School	23	25.55	67	74.44	90	100
			10.36		32.68		21.07
2	High School	101	56.74	77	43.25	178	100
			45.49		37.56		41.68
3	Higher Secondary	62	72.94	26	27.05	85	100
			27.92		12.68		19.90
4	Graduate level	30	50.84	29	49.15	59	100
			13.51		14.14		13.81
5	Technical Diploma/Civil Engineer/Post graduate	6	50	6	50	12	100
			2.70		2.92		2.81
	Sub Total	222	51.99	205	48.00	427	100
6	Illiterate	1	20	4	80	5	
			0		100		
	Total	223	51.62	209	48.37	432	100
	Column %		100		100		

The word "attended" is used rather than "completed," as the former word accurately describes the educational attainment of the literate - the exact classes passed get subsumed in the class categories which, therefore, are not indicative of the number of students who have actually been educated up to a certain school level.

21.07 percent of all literates have attended up to or are attending primary school, 41.68 percent have attended up to or are attending high school, and 19.90 percent have gone to Higher Secondary school.

3.2.2 Social Characteristics – Religion

Table 3.7 : Distribution of Households by Religion

Sr. No.	Religion	Number of households	Percentage of households
1	HINDU	116	87.21
2	JAIN	7	5.26
3	MUSLIM	1	0.75
4	Buddhist	2	1.50

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5	NO RESPONSE	7	5.26
	TOTAL	133	100

Majority (87.21percent) of the population is Hindu. The largest minority are Muslim, who make up 0.75 percent of the population.

Caste

Table 3.8 : Distribution of Households by Caste

Sr. No.	Caste	Number of households	Percentage of households
1	SC	6	4.76
2	ST	2	1.58
3	OBC	9	7.14
4	GENERAL	109	86.50
	TOTAL	126	100.00

Note: There were 7 no-response cases.

Majority of the households are from general Category. 4.76 SC 7.14 OBC and 1.58 ST were observed.

Languages

Table 3.9 : Distribution of Households by Mother Tongue

Sr. No.	Mother tongue	Number of households	Percentage of households
1	BANJARI	3	2.25
2	BENGALI	2	1.50
3	GUJRATI	3	2.25
4	HINDI	31	23.30
5	KANNAD	2	1.50
6	MARATHI	72	54.13
7	MARVADI	5	3.75
8	PUNJABI	1	0.75
9	RAJASTHANI	4	3.00
10	TAMIL	2	1.50
11	TULU	1	0.75
12	NO RESPONSE	7	5.26
	Total	133	100.00

A majority of households (54.13 percent) speak Marathi as a mother tongue, followed by 23.30 percent who speak Hindi, 3.00% speak Rajasthani, 2.25 percent speak Gujarati and rest of them speaks other languages.

3.2.3 Family Structure

Family Type

Table 3.10 : Distribution of Households by Type of Family*

Sr. No.	Type of family	No. of Households	Percent Households
1	Nuclear	98	77.77
2	Single	5	3.96
3	Joint	23	18.25
Total		126	100

Note: There were 7 no-response cases.

*Nuclear family means husband, wife and their children, Single family means only 1 member families and joint families' means nuclear family with parents of spouses and other close relatives.

73.68 percent of households consist of nuclear families. Another 17.29 percent are Joint families, and 3.75 percent single-member families.

Number of Married Couples in a Family

Table 3.11 : Distribution of Households by Number of Married Couples in a Family*

Sr. No.	No. of Married Couples in Household	No. of Households	Percent Households
1	0	22	17.46
2	1	87	69.04
3	2	11	8.73
4	3	6	4.76
Total		126	100

Note: There were 7 no-response cases.

Means apart from spouses of the main family other married couples as a part of extended or joint family (e.g. parents, uncles with aunties, one or more married sons with wives etc.) stay in the same house.

17.46 percent of households include no married couple, 69.04percent of households include only one married couple. In another 8.73 percent of households, there are two married couples. 4.76 percent included 3 married couples.

Table 3.12 : Distribution of Households by Family Size

Sr No	Numbers of family	Total numbers of household	Percentage
1	1	9	7.14
2	2	25	19.84
3	3	31	24.60
4	4	37	29.36
5	5	10	7.93
6	6	7	5.55

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7	7	1	0.79
8	8	2	1.58
9	9<	4	3.17
	Total	126	100.00

Note: There were 7 no-response cases.

According to the above table it is observed that a majority of 88.87 percent households had 5 or less number of members.

3.2.4 Economic Conditions

Household Income

Table 3.13 : Distribution of Households by Monthly Household Income

Sr. no.	Monthly household income (in Rs.)	Number of households	Percentage of households
1	2,901 TO 5,000	24	19.04
2	5,001 TO 10,000	44	34.92
3	ABOVE 10,000	58	46.03
	Total	126	100

Note: There were 7 no-response cases.

46.03 percent households' incomes were more than Rs. 10,000 per month. Another 34.92 percent household have incomes between Rs.5,001 and Rs.10,000.

Number of Earners

Table 3.14 : Distribution of Households by Number of Earners*

Sr. No.	Number of Earners	No. of Households	Percent Households
1	0	3	2.38
2	1	95	75.39
3	2	18	14.28
4	3	6	4.76
5	>3	4	3.17
	Total	84	100

75.39 percent of households have only one earner¹. These households are vulnerable in case of loss of or decline in employment opportunities, illness or death of the sole earner. 14.28 percent of households have two earners, 4.76 percent have 3 earners and 4 families have more than 3 earners.

Individual Earnings**Table 3.15 : Distribution of Employed Persons by Individual Income**

Sr. No.	Monthly Individual Income (in Rs.)	No. of PAPs	Percent PAPs
1	Less than Rs. 25,000	173	98.85
2	Rs. 25,001 to Rs. 50,000	2	1.14
3	Rs. 50,001 to Rs. 1,00,000	0	0
4	Rs 100,001 to 2,00,000	0	0
	Total	175	100.00

Majority of the employed persons earn less than Rs. 25000. There is 1.14 percent individual who earns more than Rs. 25,000.

Vulnerable Categories of Residential PAPs**Table 3.16 : Distribution of Households by Vulnerable Category***

Sl. No.	Vulnerable Category	Number of Households	* Percentage of Households
1	WOMEN HEADED HOUSEHOLD NOT HAVING MALE OF ABOVE 21 YEARS	2	1.58
2	WOMEN HEADED HOUSEHOLD HAVING INCOME UPTO 10000/MONTH	1	0.79
3	MONTHLY HOUSEHOLD INCOME LESS THAN 10000	68	53.96
4	SC/ST	8	6.34
5	NOT VULNERABLE (INCLUDING INCOME NOT GIVEN)	47	37.30
	Total	126	100.00

Note: There were 7 no-response cases.

It may be seen that only **62.67 percent** of the households are seen to be vulnerable due to poverty and women headed households not having male of above 21 years of age. Poverty Line was defined at Rs. 4,960/- per month for a family of five in 2007. It will be currently about Rs. 10,000 if annual inflation at 5.5% is assumed for the 15 years period between 2007 and 2022

3.2.5 Housing Conditions**Tenure****Table 3.17 : Distribution of Households by Tenure Status**

Sr. No.	Tenure status	Number of households	Percentage of households
1	Owner	126	100.00
2	Tenant	0	0.00
	Total	126	100.00

Note : There were 7 no-response cases.

Almost all PAP households owned their structures. There are no Tenants.

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Construction Materials

Table 3.18 : Distribution of Household Structures by Material Used for Roof

Sr. No.	Roof Material	No. of Households	Percent Households
1	Cement Concrete	61	47.28
2	TIN/TIL//BRICKS	68	52.71
	Total	129	100

Note: There were 4 no-response cases.

Table 3.19 : Distribution of Household Structures by Material Used for Wall

Sr. No.	Wall Material	No. of Households	Percent Households
1	Cement Concrete	57	44.18
2	TIN/BRICKS	72	55.81
	Total	129	100

Note: There were 4 no-response cases.

Table 3.20 : Distribution of Household Structures by Material Used for Floor

Sr. No.	Floor Material	No. of Households	Percent Households
1	Tiles	91	70.54
2	Cement concrete	20	15.50
3	Tin/bricks	18	13.95
	Total	129	100

Note: There were 4 no-response cases.

The affected residential structures include pucca structures. Many structures are constructed with permanent materials. A majority of structures (52.71 percent) use TIN/TIL//BRICKS as roofing material. 55.81 percent have brick walls. A large majority (70.54 percent) of households have Tiled floors.

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Table 3.21 : Distribution of Households by Structure Area

Sr. No.	Structure Area (inSq M.)	No. of Households	Percent Households
1	Upto 5.00	1	0.75
2	5.01 to 10.00	31	23.30
3	10.01 to 15.00	29	21.80
4	15.01 to 20.00	12	9.02
5	20.01 to 25.00	15	11.27
6	25.01 to 50.00	34	25.56
7	50.01 and above	11	8.27
	Total	133	100

Most of the household (25.56 percent) live in structures between 25.01 to 50.00 square meters in area. 21.80 percent of households live in structures between 10.01 to 15.00 square meters, 9.02 percent in 15 to 20 square meters, and 11.27 percent in 20.1 to 25 square meters. There are 11 structures having measured area exceeding 50.01 square meters

3.2.6 Employment-Related Information/Employment Status

Table 3.22 : Distribution of Individuals (Over Age 14) by Employment Status and Sex

Sr. No.	Employed /Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Employed	159	92.44	13	7.55	172	100.00
			78.32		7.18		44.79
2	Un Employed	44	20.75	168	79.24	212	100.00
			21.67		92.81		55.20
	Column Total	203	52.86	181	47.13	384	100
	Column %		100		100		

44.79 percent of the population over the age of 14 is employed. 92.44 percent of males over age 14 are employed, as against 7.55 percent of females.

Nature of Work

Table 3.23 : Distribution of Employed Persons by Occupation

Sr. No.	Type of employment	Number of PAPs	Percentage of PAPs
1	Government service	0	0
2	Private services	51	11.01
3	Self employed	69	14.90
4	Casual worker	28	6.04

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5	Students	103	24.24
6	Pensioner	17	3.67
7	Housewife	142	30.66
8	Others*	53	11.44
	Total	463	100.00
* Those who do not fall within these categories like the unemployed, young children, person who receive transfer incomes from rent or begging etc.			

Note : There were 2 no-response cases.

Of all persons, 31.95 percent are employed, and the others are housewives, students etc. 14.90percent of all persons are self-employed, 11.01percent are in private service and 6.04percent work as casual workers.

Job Location

Table 3.24 : Distribution of Employed Persons by Sex and Place of Work

Sr. No.	Place of Work/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Fixed	157	92.89	12	7.10	169	100.00
			98.74		100		98.83
2	Not Fixed	2	100	0	0	2	100.00
			1.25		0		1.16
3	At Home	0	0	0	0	0	100.00
			0		0		0
	Total	159	92.98	12	7.01	171	100.00
	Column %		100		100		

98.83 percent of employed persons have a fixed job location and 1.16 percent has no fixed location. Among female workers, 100 percent work at a fixed location. 92.89 percent male workers have fixed job location, while 1.25 percent has no fixed location. There is nobody who works from home.

In general, it is observed that most of the PAP households belong to lower-middle income group, people are moderately educated, employed in private service or self-employed, have smaller families and live in medium sized and permanent but their own houses.

3.3 Characteristics of Commercial Establishments

The salient features of the information for commercial PAPs are as follows:

Age of Establishment

Table 3.25 : Distribution of Commercial Establishments by Year of Establishment*

Decade	No. of Structures	Percent Structures
1980s	39	13.04
1990s	32	10.70

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2000s	34	11.37
2010s	70	23.41
2020s	124	41.47
Total	299	100.00

Note: Locked/No response cases were 39.

From the total 338 structures, 13.04 percent of the commercial establishments began operating during 1980s, 10.70 percent during 1990s and 11.37 percent during 2000s. Majority of the commercial establishments, i.e. 41.47 percent, started operating during the 2020s.

Type of Establishment

Table 3.26 : Distribution of Commercial Establishment by Type of Commercial Activity

Sr. No.	Nature of Activity	No. of Structures	Percent Structures
1	Shop	167	71.98
2	Services	57	24.56
3	Production Unit	8	3.44
	Total	232	100.00

Note: Locked/No response cases were 106

From the 232 surveyed commercial structures, 65.66 percent were shops 24.56 percent provided services and 3.44 percent were production units.

Monthly Turnover

Table 3.27 : Distribution of Commercial Establishments by Monthly Turnover*

Sr. No.	Monthly Turnover	No. of Structures	Percent Structures
1	Upto Rs. 5,000	0	0
2	5,001-25,000	291	96.03
3	25,001-50,000	6	1.98
4	50,001 – 1,00,000	2	0.66
5	> Rs. 1,00,000	4	1.32
	Total	303	100

Note: Locked/No response cases were 35.

96.03 percent of establishments had a monthly turnover between Rs. 5,001 and Rs. 25,000. Another 1.98 percent of establishments had a monthly turnover between Rs. 25,001 and Rs. 50,000.

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Area**Table 3.28 : Distribution of Commercial Establishments by Size of Structure**

Sr. No.	Area (in Sq. M.)	No. of Structures	Percent Structures
1	Upto 5.00	19	5.72
2	5.01 to 10.00	20	6.02
3	10.01 to 15.00	43	12.95
4	15.01 to 20.00	32	9.63
5	20.01 to 25.00	30	9.03
6	25.01 to 50.00	104	31.32
7	50.01 and above	84	25.30
	Total	332	100.00

Note: Locked/No response cases were 6.

31.32 percent establishments have structures admeasuring 25.01 to 50.00 square meters, and 25.30 percent establishments have structures admeasuring above 50.00 square meters. Others have structures less than 25 sq.m.

3.4 Socio-economic profile of affected employees (Shopkeepers)

It is pointed out that all the commercial establishments are run by the owners (shopkeepers) themselves and no external employees are engaged by them. As a result, all the following characteristics are related to shop owners although the word employee is used.

Age & Sex of Employees (Shopkeepers)**Table 3.29 : Distribution of Employees in Commercial Establishments by Sex and Age**

Sr. No.	Age/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	18-24	4	100	0	0	4	100.00
			1.44		0		1.35
2	25-34	39	97.5	1	2.5	40	100.00
			14.07		5.26		13.51
3	35-44	89	93.68	6	6.31	95	100.00
			32.12		31.57		32.09
4	45-59	82	93.18	6	6.81	88	100.00
			29.60		31.57		29.72
5	60+	63	91.30	6	8.69	69	100.00
			22.74		31.57		23.31
	Total	277	93.58	19	6.41	296	100.00

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	Column %		100		100		
No Data		43					

93.58 percent of workers in commercial establishments are male, 6.41 percent are female. 13.51 percent of employees are between the ages 25 and 34, 32.09 percent are between 35 and 44. There are 69 employees above age of 60 comprising of 63 men and 6 women.

Literacy Status

Table 3.30 : Distribution of Employees in Commercial Establishments by Literacy Status and Sex

Sr. No.	Literacy Status	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Literate	283	93.70	19	6.29	302	100.00
			100		95		99.66
2	Illiterate	0	0	1	100	1	100.00
			0		5		0.33
	Total	283	93.39	20	6.60	303	100.00
	Column %		100		100		

It is seen that 99.66 percent of employees are literate, while 0.33 percent are not.

Educational Attainment

Table 3.31 : Distribution of Literate Employees in Commercial Establishments by Educational Levels

Sr. No.	Course Level Attended/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Primary School	14	66.66	7	33.33	21	100.00
			4.94		36.84		6.95
2	High School	149	92.54	12	7.45	161	100.00
			52.65		63.15		53.31
3	Higher Secondary	81	100	0	0	81	100.00
			28.62		0		26.82
4	Graduate Level	39	100	0	0	39	100.00
			13.78		0		12.91
	Total	283	93.70	19	6.29	302	100.00
	Column %		100		100		

53.31 percent of employees have attended high school or higher standards of education and 12.91 percent of employees have attended graduation level.

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Employees' Status

Table 3.32 : Distribution of Employees (Wage Earners) by Status

Sr. No.	Status	No. of Employees	Percent Employees
1	Owner - Earner	303	100.00
2	Shop Assistant	0	0
3	Skilled Worker	0	0
	Total	303	100.00

Note: Locked/No response cases were 35.

Of 303 respondents, all business establishments were operated by the owners themselves without engaging any employees.

Monthly Income

Table 3.33 : Distribution of Employees by Monthly Income

Sr. No.	Monthly Individual Income (in Rs.)	Number of PAPs	Percentage of PAPs
1	Rs. 2901 to Rs. 5000	0	0.00
2	Rs. 5001 to Rs. 10000	53	17.49
3	Above Rs. 10000	250	82.50
	Total	303	100.00

Note: Locked/No response cases were 35.

82.50 establishment owners earn a monthly income of above Rs. 10,000. 53 Employees are BPL as their income is below 10000, which constitutes 17.49 % out of the total PAP. **As 53 PAPs earns less than 10,000 per month they would be considered as vulnerable.**

3.5 Profile of Project Affected Land Owners (Depot Land)

Socio economic information for land owners of depot land is provided below. Information on some parameters could be obtained from all the 58 households, some for 55 households and a few for 44 households.

Demographic and Social Conditions

Table 3.34 : Distribution of Individuals by Sex and age

Sr. No	Age / Sex	Male		Female		Row Total		Sex Ratio*
		No.	%	No.	%	No.	%	
1	1 to 14	3	100	0	0	3	100	00
		1.74		0		0.92		

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2	15-30	53	57.60	39	42.39	92	100	735
		30.81		25.49		28.30		
3	31-60	89	48.63	94	51.36	183	100	1056
		51.74		61.43		56.30		
4	Above 60	27	58.69	20	41.30	46	100	740
		15.69		13.07		14.15		
	Total	172	52.92	153	47.07	325	100	889
	Column %		100		100			

*Females per thousand males

Of the population of 325 persons, 52.92 percent are males and 47.07 percent are females. 0.92 percent of the population is below 14 years of age, 28.30 percent are between 15 to 30, 56.30 percent are between 31-60 and 14.15 percent are above 60. Sex Ratio works out to 889 females per thousand males.

Marital Status

Table 3.35 : Distribution of Individuals by Sex and Marital Status

Sr. No.	Marital Status/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Married	99	50.00	99	50.00	198	100
			57.55		64.70		60.92
2	Unmarried	66	73.25	26	26.74	92	100
			38.37		16.99		28.30
3	Others	7	20	28	80	35	100
			4.06		18.30		10.76
	Total	172	52.92	153	47.07	325	100
	Column %		100		100		

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60.92 percent of individuals are married and 28.30 percent are unmarried. 10.76 percent fall under the category of "Others," which includes children, widowed, separated, divorced or abandoned persons.

Literacy Status

Table 3.36 : Distribution of Individuals (Over Age 6) by Sex and Literacy Status

Sr. No.	Literacy Status/Sex	Male		Female		Row Total	
		No.	%	No.	%	No.	%
1	Literate	165	53.42	127	46.57	292	100
			95.93		83.55		90.12
2	Illiterate	7	21.87	25	78.12	32	100
			4.06		16.44		9.87
	Total	172	53.08	152	46.91	324	100
			100		100		100

90.12 percent of the population over the age of 6 is literate. The literacy rate is 92.92 percent among men and 86.37 percent among women. Within urban areas nationwide, the literacy rate is 74.04 percent, 80.00 percent among men and 65.46 percent among women (Census of India, 2011)

Educational Attainment

Table 3.37 : Distribution of Literate Persons (Over Age 6) by Sex and Highest Course Level Attended*

Sr. No.	Course level attendant/Sex	Male		Female		Total	
		No	%	No	%	No	%
1	Primary School	9	34.61	17	65.38	26	100
			5.45		13.38		8.90
2	High School	54	55.67	43	44.32	97	100
			32.72		33.85		33.21
3	Higher	0	0	0	0	0	100

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	Secondary						
			0		0		0
4	Graduate level	99	60.36	65	39.63	164	100
			60		51.18		56.16
5	Technical Diploma/Civil Engineer/Post graduate	2	50	2	50	4	100
			1.21		1.57		1.36
	Sub Total	165	56.50	127	43.49	292	100
6	Illiterate	7	21.87	25	78.12	32	
			4.06		16.44		
	Total	172	53.08	152	46.91	324	100
	Column %		100		100		

The word "attended" is used rather than "completed," as the former word accurately describes the educational attainment of the literate - the exact classes passed get subsumed in the class categories which, therefore, are not indicative of the number of students who have actually been educated up to a certain school level.

8.90 percent of all literates have attended up to or are attending primary school, 33.21 percent have attended up to or are attending high school, and 56.16 percent are graduate.

Social Characteristics – Religion

Table 3.38 : Distribution of Households by Religion

Sr. No.	Religion	Number of households	Percentage of households
1	HINDU	58	100
	TOTAL	58	100

There is no other religion except Hindu. 100 percent of the population is Hindu.

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Caste**Table 3.39 : Distribution of Households by Caste**

Sr. No.	Caste	Number of households	Percentage of households
1	SC	1	1.72
2	ST	0	0
3	OBC	12	20.68
4	GENERAL	12	20.68
5	OTHERS	30	51.72
6	NA	3	5.17
	TOTAL	58	100.00

Majority of the households are from OBC and general category.

Family Structure**Family Type****Table 3.40 : Distribution of Households by Type of Family***

Sr. No.	Type of family	No. of Households	Percent Households
1	Nuclear	24	41.37
2	Extended	6	10.34
3	Joint	25	43.10
4	NA	3	5.17
	Total	58	100

*Nuclear family means husband, wife and their children, Extended family means nuclear family with other relatives, and joint family means nuclear family with parents of spouses and other close relatives.

41.37 percent of households consist of nuclear families. Another 43.10 percent are Joint families, and 10.34 percent single families.

Number of Married Couples in a Family**Table 3.41 : Distribution of Households by Number of Married Couples in a Family***

Sr. No.	No. of Married Couples in Household	No. of Households	Percent Households
1	0	3	5.45
2	1	28	50.90
3	2	16	29.09
4	3	8	14.54
5	>4	0	0
	Total	55	100

Note – information not available for 3 households.

Means apart from spouses of the main family other married couples as a part of extended or joint family (e.g. parents, uncles with aunties, one or more married sons with wives etc.) stay in the same house.

5.45 percent of households include no married couple, 50.90 percent of households include only one married couple. In another 29.09 percent of households, there are two married couples. 14.54 percent included 3 married couples.

Table 3.42 : Distribution of Households by Family Size

Sr. No.	Numbers of family	Total numbers of household	Percentage
1	0	0	0
2	2	5	9.09
3	3	9	16.36
4	4	11	20
5	5	4	7.27
6	6	8	14.54
7	7	4	7.27
8	8	3	5.45

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9	9<	11	20
	Total	55	100.00

Note – information not available for 3 households.

According to the above table it is observed that a majority of 52.72 percent households had 5 or less number of members.

Economic Conditions

PAP Income

Table 3.43 : Distribution of PAPs by Monthly Individual Income

Sr. no.	Monthly Individual Income (in Rs.)	Number of PAPs	Percentage of PAPs
1	2,901 TO 4000	3	2.25
2	4,001 TO 6000	14	10.52
3	6001 To 8000	61	45.86
4	ABOVE 8001 -10,000	55	41.35
	Total	133	100

41.35 percent PAPs' incomes were more than Rs. 8001 per month. Another 45.86 percent PAPs have incomes between Rs.6,001 and Rs.8000.

Number of Earners

Table 3.44 : Distribution of Households by Number of Earners

Sr. No.	Number of Earners	No. of Households	Percent Households
1	0	0	0
2	1	16	29.09
3	2	16	29.09
4	3	9	16.36
5	>3	14	25.45
	Total	55	100

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Note – information not available for 3 households.

29.09 percent of households have only one earner. These households are vulnerable in case of loss of or decline in employment opportunities, illness or death of the sole earner. 29.09 percent of households have two earners, 16.36 percent have 3 earners and 14 families have more than 3 earners.

Individual Earnings

Table 3.45 : Distribution of Households by Monthly Income

Sr. No.	Monthly Household Income (in Rs.)	No. of households	Percent
1	Less than Rs. 25,000	26	59.09
2	Rs. 25,001 to Rs. 50,000	16	36.36
3	>Rs. 50,001 to Rs. 1,00,000	2	4.54
	Total	44	100.00

Note – information not available for 14 households.

59.09 of the households earn less than Rs. 25000. There is 40.09 percent households who earns more than Rs. 25000. The respondents informed that they cultivate about 500 kg of paddy (rice) every year and their income from this activity is about Rs. 20,000 p.a. (500 X Rs. 40/kg = 20,000).

Vulnerable Categories of Land OwnerPAPs

Table 3.46 : Distribution of Households by Vulnerable Category

Sr. No.	Vulnerable Category	Number of Households	Percentage of Households
1	WOMEN HEADED HOUSEHOLD WITH INCOME LESS THAN 10,000	8	18.18
2	MONTHLY HOUSEHOLD INCOME LESS THAN 10,000	4	9.09
3	SC/ST	1	2.27
4	NOT VULNERABLE (INCLUDING INCOME NOT GIVEN)	31	70.45

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Total	44	100.00
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Note – information not available for 14 households.

It may be seen that only 29.54 percent of the households are seen to be vulnerable due to poverty, social backwardness and being women headed households. Poverty Line was defined at Rs. 4,960/- per month for a family of five in 2007. It will be currently about Rs. 10,000 if annual inflation at 5.5% is assumed for the 15 years period between 2007 and 2022.

Vulnerable Categories of Various Types of PAPs

Table 3.47 : Distribution of Households/PAPs by Vulnerable Category

Sr. No.	Vulnerable Category	Residential	Commercial	LandOwners	Total
1	WOMEN HEADED HOUSEHOLD NOT HAVING MALE OF ABOVE 21 YEARS	2	--	--	2
2	WOMEN HEADED HOUSEHOLD HAVING INCOME UPTO 10000/MONTH	1	--	8	9
3	MONTHLY HOUSEHOLD INCOME LESS THAN 10000	68	53	4	125
4	SC/ST	8	--	1	9
	Total	126	53	13	145

In all there are 145 households / PAPs belonging to the vulnerable category.

Awareness about HIV/AIDS

Sex trade and spread of sexually transmitted diseases (STDs) also came up as critical socio-cultural and health issue, which needs to be addressed to ensure that the construction of Metro rail project is a socially responsible development project. Most of the respondents have shown awareness about HIV/AIDS. The main source of information is television, news paper and advertisement boards displayed by the government. The MMRDA/EPC contractor will carry out appropriate awareness campaign among the PAPs/workers by conducting workshops by information sharing. Below Mentioned measures will be taken to create awareness.

- Hold regular HIV/AIDS awareness programmes.
- Encourage voluntary testing.
- Education and training on HIV/AIDS.

CHAPTER 4. Information Disclosure, Consultation and Participation

4.1 Consultation and Participation Strategy

4.1.1 Stakeholder engagement is a continuous process throughout the project period, during project preparation, implementation, and monitoring stages. The sustainability of any infrastructure development depends on the participatory planning in which public consultation plays a major role. Experience indicates that involuntary resettlement generally causes numerous problems for the affected population. These problems can be reduced to a great extent, if people are properly informed and consulted about the project and are allowed to make meaningful choices or preferences. This serves to reduce the insecurity and opposition to the project, which is otherwise likely to occur during project implementation. The overall objective of the consultation program is to minimize negative impact in the project corridors and to make people aware of the project.

4.1.2 with its experience of implementing social safeguards for a variety of projects, including those funded by Multilateral Agencies, and the responses of the affected communities, the MMRDA has devised a Consultation Strategy spanning across various stages of the project. The basic components and details of the strategy are presented below:

Table 4.1 : Consultation Strategy

Sr. No.	Project Stage	Stakeholders	Process
1	Preparation – After basic features of the project are decided but social surveys and impacts are yet to be assessed	General Public, Civil Society Groups, NGOs etc.(The Public consultation for ML 5 Phase 1 is conducted on 12 May 2023	<ul style="list-style-type: none"> • Declaration of project, including alignment map, and intention to carry out SIA and hold public consultation meeting for obtaining views and suggestions at specific time, date and venue is announced in advance (about 15 days) in 3 multi-lingual newspapers. • Invitation Letters are sent to other stakeholders, as considered necessary. • Details of all attendees are entered in registers. • Public Consultation meeting is held with all facilities and proceedings are recorded through photographs, videos, audio recording etc. • The meeting is attended by concerned senior officers of the project and overall project details, technical details of the project, likely impacts, policy framework for mitigation measures and social safeguards and contact details for further information are presented in language understood by participants. • The queries made by participants are clarified and information is provided on how various issues raised by them will be dealt.

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Sr. No.	Project Stage	Stakeholders	Process
			<ul style="list-style-type: none"> • Proceedings of the meeting are prepared and shared with those seeking details and are included in the SIA report for disclosure.
2	During Social Surveys	Project Affected Persons and Community	<ul style="list-style-type: none"> • Introduction Letter is provided to the Consultants engaged for survey and SIA. • MMRDA officials accompany Consultants and hold meetings in the Community to provide necessary information, if so necessary. • Meetings are held with community leaders / groups by Senior officers of MMRDA, if so necessary. • Discussions by Consultant's social personnel with affected community about extents of impacts, social risks, safety, common property resources, occupations and work places, vulnerable population, awareness, opinions and preferences about project etc. • Focus Group Discussion with community groups such as community leaders, land-owners, occupants of commercial establishments, women, local CBOs and key informants. • In-depth interviews with individuals and sharing of basic information on eligibility and entitlement, grievance redress etc. with the PAPs
2	Preparation – After completion of social surveys and preparation of Draft SIA	All Project Affected Persons	<ul style="list-style-type: none"> • Individual Invitation Letters are sent to all likely PAPs as identified in census survey for a common consultation at specific time, date and venue in advance (about 15 days). • Details of all attendees are entered in registers. • Consultation meeting is held with all facilities and proceedings are recorded through photographs, videos, audio recording etc. • Information brochures with basic features of the project, framework for LA&R&R, eligibility and entitlements, Public Information Centres, Grievance Redress mechanism and contact details are printed in multiple languages (Marathi, Hindi and English) and circulated to all participants. • The meeting is attended by concerned senior officers of the project and specific project details, (including space requirements during execution, likely implementation schedule etc.), findings of SIA, framework for land acquisition and impacts, eligibility and entitlements, Public

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Sr. No.	Project Stage	Stakeholders	Process
			<p>Information Centres, Grievance Redress Mechanism and contact details are presented in language understood by participants.</p> <ul style="list-style-type: none"> • The queries made by participants are clarified and information is provided on how various issues raised by them will be dealt. • Proceedings of the meeting are prepared and shared with those seeking details and are included in the SIA report for disclosure.
3	Implementation – During Resettlement Action Plan Implementation	Various Categories and Individual PAPs	<ul style="list-style-type: none"> • Individual letters / notices are sent to each PAP identified as affected to contact officers of LA & R&R Unit for initiating the process of LA & R&R and submit any suggestions objections on the same. After due hearing, replies are sent to them informing decisions on issues raised by them, if any. • Written communication is sent to individual PAPs about their eligibility and compensation and resettlement options. • Consultations and, as required, negotiations are held in series of meetings with groups such as land owners, residential PAPs, commercial PAPs, PAPs whose structures are partly affected, Persons interested in Community Structures and also individual PAPs to discuss and finalise compensation and resettlement options. • Specific consultations and negotiations are held with groups such as vulnerable households, aged, handicapped PAPs etc. to ascertain and meet their special needs, as may be necessary. • PAPs are informed in writing about the procedure for completing the process of allotment etc.
4	Post Implementation	Resettled PAPs	<ul style="list-style-type: none"> • Building-wise meetings are held with PAPs to facilitate registration of their Co-operative Housing Societies (CHSs) and subsequently Association of CHSs. • Office bearers of CHSs are provided guidance and training. • Meetings are held with groups of resident PAPs to hear their issues related to maintenance funds, allotment and use of common amenity tenements, payment of taxes and charges, repairs of buildings and tenements etc. • PAPs are interviewed, on sample basis, as a part of evaluation of the R&R process.

The MMRDA will use and implement the above strategy in the process of land acquisition and R&R for Metro 5.

4.2 Information Disclosure

4.2.1 The activities undertaken for disclosure of project information in the preparatory stage in line with the consultation and participation strategy explained above are as follows:

1. The intention to carry out SIA for the project along with project alignment details are published in 3 multi-lingual newspapers.
2. The overall project details, technical details of the project, likely impacts, policy framework for mitigation measures and social safeguards and contact details for further information are informed during public consultation meeting and proceedings of such meeting are shared, as necessary.
3. Information related to project, impacts and mitigation measures etc. is shared with community leaders, groups, PAPs on project sites and in MMRDA office, as necessary by the officials of MMRDA and SIA Consultant during the process of survey.
4. Information brochures with basic features of the project, framework for LA&R&R, eligibility and entitlements, Public Information Centres, Grievance Redress mechanism AIIB's Project Affected People's Mechanism(Refer **Annexure-IX**)and contact details printed in multiple languages (Marathi, Hindi and English) are provided to PAPs.
5. The details mentioned in 4 above are shared through presentations and interactive sessions with participants during PAP Consultation meeting and proceedings of such meeting are shared, as necessary.

4.3 Public Consultation

Details of Public and PAP Consultation

4.3.1 Keeping in mind the significance of consultation and participation of the people likely to be affected or displaced due to the proposed project, both formal and informal discussions were conducted with PAPs during census survey when the social experts consulted with the key Project Affected People/stakeholders and discussed the issues regarding land acquisition, structures likely to be affected, social risk, presence of significant CPR (Common Property Resource) and vulnerable population, mitigation measures, value of affected assets, and other assistance & allowances. In this Chapter, detailed methodology adopted for stakeholder consultation and key findings of consultations are discussed. Public consultations/ Focus Group Discussions were held with various sections of affected persons such as traders, women, squatters, kiosks and other inhabitants in the area as likely to be affected by the project. During public consultations, issues related to land acquisition, compensation, income restoration, employment generation, information flow, grievance redressal, safety, role of administration etc. were discussed.

4.3.2 MMRDA was not able to conduct general public consultation to inform people at large about the details of the project, how its likely environmental and social impacts will be assessed and about probable mitigation measures, as well as to note their concerns and take suggestions, prior to undertaking preparation of EIA & SIA primarily due to Covid-19 related restrictions. Although progress of 78.29% of civil works has been achieved, construction works with physical impacts of LA & RR such as depot, entry/exit to depot, viaduct at Kapurbawadi

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junction and construction of certain stations, including their entry/exit structures, are only now being commenced. In view of this, MMRDA decided to hold public consultation to reach out to various stakeholders, including those who may be benefitted and indirectly affected, even at this stage of progress of the project. Accordingly, the public consultation was held on May 12, 2023, in Collector Office at Thane(Refer Annexure II). The proceedings of such public consultation are produced below (Details related to Public Consultation such as photographs, advertisement, attendance sheet etc. are provided in Annexure II).

Table 4.2 : Details of Public Consultation

1	Public Consultation date	12 May,2023
2	Venue of Consultation meeting	NiyojanBhavan, Thane Collector
3	Time of Consultation meeting	11 am to 2.00 pm
4	Numbers of PAPs attendees	35

During the public consultation meeting MMRDA officials explained the civil, social, environmental, land acquisition and resettlement and rehabilitation aspects of Metro Line 5 (Phase-I) project. Shri Bhavesh Joshi, Community Development Officer, Social Development Cell started the meeting by welcoming all and giving short description of the objectives and schedule of the programme. Thereafter, Mr Atul Patil, Executive Engineer Metro Line 5 explained regarding the civil aspects of the project including alignment, stations, length and depot details. Social impacts including acquisition of land and R&R, eligibility and entitlements, grievance redressal mechanism etc. were presented by Shri Bhavesh Joshi and Dr Vikas Nayak Dept. Collector of MMRDA. At the end various environment issues, particularly forest clearance, current status of permissions from forest department were discussed by Ms Poonam Khopade Officer on Special Duty (Environment) MMRDA.

Table 4.3 : Public Consultation Summary

Sr. No.	Name of Participant and Points raised	Responses provided
1	Mr. Yogesh Shethe, one of the Project Affected People (PAP) of Dhamankar Naka firstly appreciated that due to this project Bhiwandi will be connected to the Thane city. He informed that his commercial structure had get affected due to this project where he had carried out the wholesale business of Sugar. Earlier for loading and unloading of goods, the vehicles have been parked in front of the shop. However, once metro construction started in the said area barricading was done on both the sides due to which the less area is available for parking. He also informed that the survey in the said area was carried out during the lockdown period and some errors occurred in the survey like change of	It was informed that his application is pending with SLGRC and first hearing is carried out and as instructed the necessary affidavit has been submitted by him. Further in this regard, the survey agency has been asked to submit clarification and after receiving the clarification necessary action will be taken. It was also clarified that the cognizance has been taken for the change of names and accordingly necessary amendment will be carried out. It was also informed that all of

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Sr. No.	Name of Participant and Points raised	Responses provided
	<p>owner's name. He further explained that the name of neighboring shop owner is put in the baseline socio economic survey instead of his name which come to notice very late. However as per the request of MMRDA officials and assurance to provide proper compensation he allowed to demolish his shop.</p> <p>Further he informed that they are staying in the area from almost 50 years and have all the documentary proofs of the same and even the neighboring shop owner has given an affidavit regarding this.</p> <p>He explained that although 8-10 times he visited MMRDA office, hearing was not carried out and no one informed him about his non-eligibility. Only on his request, MMRDA called him for hearing and at the time of hearing he come to know about his non-eligibility. He further clarified that the notice issued by MMRDA was received very late by him, no one called on mobile number for hearing and the order issued is not signed by him.</p> <p>He pointed out that some other person had done signature on the issued order and the copy of the order is not received by him and Separate application was made by him to receive the order.</p> <p>He said that almost upto 17 feet structures were demolished and in the partly remaining area they want to establish their businesses and for this they requested MMRDA to give NOC which can be helpful for taking new power connection. However, MMRDA not given any such NOC and they have taken the new power connection by paying almost 16000-17000 individually.</p> <p>He further requested to call him for hearing and after checking all other documents finalize the eligibility and also requested to address issues of the PAP's</p>	<p>the grievances are noted down which will be resolved by the Grievance Redressal Committee.</p> <p>It was informed that the MMRDA has sensitive officers who take necessary care if any old age/handicapped etc. person comes for the hearing.</p> <p>It was informed that at each station 4 entry exit structures are proposed. The space between 1st and 2nd entry exit structure is kept free considering the fire safety norms (approx. 6 meter space) and for launching of the pre cast elements which are casted at metro casting yard and necessary compensation for the same has been given.</p>

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Sr. No.	Name of Participant and Points raised	Responses provided
	<p>on priority as some of the people coming to MMRDA are old age people or having some health issues.</p> <p>He also asked at some stations many structures can be saved by 4-5 feet while entire structures were demolished intentionally.</p>	
2	<p>Mr. Juber Shaikh informed that after initial survey, first notice was issued to him on 22/09/2021 which was not received by him. Further after coming to MMRDA, it was learnt that on his id no. mentioned as locked which is not true. Further in this regards first application done on 1/11/2021 and further continuous applications were made in this regard however no response received from MMRDA.</p> <p>He also informed that he filed RTI when come to know that some other persons name is mentioned instead of his name.</p> <p>Further he said it is learnt that allotment is issued to that person and requested to cross verify the documents and decide the eligibility.</p>	<p>It was informed that his application was received in the month of August and the same is referred to Grievance Redressal Committee (GRC) along with the persons application whose name has shown in the allotment.</p> <p>It was also clarified that if the allotment has been issued, the same can be surrendered and the SLGRC has all the rights regarding it.</p> <p>It was also informed that all the issues of the Dhamankar Naka PAP are in process and cognizance of the same is being taken and issues of the 7-8 PAP's (whose structures are either demolished or at present kept as it is) regarding change of name has been recommended by GRC.</p>
2	<p>Mr. Hitesh Thakkar informed that at some places wrong id nos. has been given by MMRDA to their structures.</p> <p>He further informed that he himself submitted the required documents 4-5 times and requested to rectify the errors in the change of id nos. and names and complete the GRC procedure and allotment shall be done after the said process.</p>	<p>It was also clarified that survey was carried out in lockdown period when maximum shops were closed and due to this there were some errors in the id nos. and names of PAP's. The grievances of the said matter are in process and it will be resolved by following due procedure as soon as possible.</p>
3	<p>Mr. Sagar Patel informed that the entrance has been there from front and back side of his structures and front portion of 320 sq.ft is affected due to the said project as per demarcation done. For both the structures different</p>	<p>It was informed that a certificate will be issued by MMRDA about the total area of structure and requirement of actual area and the balance area and the possession of the only required</p>

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Sr. No.	Name of Participant and Points raised	Responses provided
	<p>tabapavati is there which was submitted to MMRDA. He wanted to know about the provisions for the use of remaining portion of back side structure.</p> <p>He further requested to issue NOC for torrent power.</p>	<p>area will be taken.</p> <p>It was also informed that the matter to issue NOC for getting power from Torrent will be checked and accordingly conveyed.</p>
4	<p>Mr. Ganesh Choudhary informed that the structure at the id no. 39 was demolished last year and the matter is in GRC while the structure at id no. 52 is not yet demolished.</p> <p>He requested to process both the id nos. in the GRC at the same time and only after that the further demolition of the structure shall be done.</p> <p>He asked at AnjurPhata the demolished structure of marriage hall is rebuilt by MMRDA.</p>	<p>It was informed and assured that all the issues of Dhamankar Naka PAP's are in process and will be cleared by GRC at a time.</p> <p>It was informed that the after taking required space for construction of station, in the remaining area only their compound wall is being rebuilt and if any additional space is required for permanent structure of entry exit, it will be demolished again and if possible rebuilt again.</p>
	<p>Mr. Jignesh Shah asked that how compensation is decided for partly affected or fully affected structures.</p> <p>At the time of initial survey 3 id nos. were given but in second survey it was come to notice that there is no partition in between in the shop hence considered as a single shop.</p> <p>He further informed that electric meter, rent receipt and even Gumasta license is same for entire area having 3 shops in the area of 650 sq.ft. It was also explained that Torrent power will also not give separate meters as there is no partition in between the entire area and on single id no. and rent receipt, 3 meters will not be issued by the power company and it is also unrealistic to take 3 different meters for the entire area</p> <p>He questioned that for entire 650 sq.ft area only one shop is allowed why not 3 shops.</p>	<p>It was informed that as the same documents are there for all the 3 shops only one shop will be given in compensation. If he wants 3 shops in compensation, he has to reproduce different documentary proofs for each shop as per MUTP Policy.</p> <p>It was further clarified When there is a private land affected due to the project, compensation will be given against the land in monetary terms but as in this case the structures were built on the land which is on pagadi system, only the structures (shops) will be provided in compensation to the shop owners instead of monetary compensation.</p> <p>It was informed that if the private land owner is having clear title, the value of the land will be paid as compensation.</p>

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Sr. No.	Name of Participant and Points raised	Responses provided
	<p>Mr. Debi Goenka asked whether the forest clearance is obtained for the project and said that without forest clearance the project has started.</p> <p>He further pointed out the no much information like contact numbers, email id's of MMRDA officers, procedure to address Grievance (GRC) is available on MMRDA website and requested to update the MMRDA website. He said that there is no information about the ridership, fare structure, project cost etc. He also questioned why the Social Impact Assessment Report, CRZ Clearance etc. not displayed on MMRDA website.</p> <p>He would like to visit the transplanted sites where 95 % transplanted trees are survived and also wanted to know how the mangroves will be transplanted. He also pointed out that there is no mention about the ridership, fare structure, project cost, road space used etc.</p> <p>How long barricades will be remain even the work is not going on which is a commonly observed all over the Mumbai city.</p> <p>He said no information available on number of trees to be cut and how many new trees will be planted and location of the same. People are walking on the road and needs trees on the road for shade and trees shall be planted nearby the project area and not 500 km away.</p> <p>He suggested to use grown trees of approx. 10 feet for plantation instead of 6 inch saplings in order to increase survival rate of the planted saplings. Lastly he said that its very disappointing that no senior officers present for the said consultation and no timeframe of the Grievance Redressal Committee is fixed to address the grievances of the PAP's.</p>	<p>It was informed that the Stage-I forest clearance is expected very soon and no work has been started in the forest area and the Social Impact Assessment Report will be displayed on MMRDA website.</p> <p>It was informed that MUTP Policy is available on MMRDA website in which the details of Grievance Redressal Committee are also mentioned.</p> <p>It was informed that the suggestion to use grown trees instead of tiny saplings, plantation of trees nearby the project site etc. are noted.</p> <p>It was informed that the LARR, Act, 2013 is applicable for the project and the suggestion to amend the MUTP Policy is also noted down.</p>

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Sr. No.	Name of Participant and Points raised	Responses provided
	<p>He also asked whether LARR Act, 2013 is applicable for this project and importance shall be given to LARR Act, 2013 or MUTP Policy and suggested to amend the MUTP policy for the benefit of the affected people.</p>	
	<p>Mr. Suresh Jain asked that why there is difference in the area requirement from the center line of Anjurphata station and Dhamankar naka station.</p> <p>He informed that almost 57 feet from the center line has been taken for metro and his shop was also demolished entirely even that much area is not required for construction purpose and asked if any area is left after all construction works the same can be used by him in future.</p> <p>He asked why 16 feet more space is taken at Dhamankar naka station as compared to AnjurPhata Station.</p>	<p>In Bhiwandi, DP road is having width of 24 m. while the station width is 21 meter. From the centre line 12 m on either side is available for Metro stations.</p> <p>It was informed that at each station 4 entry exit structures need to be constructed. Out of which 2 are staircases and 2 are escalators which are planned as per the site conditions like road width.</p> <p>Width of the stair case is 3 -3.5 m. minimum distance (1.5 – 2 m.) shall be kept between the station building and stair case. Up to 17-18 m. from the centerline, the entry exit structures are proposed and as per the site condition necessary adjustment is carried out if possible.</p> <p>It was informed that the as per the area requirement the necessary marking is done on all station sites and compensation will be provided as per the policy and the area left after construction over can not be used again as it shall be kept free as per the fire safety norms.</p> <p>It was informed that by site visit it can be shown</p>
	<p>Mr. Malde, land owner of Kasheli depot area informed that he made application to the Deputy Collector, Collector and the Divisional Commissioner in December 2022. After that on 5th April, 2023,</p>	<p>It was informed that as per the recent information received from MSRDC, the alignment of Virar-Alibag Multimodal Corridor is not shifted. The Kasheli depot is</p>

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Sr. No.	Name of Participant and Points raised	Responses provided
	<p>consultation with Kasheliland owners was held and in that meeting it was assured by MMRDA to provide map of approach road outside area of Kasheli car depot.</p> <p>He suggested that compensation for the agricultural and non-agricultural land shall be given as per the factor 2 and as the almost 150 Ha. Land of Kasheli village is already locked on both the sides for the construction of water pipe lines and on the remaining land no sale/purchase of land happened. Hence requested to consider the rate of nearby villages for giving compensation against the Kasheli depot land. He suggested to give the rate of minimum 50 lakh/Guntha for compensation of Kasheli depot land.</p> <p>He further informed that due to metro car depot, the Virar-Alibag Multimodal Corridor (MMC) is shifted by MSRDC where approach road is proposed for Kasheli village.</p>	<p>proposed besides the alignment of MMC. It was clarified that interchange connecting main Highway (Mumbai-Nasik) with MMC is slightly shifted and the feasibility of diversion of DP road for providing access to Kasheli village is being checked along with other option of providing access road from depot approach road proposed at the entry portion.</p> <p>It was informed that the suggestions given by him are noted down.</p>

4.3.3 The next stage of information disclosure and consultation is carried out at the time of surveys of PAPs (households and business operators) and their affected structures by the Consultants engaged for this purpose. People generally refuse to share their personal information unless they are satisfied with the purpose of survey, which also requires disclosure of related details and resolution of their immediate queries. The following methods were adopted for conducting public consultation :

- Walk-through informal group consultation at affected places along the alignment.
- Focus Group Discussions (FGD) with different groups of affected people including the PAPs.
- In-depth individual interviews
- Discussions and interviews with key informants
- Sharing the opinion and preferences of the PAPs

The SIA/RAP Consultants have carried out 8 consultations at different locations during February, 2020 and April, 2023, the details are as follows:

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Table 4.4 : Consultations carried out during Survey

Sr. No.	Date	Location	Number of Participants
1	8th February, 2020	Kasheli Market Viaduct	21
2	22nd May, 2020	Kapurbawadi Viaduct	9
3	16th June, 2021	Balkum Station	13
4	28th June, 2021	Kalher Station	8
5	1st July, 2021	Anjurphata Station	14
6	7th July, 2021	Dhamankar Naka Station	24
7	15th July, 2021	Kasheli Station	7
8	26th April, 2023	Purna Station	2

MMRDA has so far resettled 109 PAPs from 4 project affected locations, i.e., Kapurbawadi Junction Viaduct, Kasheli Viaduct, Kasheli Station, and Dhamankar Naka Station. Directly affected PAPs are the most important stakeholders of the project and MMRDA has carried out 10 consultation meetings with PAPs of these locations and some other locations, the details of which are as follows:

Table 4.5 : Details of PAP Consultations

S. No.	Affected Locations	Number of Consultations	Dates of Consultations	Period of Allotments for Resettlement
1	Kapurbawadi Viaduct	3	16th January, 2020 13th July, 2022 25th July, 2022	26th July, 2022 to 22nd September, 2022
2	Kasheli Station	2	12th July, 2022 10th May, 2022	19th October, 2022
3	Dhamankar Naka Station	3	16th July, 2022 29th July, 2022 11th April, 2023	21st July, 2022 to 12th December, 2022
4	Kasheli Depot Entry-Exit	1	15th September, 2022	--
5	Kasheli Depot land	1	5th April, 2023	--

The proceedings of the PAP consultations carried out with various categories of PAPs are provided in Annexure-III.

PAP Consultation (Depot Land Owners)

4.3.4. MMRDA is implementing the Phase I (Kapurbavadi-Dhamankar Naka Station) of Mumbai Metro Line-5 project with the approval of Government of Maharashtra. An informal public consultation meeting with the landowners of proposed car shed depot of Metro Line-5 at Kasheli focusing on the environmental and social aspects of the Phase I (Kapurbavadi-Dhamankar Naka Station) of Mumbai Metro Line-5 project was organized on 5th April, 2023. The letter sent

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to Talathi, Kalher for informing landowners of Kasheli depot about the said consultation is attached as Annexure-I. The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
05/04/2023	11.00a.m.to1.00 p.m.	Sub Divisional Magistrate Office,Bhiwandi

The following officers from MMRDA and other departments were present during the meeting:

Sr. No.	Metro Representatives	Designation
1.	Shri.AmitSanap	Sub Divisional Magistrate, Bhiwandi
2.	Col. AnandKumarPahal	Chief Engineer,ML-5,MMRDA
3.	Smt.SuchitaBhikane	Deputy Collector,ML-5,MMRDA
4.	Shri, MaheyeshSagar	Tahsildar,ML-5,MMRDA
5.	Shri. BhaveshJoshi	Chief Development Officer, Social Development Cell, MMRDA
6.	Shri.AtulPatil	Executive Engineer, MMRDA
7.	Ms.PoonamKhopade	Officer on Special Duty, Environment, MMRDA

The meeting was started at 11:30 a.m. and Shri. Bhavesh Joshi welcomed all the attendees. He introduced all the MMRDA officers and briefly explained the outline of the consultation. Presentation on the Civil, Social, Environmental, Land Acquisition and Resettlement and Rehabilitation aspects of the project were made by Shri. Atul Patil, Shri Bhavesh Joshi, Ms. Poonam Khopade and Smt. Suchita Bhikane respectively. Further, Shri. Amit Sanap explained the procedure of Land Acquisition in detail along with the various acts studied for deciding the applicable factor as well as rate and also responded to the points raised by the participants.

The most of the farmers were mostly agreed to give their land for the project and many repetitive suggestions were made by the participants. They were having three main concerns as mentioned below:

i) Give compensation to all the landowners of the Kasheli depot as per the factor 2 and as per the increased rates given in other projects like Bullet Train, Virar-Alibag Multimodal Corridor.

ii) To provide approach road on their main land for easy access to their fields.

iii) To provide job opportunities to the members of affected families.

The details of the points raised by the participants and the responses provided to their queries are as follows:

Table 4.6 : Summary of Community Consultations

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Sr. No.	Name of Participant and Pointsraised	Responses provided
1	<p>Shri.VinodRaisingMalade-surveyno.116A & Others informed that total area of Kasheli village is 360 Ha., and out of that100 Ha, Falls in Coastal Regulation Zone(CRZ).Approx.100Ha, land of Kasheli village was taken by the Government for various projects likely for water pipeline, Highways etc, and now only 160Ha.Landis available.</p> <p>He informed that sale or purchase of land has not happened mostly in the Kasheli village hence rates of near by villages having more ready reckoner rate shall be considered while deciding the compensation value.</p> <p>Hefurther saidthathewillbereadytoGivehisland onlyifincreasedratesaregiven.</p>	<p>It was informed that the rates of the surrounding villages will be considered only when there is no sell deed executed in that village for last 3years.AssaledeedexecutedintheKas helivillage, the rates of surrounding villages cannot be considered.</p> <p>It was also explained that all the circulars from 2015 were studied while deciding the factors as well as applicable rates.</p>
2	<p>Shri. Prabhakar Narayan Tare requested to give details of land of each farmer affected by the depot as well as the applicable rates as per the LARRAct, 2013.</p> <p>He asked why there is difference in the rates given for Bullett train and Virar-Alibag Multimodal Corridor projects passing through Kalher and Kasheli area and the rate given by MMRDA.</p> <p>Further he said that the reservation of their Farmlands has been done by MMRDA and demanded to apply same factor to all land</p>	<p>It was informed that The Survey no.wise chart of affected land was displayed in the area outside the meeting hall.</p> <p>It was explained that as per section 26of LARRAct,2013, the rate of the said land is proposed to be Rs.1961per sq.m. which was determined taking into account the sale deeds or</p> <p>The agreements to sell registered for similar type of are a during Immediately preceding two years. It was also explained that for Kasheli Village, MMRDA is a planning authority and survey no wise details taken from MMRDA and after that the applicable factors were decided by the 2015 and 2017 circular of</p>

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		<p>Government of Maharashtra. It was also informed that Factor 1 will be applicable for the area which is coming under zone such as residential, commercial and Industrial and Factor 2 will be applicable for the rest of the area. In the total 27 Ha. Area of kasheli depot, for some areas factor 1 will be applicable and for some areas factor 2 is applicable depending upon the zone under which the area falling. The proposed rate as per factor 2 is Rs. 7804 per sq.m. and the rate as per Factor 1 is Rs . 3902 per sq.m. It was clarified that in the bullet train projects land acquisition was carried out by 3 ways i.e. direct sale, sammatiniwada and compulsory acquisition as per the Central Government guidelines and for Kasheli depot land acquisition will be carried out as per the LARR Act, 2013 and mix factor i.e. factor 1 and 2 will be applicable for depot area. It was clarified that the reservation of the land is done by the town planning department by following due procedure and not by MMRDA. It was also informed that as per the type of reservation the factor is decided and reservation of land can't be changed once decided and hence same factor can't be applied to all the land</p>
3	<p>One of the landowners asked that MMRDA themselves decided the rate as per the survey carried out and decided factor not recorded on 7/12 document of farmers</p>	<p>It was informed that to give technical and administrative information of the project the said meeting is called and till date as per section 11 and 19 of LARR Act, 2013 only notification was issued and after finalization of the rate individual letters will be sent to the farmers about their affected land and decided rates.</p>

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4	<p>Shri. Kishor Bhoir, Survey No. 18 requested to convert the Ready reckoner rate from Rs. 1951 per sq. m. to Guntha for easy understanding. He asked as MMRDA taking the land for depot, why not the transferable 4 FSI is provided on the remaining land. He further informed that the depot land comes under 200m periphery of Gaothan and therefore as per law, minimum 1 FSI shall be applicable for construction. He further asked that If MMRDA is taking exemption from Government for 27 Ha. Depot land from the CRZ and mangrove point of view then same exemption shall be applicable for the remaining parcel of land. It is requested that the cases related to occupancy and encroachment shall be handled by MMRDA to avoid the court cases and pendency of the proposal.</p>	<p>It was informed that proposed per Guntha rate as per ready reckoner rate is Rs. 1,95,100/- for Factor 2, the rate will be 4 fold i.e. Rs. 7,80,400 per Guntha and for Factor 1, the rate will be 2 fold i.e. Rs. 3,90,200 per Guntha. It was informed that the as per the 2013 Act, the compensation will be provided and provision of giving transferable FSI is not there in the act. It was also clarified that FSI applicability is mainly related with the construction permission and the rules for construction permission will not be applicable for land acquisition as compensation for land acquisition and construction permissions technically and administratively different things. It was informed that MMRDA is not taking any exemption for CRZ and mangrove area. MMRDA will take necessary clearance for the same. It was informed that the once the Land Acquisition notices issued to the farmers, they can raise the objection on that if any and further hearing and other procedure will be carried out by MMRDA as per the law.</p>
5	<p>Shri. Milind Tare, 7 of Survey no. 118 informed that in Kasheli village very few area is available as residential zone and adjoining area of depot land falls in Industrial zone and suggested to convert It was informed that the reservation was already done by the Town planning department and while finalization of Development Plan (DP) of the region as per procedure the reservation of depot adjoining area as residential zone.</p>	<p>It was informed that the reservation was already done by the Town planning department and while finalization of Development Plan (DP) of the region as per procedure suggestion/objection was already taken and then DP was finalized and hence change of zone is not possible.</p>
6	<p>Shri. Balaram Tare informed that he has 4 gunthe land out of which half will be taken for car depot construction and what he will do with the remaining parcel of land which will be very small.</p>	<p>It was informed that the land acquisition will be done as per the requirement of land for depot and remaining land can be used by them.</p>
7	<p>Shri. Ashok Tare informed that they were ready to give their land for the project purpose only suitable compensation given. He suggested using government land in the adjoining area for depot purpose. He asked about the applicable factor to the depot land. It was asked that for 27 ha. depot land some</p>	<p>It was informed that the suitable location for any project will be decided as per the requirement of the project implementing agency. It was informed that for the 19.62 Ha. Depot land factor 2 will be applicable and for remaining 7.50 Ha. Land, factor 1 will</p>

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	relaxation will be given to MMRDA if any area is affected due to Coastal Regulation Zone (CRZ) and Forest as it's a public project and requested to give same relaxation to the remaining land.	be applicable subject to final preparation of proposal. It was clarified that depot is affected partly by CRZ and forest and MMRDA will take all the required permissions for the same.
8	Shri. Ashok Tare, Shri. Prabhakar Tare and Shri. Lakshman Valavi asked about the provision of jobs for members of affected families.	It was informed that no such provision of providing guaranteed jobs to land owners is there in MMRDA. However, the suggestion is noted down.
9	Shri. Vinod Raising Malade- survey no. 116 A & Others as well as Shri. Balam Tare informed that the proposed DP road from the depot area was not shown in the presentations and demanded to provide approach road to farmers on the remaining land for approaching to their fields outside the depot compound wall	It was informed that the map showing the approach road to depot and its periphery will be made available at Kasheli village and Sub Divisional Magistrate office. It was also clarified that MMRDA will check the feasibility to divert DP road and MMRDA will also check the legal provisions to provide approach road to the farmers and accordingly carry out further process for the same.
10	Shri. Vinod Raising Malade- survey no. 116 A & Others, Shri. Ashok Tare demanded to give compensation to all the farmers as per factor 2.	It was informed that the factors were decided by following due procedure and for the 19.62 Ha. Depot land factor 2 will be applicable and for remaining 7.50 Ha. land factor 1 will be applicable subject to final approval.

MMRDA has also developed a brochure for PAP's as per the guidelines of AIIB. All the details related to Photographs/Signature sheets/Brochure related to PAP consultations are attached as **Annexure III**

Detailed Consultation with PAPs

4.3.5 It is proposed to carry out detailed consultation meetings with PAPs after the draft SIA / RAP report is ready for disclosure with the findings of the SIA and the land acquisition and rehabilitation and resettlement proposals to obtain their inputs and suggestions.

4.4 Disclosure of SIA / RAP

4.4.1 The effectiveness of the Resettlement Action Plan (RAP) is directly related to the degree of continuing involvement of those affected by the project. Several additional rounds of consultations with PAPs will form part of the project implementation. Consultations during resettlement plan implementation will involve discussions on compensation and assistance options and entitlement package. Another round of consultation will occur when compensation and assistance are provided.

4.4.2 The following set of activities will be undertaken for effective implementation of the plan:

- a) The LA & R&R Unit will conduct information dissemination sessions in the project area and solicit the help of the local community/ leaders and encourage the participation of the PAP's in RAP implementation.

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- b) Consultation and focus group discussions will be conducted with the vulnerable groups like women, families of BPL, Scheduled Castes, if any identified to ensure that the vulnerable groups understand the process and their needs are specifically taken into consideration, if necessary.
- c) The LA & R&R Unit will organize public meetings and will appraise the communities about the progress in the implementation of project works and payment and assistance paid to the community. Regular update of the program of resettlement component of the project will be placed for public display at the project offices.
- d) Taking into consideration the risks of HIV/ AIDs during the project construction period and road safety issues, specialist will be invited to undertake activities related to their core competency. Lastly, participation of PAPs will also be ensured through their involvement in various local committees. PIU and field offices will maintain an ongoing interaction with PAPs to identify problems and undertake remedial measures in line with the stakeholder engagement strategy specified in para 4.1 above.

4.4.3 During project implementation, the Land & R&R Unit of the PIU will conduct Information and Community Consultation Program (ICCP) in the project area before starting the process of land acquisition and R&R. The main objectives of the ICCP are to: (i) inform and explain the entitlement policy and the various options to the affected people prior to payments of compensation and other assistance; and (ii) socially prepare the Small Business Enterprises (SBE), and households for relocation and assist them in the process.

4.4.4 The measures proposed to be undertaken for further disclosure of information during the implementation stage in line with the consultation and participation strategy explained above are as follows:

1. Public Information Centres manned by dedicated personnel will be established in MMRDA office and project sites where basic documents such as DPR, Survey Reports and Maps, SIA / RAP report, information brochures etc. will be made available for examination and for taking copies, if any.
2. Official correspondence will be held with each of the PAP regarding their eligibility and entitlements.
3. RAP implementation is a continuous process. Necessary information will provided to PAPs and other persons approaching the LA & RR Unit for queries, grievances, entitlements etc. throughout the resettlement process.
4. Site visits to resettlement sites will be arranged for PAPs and necessary details will be provided.
5. The SIA / RAP will be disclosed on MMRDA's web site.
6. Grievance Redress Committees will be made functional, which will further disseminate information about the redress process.

CHAPTER 5. Grievance Redress Mechanism

5.1 The most common reason for delay in implementation of projects is grievances of people losing their land and residential and commercial structures. Resolving such cases in the Court of Law will be a very time-consuming process. Considering this and based on MMRDA's past experiences of dealing with PAP grievances, a Grievance Redress mechanism has already been put in place in order to address the grievances of project affected persons. Such a redress mechanism available at the project level itself will mean that the complainants do not necessarily have to directly approach a Court of Law although availability of GRC mechanism will not bar them from doing so.

5.2 Like consultation, grievance redress is a continuous process to be carried out during various stages of the project. Grievances are received, heard and addressed in the following steps:

- Step-I : Land and R&R Unit of PIU
- Step-II : Field Level Grievance Redress Committee (FLGRC)
- Step-III : Senior Level Grievance Redress Committee (SLGRC)

5.3 All the grievances are first addressed at the level of the Land and R&R Unit of PIU. The grievances, which are not resolved at the PIU level and involve legal issues related to Titleholders, will be dealt as per the mechanism provided under the concerned regulatory framework. For example, grievances related to ownership rights and land compensation will be dealt as per RFCTLARR Act. All other grievances particularly of Non-Titleholders, which are not redressed by the Land and R&R Unit will be addressed through a two tier Field Level and Senior Level Grievance Redress Committees (FLGRC and SLGRC) specifically established for Metro projects constituting the following :

- FLGRC: Dy. Collector working on deputation with MMRDA but not working on land acquisition and R&R of Metro project
- SLGRC: Addl. Collector working on deputation with MMRDA but not working on land acquisition and R&R of Metro project

5.4 The GRCs will address all such grievances including those related to eligibility and entitlement as per the guidelines for their functioning. The FLGRC and SLGRC are one person committees headed by an independent Chairperson with representatives from MMRDA and assisting NGO, PAP, his or her representatives as respondents. The flow chart of grievance redress mechanism is presented in **Figure-5.1**. The grievances will be first addressed by the FLGRC whereas SLGRC will review decisions of FLGRC on grievance petitions filed by affected families / persons not satisfied with the FLGRC verdict.

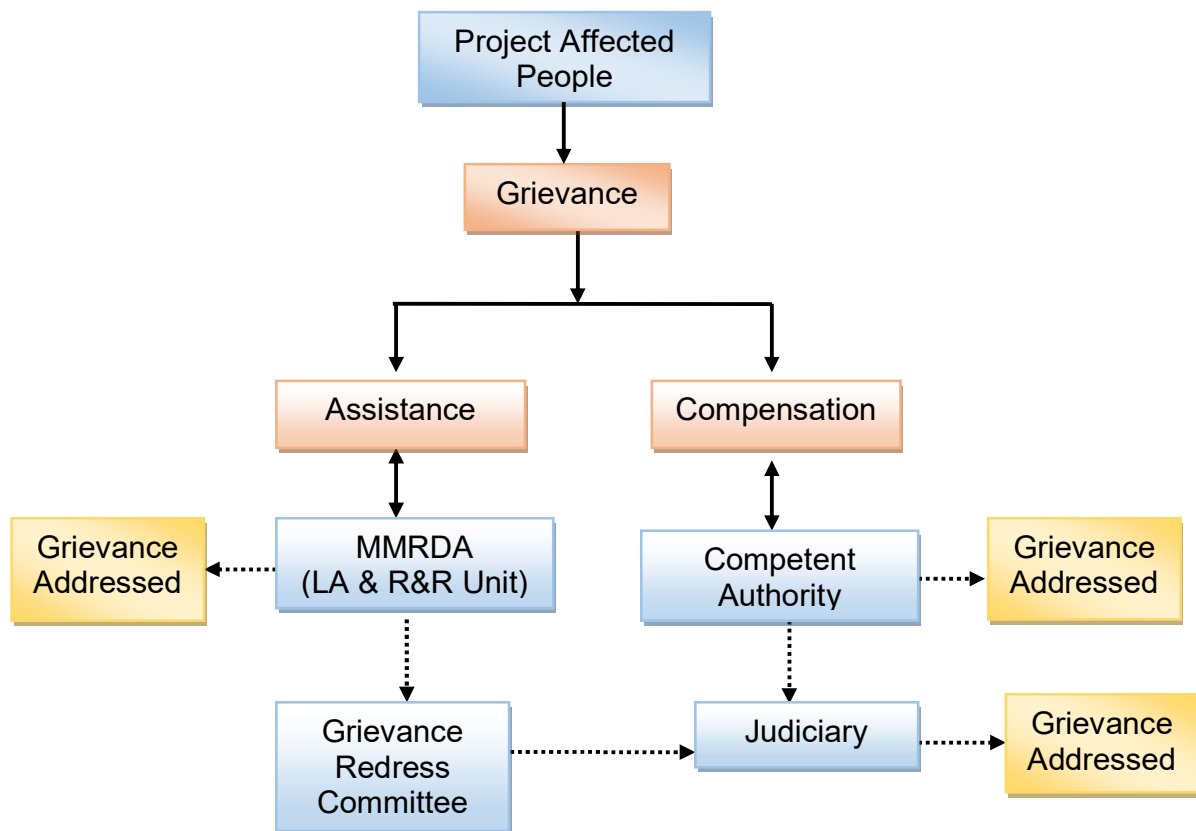


Figure 5.1 : Grievance Redress Mechanism

5.5 The following process is followed for consideration of various cases by both FLGRC and SLGRC:

1. GRCs function independently without any direct relationship with the concerned LA & R&R staff.
2. All grievances are received in written form by GRCs and a separate record of the same, including contact details, is maintained.
3. A separate file / processing document is created for each case, based on its category (project, location etc.) and all observations and documents related to the case are maintained in such file.
4. Cases related to eligibility, entitlements, disputes etc. are handled.
5. GRCs can seek necessary record / information (such as survey details, past written communication etc.) from the LA & R&R staff about the cases.
6. Written notices are sent to the aggrieved persons and respondents to appear for hearing along with documents, and further dates are provided in case of genuine inconvenience to the party about the appointed date.
7. Multiple hearings are conducted as per the requirements of cases and aggrieved persons (including their representatives) and respondents are heard and are provided opportunities to submit further documents / proofs.

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8. Project sites are visited, and documents submitted by the parties are verified from appropriate sources, as may be considered necessary.
9. In normal circumstances (excluding those requiring information from external agencies) the entire process is carried out in a time bound manner (On an average, it takes about 1-2 months for disposal of each case in GRC).
10. After due consideration of the cases, written and reasoned orders are passed under the signature of Head of concerned GRC.
11. The Orders are sent to the Parties and LA & R&R Unit for implementation of the decisions.

CHAPTER 6.LEGAL FRAMEWORK

6.1 Policy Framework

6.1.1 The Acts and Policies relevant to the SIA are:

- Asian Infrastructure Investment Bank's (AIIB) Social Policy Standards
- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 of 2013)
- Resettlement & Rehabilitation Policy for Mumbai Urban Transport Project (MUTP).
- The notifications of Department of Revenue and Forest, Maharashtra Government for Land Acquisition and Resettlement and Rehabilitation dated 27/08/2014 and 26/05/2015 (2 Nos.)
- Order of CBDT, Ministry of Finance, Govt. of India dated 25/10/2016
- GoM Resolution No. Misc-03/2015/C.No.34/A-2, dated 12th May, 2015 related to direct purchase of land through negotiations at 25% higher amount.

The following section deals with these policies with a comparison and subsequently deals with the entitlements and eligibility for compensation and other resettlement entitlements.

6.2 AIIB's Social Policy Standards

6.2.1 AIIB recognizes that environmental and social sustainability is a fundamental aspect of achieving development outcomes consistent with its mandate to support infrastructure development and interconnectivity. The Environmental and Social Framework of AIIB (2016), includes an Environmental and Social Policy (ESP) and Environmental and Social Standards (ESS). The Environmental and Social Policy specifies that AIIB conduct environmental and social due diligence as an integral element of its appraisal of the project, and in a manner, that is:

- Appropriate to the nature and scale of the Project; and
- Proportional to the level of the Project's potential environmental and social risks and impacts

For the current project, Environmental and Social Standard 1 (Environmental and Social Assessment and Management) and Environmental and Social Standard 2 (Involuntary Resettlement) will be applicable.

6.3 The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 of 2013)

6.3.1 The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 is effective from January 1, 2014 after receiving the assent of the President of Republic of India, repealing the Land Acquisition Act, 1894. The new Act extends to the whole of India except the state of Jammu and Kashmir. The aim of the new act is to minimize displacement and promote, as far as possible, non-displacing or least displacing alternatives and also aims to ensure adequate compensation including rehabilitation

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package and expeditious implementation of the rehabilitation process with the active participation of those affected. The Act also recognizes the need for protecting the weaker sections of the society especially members of the scheduled castes and scheduled tribes.

6.3.2 The aims and objectives of the Act include: (i) to ensure, in consultation with institutions of local self-government and Gram Sabhas established under the Constitution of India, a humane, participative, informed and transparent process for and acquisition for industrialization, development of essential infrastructural facilities and urbanization with the least disturbance to the owners of the land and other affected families; (ii) provide just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition; (iii) make adequate provisions for such affected persons for their rehabilitation and resettlement; (iv) ensure that the cumulative outcome of compulsory acquisition should be that affected persons become partners in development leading to an improvement in their post-acquisition social and economic status and for matters connected therewith or incidental thereto. The key features of the new land acquisition act are as follows: Schedule I outlines the proposed minimum compensation based on a multiple of market value. Schedule II and III outline the resettlement and rehabilitation (R&R) entitlements to landowners and livelihood losers, which shall be in addition to the minimum compensation per Schedule I. The Schedule IV lists out other land acquisition acts, which will be repealed with 1 year after LAAR is effective.

6.3.3 The salient provisions of the RTFCTLARR Act relevant to the Metro project are as follows:

1. The Act (Section 105) specifies that the provision of the Act shall not apply to the enactments relating to land acquisition specified in the Fourth schedule of the Act which includes Metro Railways (Construction of Works) Act, 1978. However, as stipulated in Sub Section (3) of Section 105 and as subsequently notified by the Gol, the compensation for acquisition of private land and rehabilitation and resettlement benefits specified under the new LARR Act remain applicable even for such activities taken up under the Metro Railways Act.
2. Preparation of Social Impact Assessment study including assessment of public purpose through a process of public consultation and disclosure for land acquisition proposals covered under the Act.
3. Transparent procedures to be followed in the acquisition of land from preliminary notification to award and possession and preparation and implementation of rehabilitation and resettlement schemes for those affected by acquisition of land for public purpose.
4. Procedure and methodology for determination of market value for compensation in to be provided to legal title holders.
5. Infrastructural facilities to be provided in resettlement areas and special provision for Scheduled Castes and Tribes.
6. Institutional mechanism for implementing the provision of the Act, monitoring of R&R and grievance redressal.
7. Procedure for payment of compensation.
8. Temporary possession of land.
9. The owners of land and structures (including those having certain legal rights) proposed to be acquired and, in urban areas, those who are staying on or whose livelihood is dependent on such land for a period of 3 years prior to acquisition of land are entitled for certain compensation and benefits under the Act.

10. For legal title holders in urban areas, the compensation for land is equivalent to market value of land, value of assets attached to the land or buildings and 100% solatium on value of land.
11. For houses lost as a result of acquisition of land in urban areas, a constructed house of not less than 50 sq.m. plinth area (if required in multi-storied building) is to be provided for a family. Alternatively, if so desired by the PAP, a one-time financial assistance of not less than Rs. 1.5 lakhs is to be given for construction of a house. However, the location of house in terms of the distance from lost house is not prescribed.
12. In addition, the affected family is to be provided (i) training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI (ii) monthly subsistence allowance of Rs. 3,000 per month for a period of one year (iii) one-time financial assistance of Rs. 50,000 towards transportation cost for shifting (iv) one-time resettlement allowance of Rs. 50,000.
13. Each petty shop owner / small trader / self employed person and family owning non-agricultural land or commercial, industrial or institutional structure is to be provided one-time financial assistance of minimum Rs. 25,000 for construction of shop.
14. The stamp duty and registration charges for the land and house to be provided to the PAPs shall be borne by the acquiring body.

6.3.4 It may be seen that while elaborate provisions for compensation and R&R benefits are made for those affected due to the acquisition of land for the project, the Act does not prescribe any benefits for occupants of structures located on public (Government) land and affected by the project. Further, the Act does not envisage any resettlement benefit for occupants/ owners of structures used for other than residential purposes and affected by the project. The Central Board of Direct Taxes, vide Order dated 25/10/2016 has clarified that the compensation received in respect of award or agreement, which has been exempted from levy of income tax vide Section 96 of the RFCTLARR Act shall also not be taxable under the provisions of Income Tax Act, 1961.

6.4 Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project (MUTP)

6.4.1 The MUTP R & R policy was formulated and approved by Govt. of Maharashtra in order to bring it in line with the requirements of Social Safeguard policies of the World Bank, which funded the Mumbai Urban Transport Project (MUTP) and the objectives include minimizing displacement and restoration of living standards of affected PAPs. The basic features of the policy include entitlement for R&R benefits in addition to compensation for acquisition of land for titleholders. It covers all types of structures, uses and interested parties (owners, occupants etc.) for R&R benefits. The non-titleholders enumerated in the Baseline Socio-Economic Survey (BSES) are also entitled. The entitlements for non-titleholder residential PAPs include a free of cost tenement of 225 sq.ft. carpet area and for titleholder residential PAPs minimum 225 sq.ft. and additional 525 sq.ft. depending on size of affected structure (out of which 225 sq.ft. free and at cost for additional area). For all commercial PAPs, the entitlements include commercial tenements of sizes equivalent to affected non-residential structures (maximum 750 sq.ft. of which 225 sq.ft. free and at cost for additional area of 525 sq.ft.). The MUTP R&R Policy additionally provides for compensation for economic losses, grievance redress mechanism and resettlement of even indirectly affected PAPs. The MUTP R & R policy is given in **Annexure-IV**.

6.5 Maharashtra Notifications on Land Acquisition and R&R

6.5.1 Revenue and Forest Department of Maharashtra Government has issued Notification No. LQN. 12/2013/C.R. 190/A-2 on 27th August, 2014 for Resettlement and Rehabilitation of PAPs for projects in the state of Maharashtra as per Section 108 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 to provide higher compensation. The details of the notification are given in the following paragraphs:

Part-1. Land Valuation:

1. The market value of land to be acquired will be determined by ready reckoner value fixed under the Maharashtra Stamp Act (59 of 1958) and the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.
2. The multiplication factor by which market value of the land is multiplied will be 1.20 in case of rural areas and 1.10 for urban areas. (This factor should be at least 10% higher than the state approved multiplier.)
3. Compensation of the land to be acquired in rural area: (market value x 1.20) plus value of assets attached to land or building) Plus (100% solatium) = Land Compensation Price; Compensation of the land to be acquired in urban area: (market value x 1.10) plus value of assets attached to land or building) plus (100% solatium) = Land Compensation.
4. In case the land is acquired for urbanization purpose 20% of the developed land will be reserved and offered to the landowner at price equal to cost of acquisition and cost of development. The net land reserved and offered will be excluding the land required for infrastructure development by recovering the cost of acquisition and cost of development gross land i.e. 20%. The land required for infrastructure development and cost of the same as per norms prescribed by Public Works Department or Irrigation Department or Rural Development Department or Municipal Corporations or City and Industrial Development Corporation of Maharashtra (CIDCO) or Mumbai Metropolitan Region Development Authority (MMRDA) or Maharashtra Industrial Development Corporation (MIDC). The actual area required for development of infrastructural facilities will be taken into consideration at the time of calculation of land to be allotted.

The net land to be reserved or offered to land owner will be:—20% of the gross land-land required for infrastructural development as per norms prescribed by Public Works Department or Irrigation Department or Rural Development Department or Municipal Corporations or City and Industrial Development Corporation of Maharashtra (CIDCO) or Mumbai Metropolitan Region Development Authority (MMRDA) or Maharashtra Industrial Development Corporation (MIDC) norms-recovery of cost of acquisition as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and cost of development as per norms prescribed by Public Works Department or Irrigation Department or Rural Development Department or Municipal Corporations or City and Industrial Development Corporation of Maharashtra (CIDCO) or Mumbai Metropolitan Region Development Authority (MMRDA) or Maharashtra Industrial Development Corporation (MIDC) for gross 20% land.

Explanation. — As per the City and Industrial Development Corporation of Maharashtra (CIDCO) norms, the area required for infrastructure development considered is 30%, then the net land to be reserved or offered to land owner will be :20% of the gross land-7% area required for infrastructure development=14% of the land acquired-(recovery of cost of acquisition and cost of development as per City and Industrial Development Corporation of Maharashtra (CIDCO) norms for gross 20% land.

The acquiring body may also give monetary value equivalent of the net developed land in lieu of actually providing the land to the displaced persons or his family.

Part-2 Rehabilitation and Resettlement components:

1. If a house is lost in rural area, a constructed house shall be provided as per the specifications of *Indira Aawas Yojana* or Rs. 1.65 lacs in lieu of house.
Explanation. - In case of *Indira Aawas Yojana*, a house of 25 sq.mt. will be provided. Considering the low specifications, the construction cost will be minimum Rs. 600per sq. ft. which gives Rs. 1,61,400 excluding the cost of the developed land.
2. If a house is lost in urban area, a constructed house shall be provided of 50sq.mt. plinth area as per Public Works Department norms or Rs. 5.5 lacs in lieu of house.
Explanation, —Considering the construction cost of Rs. 1000 per sq.ft., the cost of house will be Rs. 5,38,000 excluding the cost of the developed land.
3. One time payment of Rs. 5 lacs to each affected family to those who have eligible candidate for employment.
4. Subsistence allowance to the affected displaced families of Rs. 3000 per month fora year after displacement date. For the families belonging to Scheduled Castes or Scheduled Tribes such families will get additional Rs. 50,000.
5. Transportation cost of Rs. 50,000 per affected displaced families.
6. Those families having cattle shed or petty shops will get Rs. 25,000 one time financial assistance.
7. One time grant for artisans, small traders of Rs. 50,000.
8. One time resettlement allowance of Rs. 50,000 after shifting of house.
9. Stamp duty and registration charges will be borne by Requiring Body for the first transaction of the rehabilitated person only.
10. The Requiring Body will provide the infrastructure in Rehabilitation and Resettlement area, which includes the roads, drainage, *Panchayatghar*, post office, *Samajmandir* and other facilities as mentioned in the THIRD SCHEDULE of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. However, if the Requiring Body monetizes the amenities as per family costs of constructing these amenities as per cost norms developed by Public Works Department or Rehabilitation Department or Irrigation Department or Rural Development Department or Urban Development Department or Municipal Corporations or City and Industrial Development Corporation of Maharashtra (CIDCO) or Mumbai Metropolitan Region Development Authority (MMRDA) or Maharashtra Industrial Development Corporation (MIDC). In such an eventuality, the Requiring Body shall offer 10% plus the total per family cost of all the amenities to be provided under the THIRD SCHEDULE of the said Act
11. All monetary value fixed above shall be entitled to be increased by 5% on the 1st January of each year unless the rate of inflation index is less than 5 % for that year.
12. Above package will be applicable if the affected person accepts the same through a written consent.
[Note. —The explanations provided above are only the supportive information on the basis of City and Industrial Development Corporation of Maharashtra (CIDCO) practice and shall not be included part of the Guidelines]

6.5.2 It may be seen that the Government of Maharashtra has further prescribed entitlements for families affected due to acquisition of land, which are currently applicable. The Revenue and Forest Dept., Govt. of Maharashtra, vide Notification dated 26/05/2015, has further specified the multiplying factors (First Schedule of RTFCTLARR Act, 2013) for market value for compensation to be provided for acquisition of lands in Municipal areas, Industrial Townships

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and Special Planning Authority Areas to be 1, which is applicable to this project. rules for various matters under Section 109 of the RFCTLARR Act. A copy of the Notification is provided in **Annexure-IV**.

6.5.3 The policy comparison matrix indicating requirements of AIIB's Social Policy Standards, vis-à-vis the applicable provisions of the RTFCTLARR Act and MUTPR&R Policy proposed to be applied to the Mumbai Metro 5(Phase-I) Project is given below:

Table 6.1 : Metro – 5: Comparison of AIIB, Gol and MUTP Social Policy Framework

Sr. No.	Aspect	AIIB Social Policy Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Comments
1	Existence of Policy Framework	AIIB prescribes elaborate Social Policy and Standards for Social Assessment and Management, Involuntary Resettlement and Indigenous Peoples	The Govt. of India has passed RTFCTLARR Act, 2013 prescribing procedures, institutional arrangements, eligibility and entitlement framework and Government's obligations in acquisition of private land and R&R of affected people in a fair and transparent manner. The Act also makes special provisions related to consent and entitlements for Scheduled areas and Schedules Tribes. Further, the Govt. of Maharashtra has notified rules and orders on certain aspects of the Act.	The Govt. of Maharashtra formulated and approved the R&R Policy for World Bank assisted Mumbai Urban Transport Project (MUTP), which primarily prescribes the eligibility and entitlement framework for acquisition of land and rehabilitation and resettlement of all categories of Project Affected Persons, including non-titleholders, grievance redress mechanism etc. and this policy is made applicable to Metro 5.	Elaborate legal and policy framework exists for dealing with the social safeguard issues of the project.
2	Project Screening and Categorization	Screening of proposed project using potential social risks and impacts to determine the nature and level of required social review, type of information disclosure and stakeholder engagement. Projects categorized as A, B, C and FI based on potential social risks and impacts	There is no provision for screening and categorization for deciding depth of social assessment. However, provision exists {Clause 7 (5)} for post SIA appraisal of SIA Report by Expert Group to ensure public purpose and that potential benefits outweigh the social costs and adverse social impacts.	There is no provision for screening and categorization for deciding depth of social assessment.	Although there are no provisions for screening and categorization, screening is conducted at the concept stage while assessing feasibility of the project. Further, policies of funding agencies are followed, if considered necessary.
3	Assessment of Alternatives	Assessment of alternatives under Social Standard 1 : Social Assessment and Management. Examination to avoid or minimize social	The SIA is expected {Clauses 4 (4) & 8 (2)} to ascertain that land to be acquired is absolute bare minimum and Govt. to ensure minimum displacement of people and	The Policy incorporates the objective of minimization of resettlement by exploring all viable alternative project designs.	The Detailed Project Reports (DPRs) are prepared based on best practices including evaluation of various alternatives against the criteria

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Sr. No.	Aspect	AIB Social Policy Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Comments
		impacts.	minimum adverse impact on affected individuals.		of technical and financial feasibility as well as avoidance or minimization of social impacts. Chosen option is further fine tuned to avoid or minimize social impacts.
4	Conduct Social Assessment	Client to conduct social assessment relating to the risks and impacts, and design appropriate measures to avoid, minimize, mitigate, offset or compensate for them.	It is obligatory for the Government if it intends to acquire land for a public purpose to carry out a SIA study in consultation with concerned local Govt., at village level or ward level in the affected area {Clause 4 (1)}, which also involves public hearing, publication and appraisal.	A Baseline Socio-Economic Survey (BSES) is to be carried out covering all impacts and PAPs.	Preparation of detailed SIA (including census survey of all affected population and physical assets) for all large and externally aided projects is undertaken in line with the objectives of social safeguard policies with a view to best manage the social risks, if any, by assigning resources for the same.
5	Preparation of Social Management Plan	Client to prepare SMP consisting of measures to manage and mitigate adverse impacts in effective and timely manner and also describing the means (budget, schedule and institutional arrangements) for meeting the requirements and monitoring of the SMP	The Administrator for R&R is required to prepare Rehabilitation and Resettlement Scheme covering details of impacts and R&R entitlements for affected people (Clause 16).	A Resettlement Action Plan, consisting of various aspects, is to be prepared with active participation of eligible PAPs.	Resettlement Implementation / Action Plans consisting of budget, schedule, institutional arrangements, monitoring and evaluation framework is developed (often as a part of SIA Report), implemented and monitored. A separate LA&RR Unit is established in Metro Project Implementation Unit.
6	Information Disclosure	Client to ensure that relevant information about social risks and impacts (including SMP) is made available in the project area in a timely and accessible manner, and in a form and language understandable to the PAPs, other stakeholders and general public.	The Act envisages disclosure of information in an appropriate manner at various stages during the entire process of LA & RR. The approved Rehabilitation and Resettlement Scheme is required to be made available in the local language to the local Govt. and in the offices of the District Collector, the Sub-Divisional Magistrate and	Draft RAP is to be shared with the PAPs, NGOs, CBOs and general public in the area through community meetings and other appropriate media. The views of PAPs are to be taken into account in finalizing the RAP. In addition, general dissemination of information on R & R policy, specific RAPs and environmental	Information about the project, SIA and Resettlement Plan is shared with various stakeholders including PAPs through public consultation meetings, multi-lingual information brochures and by setting up Public Information Centers equipped with project documents. Further, SIA including Resettlement Plan is disclosed on website.

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Sr. No.	Aspect	AIB Social Policy Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Comments
			the <i>Tehsil</i> , and is also required to be published in the affected areas and uploaded on the website of the Government (Clause 18).	management plan related to Project are also to be undertaken in a planned manner. These activities may include organizing seminars, bringing out the news items in newspapers, TV, radio, technical and academic journals.	A communication strategy is designed and implemented by Project Implementation Unit.
7	Consultation with stake holders	Client to engage in meaningful consultation with stakeholders during project preparation and implementation in a manner commensurate with risks and impacts for those affected	The Act requires public hearing and publication of SIA study (Clause 5&6), publication of preliminary notification and hearing of objections (Clause 11&15) and publication of R&R Scheme (Clause 18).	Based on the BSES carried out through close participation of NGOs and CBOs, a list of eligible project affected structures, households and, shops and business activities is to be prepared and announced for community endorsement to avoid conflict over subsequent entrants in the project area. RAP preparation is to be undertaken with active participation of eligible PAPs. Draft RAP is to be shared with the PAPs, NGOs, CBOs and general public in the area through community meetings and other appropriate media. The views of PAPs are to be taken into account in finalizing the RAP.	General public consultation for all stakeholders is conducted when technical, social and environmental details of project are presented, and suggestions are noted and considered. Subsequently, a specific public consultation is held with PAPs when SIA and Resettlement Plan details are shared and suggestions on the same are noted and considered.
8	Grievance Redress Mechanism	Client to establish a suitable grievance mechanism to receive and facilitate resolution of the concerns or complaints of people adversely affected by social impacts of project and inform PAPs of availability of mechanism.	The Act envisages establishment of Land Acquisition Rehabilitation and Resettlement Authority in each State by the concerned State Government to hear disputes arising out of projects where land acquisition has been initiated by the State Government or its agencies (Chapter VIII).	Designation of senior officer at the local level to consider any grievances of PAPs in consultation with the concerned NGO and also establishment of Grievance Redressal Committee for appeal.	A two-level independent Grievance Redress Mechanism (Field Level GRC & Senior Level (Appellate) GRC) is put in place to hear and consider grievances of PAPs. The decisions taken by GRCs about eligibility and entitlements are enforced.
9	Monitoring	Client to implement project	The Act provides for National	Policy provides for oversight	Project Implementation Unit

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Sr. No.	Aspect	AIB Social Policy Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Comments
	and Reporting	in compliance with Social Management Plan and to furnish AIB with periodic monitoring reports on Client's performance under the project	Monitoring Committee for rehabilitation and resettlement and reporting requirements (Chapter VII)	committees and monitoring mechanism as a part of institutional arrangements	(PIU) is established for effective implementation of the project with appropriate monitoring and reporting mechanism. Further, related policies of funding agencies are followed as necessary.

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6.5.4 It may be seen from the comparison that the provisions of RTFCTLARR Act and MUTP R&R Policy together do not show any significant gap with the requirements of AIIB Social Policy. In fact, the MUTP R&R Policy not only provides for compensation for acquisition of private lands as per the LA Act (now repealed and replaced with new Act), but also provides R&R benefits in addition to compensation for land acquisition (as provided in the new Act) and also extends R&R benefits to non-titleholders not located on private land but affected by the project. It is pointed out that the RTFCTLARR Act and MUTP R&R Policy do not specifically provide for Categorization and Screening of Projects and Assessment of Alternatives Project Designs as prescribed under AIIB policies. However, these prescriptions mainly relate to the stage of project preparation and are addressed as a part of the Pre-feasibility and Feasibility Studies carried out for the project, only after which decision is made to take the project for implementation.

CHAPTER 7. ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1 Eligibility

7.1.1 This chapter presents an overview of eligibility for entitlement, valuation and compensation for losses and income restoration and other assistance to be provided to various categories of PAPs. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 and the MUTP R&R Policy together virtually make all Project Affected Persons identified on the Cut-off date as eligible for some entitlements or other. The coverage of various types of PAPs for eligibility under these provisions is as follows:

Table 7.1 : Eligibility Criteria

Sr. No.	Category of PAP	PAPs Considered Eligible under RTFCTLARR Act	PAPs from all Types of Structures & Uses Considered as Eligible under MUTP R&R Policy
1	Title Holders (Private Land)	Affected Family: Owners (including interested persons) of land and immovable property	Non-resident land-owners Non-resident lessees Resident Landlords (land and bldg.) Resident Lessees of land and bldg. Resident lessees, tenants, sub-tenants of bldgs. Employees and Entrepreneurs
2	Non-Title Holders on Private Lands	Affected Family: Member as agricultural labourer, tenant, share-croppers, artisans, those working in affected area for 3 years prior to acquisition, whose primary source of livelihood is affected Affected Family: Member assigned land by Govt. under any scheme, which is being acquired Affected Family: residing in urban area for preceding 3 years, whose primary source of livelihood for 3 years prior to acquisition	Squatters: Non-resident structure owners Squatters: Resident structure owners Tenants Pavement Dwellers Employees and Entrepreneurs
3	Non-Title Holders on Public Lands	No benefits since such land is not required to be acquired and is not covered under the Act.	Squatters: Non-resident structure owners Squatters: Resident structure owners Squatters: Tenants Pavement Dwellers Employees and Entrepreneurs

7.2 Entitlements

7.2.1 The basic eligibility and entitlements framework is based on the ownership of land i.e. in the form of Titleholder (owners, lessees, legal tenants) and Non-titleholder (encroachers, squatters, unauthorized occupants of public lands) PAPs. The titleholder PAPs will only be those who are affected due to acquisition of private land required for the project and will be eligible for compensation and R&R benefits on par with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. The RFCTLARR Act, in addition to providing compensation for land and resettlement benefits to affected families losing houses, also provides for financial and other compensation in the form of Annuity or Employment, Subsistence Grant, Transportation Cost, Cost for Cattle Shed and Petty Shops, One-time Grant to artisans, small Traders etc. and One-time Resettlement Allowance but only to those affected by the acquisition of land. The RFCTLARR Act does not provide for any resettlement benefits (alternative commercial constructed space) for non-residential PAPs and to non-titleholder PAPs occupying public (Govt.) lands, which are required for the projects. The MUTP R&R Policy provides for compensation for acquisition of land as per the LA Act (now repealed and replaced) and also R&R benefits to residential and non-residential Titleholders. More importantly, it provides for R&R benefits to residential and non-residential non-title holders. In addition, MUTP R&R Policy provides for transportation cost, and monetary compensation for increased travel distance and permanent loss of livelihood. Thus, together the RFTLARR Act and MUTP Policy cover compensation and R&R benefits to all the PAPs of the project.

7.2.2 The cut-off date for compensation for land for those who have legal title is the date of notification for acquisition of land as per the RFCTLARR Act (or any other suitable statute / policy) and the cut-off date for R&R entitlements for Titleholders is the time of actual resettlement and for Non-titleholder is the date of completion of BSES as specified and verified by MMRDA. The entitlement matrix provides category wise details regarding the entitlements in relation to the R&R principles enumerated above. The following **Table 7.2** presents the entitlement matrix for the titleholder and Non-titleholder PAPs of the proposed Metro project.

Table 7.2 : Basic Features of Entitlement Matrix

Category of Loss	Compensation and R&R benefits for Titleholder PAPs	Compensation and R&R benefits for Non-Titleholder PAPs (MUTP R&R Policy)
Loss of land	The price for acquisition of land as per the RFCTLARR Act (at least 200% of ready reckoner value of land) or as per the mutually agreed negotiated terms.	Not Applicable
Loss of house	A constructed house not less than 50 sq.m. in plinth area or one-time financial assistance for house construction of Rs. 5.5 lakhs as per the RFCTLARR Act.	Occupants: A house of 225 sq.ft. carpet area free of cost in multi-storey building in R&R colony. Structure Owners: Replacement cost of lost structure
Loss of Non-residential	Either commercial tenement as per the MUTP R&R Policy or	Occupants: A shop of equivalent area with a maximum 750 sq.ft. out of

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Category of Loss	Compensation and R&R benefits for Titleholder PAPs	Compensation and R&R benefits for Non-Titleholder PAPs (MUTP R&R Policy)
structure	compensation applicable to small traders as per the RFCTLARR Act.	which 225 sq.ft. carpet area free of cost and additional area at Ready Reckoner rate in R&R colony or monetary amount of value of structure if more than 225 sq.ft. Structure Owners: Replacement cost of lost structure
Transportation Cost for displaced PAPs	One-time financial assistance of Rs.50,000/- to each family	Arrangement for actual transportation or payment of amount based on actual cost
Livelihood Assistance	One-time payment of Rs. 5 lakhs per affected family as per the RFCTLARR Act.	For increased travel distance: Monetary compensation for 3 year travel Permanent loss of Livelihood: Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund
Subsistence grant to displaced families for a period of one yr	Rs. 3,000 per month for a period of one year for each family after displacement. In case of SC, ST families additional Rs. 50,000.	Not Applicable
One time resettlement allowance	Rs. 50,000 per family after shifting of house	Not Applicable
Stamp duty and Registration fee	The stamp duty and other fees payable for registration of house allotted to the affected families shall be borne by MMRDA.	The stamp duty and other fees payable for registration of house allotted to the affected families shall be borne by MMRDA.
Inflation Adjustment	All monetary values to increase by 5% every year unless rate of inflation is less than 5%	Not Applicable

7.2.3 The eligibility and entitlement matrix for non-titleholders shall be as per the matrix included in the MUTP R&R Policy (**Annexure-IV**). A detailed combined Entitlement Matrix(Social Management Matix) is given in **Annexure-VI**.

7.2.4 As per the Central Board of Direct Taxes (CBDT) Order dated 25/10/2016, no income tax will be levied / deducted from compensation paid in respect of award or agreement.

7.2.5 Broadly, all interested parties of private land to be acquired for the project are entitled for compensation and residential PAPs for resettlement benefits as per the RFCTLARR Act. The eligibility and entitlements for non-titleholders will be as per the MUTP R&R Policy. The basic entitlement framework has the following provision for providing compensation for land acquisition and resettlement and rehabilitation of project affected families/people:

Titleholders:

Residential

- Compensation at least at 200% of market value of land
- A constructed house of not less than 50sq.m.in plinth area or Rs. 5.5 lakhs
- Shifting allowance @ Rs.50,000/-.
- Subsistence Allowance @ Rs. 3,000/- per month for 12 months= Rs. 36,000/- to all PAPS. SC, ST to be paid additional Rs. 50,000/-
- One time resettlement allowance @ Rs. 50,000/-.
- One time resettlement allowance @ Rs. 50,000/-.
- Livelihood allowance of Rs. 5,00,000/-
- Stamp duty Registration Charges

Commercial:

- One-time financial assistance of Rs. 25,000 or Commercial area equivalent to area of affected structure (free of cost upto 225 sq.ft. and at cost for more, maximum upto 750 sq.ft.)

Non-Title Holders:

Occupant of residential unit

- Residential tenement of 225 sq.ft. per PAP family free of cost.
- Shifting charges as per MUTP R&R Policy

Occupant of Commercial Unit

- Commercial area equivalent to area of affected structure (free of cost 225 sq.ft. and at cost for more, maximum upto 750 sq.ft.) or monetary amount equivalent to value of lost structure for affected structures more than 225 sq.ft.
- Shifting charges as per MUTP R&R Policy

Employees of Enterprises

- Amount equivalent to the fare of twelve quarterly season tickets for increased distance by suburban railway.
- Employees /entrepreneurs losing source of livelihood permanently shall be paid a lump sum compensation equivalent to one year income to be determined by R&R Agency's valuation committee.

7.3 Compensation for Loss of Land and Structure

7.3.1 Land requirements have been kept to the barest minimum and worked out on area basis. Acquisition of private land has been minimized as far as possible. Private land for the Metro project shall be acquired by MMRDA under appropriate statute (like MR&TP Act) preferably through negotiations and with the assistance of the Competent Authority and the compensation shall be paid as per MUTP Policy / Maharashtra Notifications which is in line with The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 of 2013).

Loss of Land and Replacement Value

7.3.2 The rate of private land will be taken as per the ready reckoner for the zones as specified by Govt. of Maharashtra. However, actual rates will be finalized by Competent Authority. An additional 100% cost has been taken as solatium over and above the compensation in consideration of compulsory nature of acquisition. About 12% as interest has also been considered. For acquiring temporary private land, compensation at the rate of 6% of total land cost per year for 3 years will be provided.

Loss of Structure and Replacement Value

7.3.3 For loss of residential structures, the title holders will be compensated by providing alternative accommodation as per the RTFCTLARR Act. The Commercial Titleholders will have the option of choosing monetary compensation under RTFCTLARR Act or constructed premises under the MUTP R&R Policy. MMRDA will resettle and rehabilitate the PAPs occupying residential and commercial units by providing suitable accommodation at nominated locations.

Assistance for Squatters

7.3.4 Squatters occupying their dwelling units will be provided 20.91 m² (225 sq.ft.) residential tenement free of cost and those having commercial units will be provided shops of equivalent areas with a maximum of 70 sq.m. out of which 20.91 sq.m. will be free of cost and excess area at prevalent Ready Reckoner rate or monetary amount of value of lost structure for affected structures more than 225 sq.ft.

Shifting Allowance

7.3.5 Each displaced project affected family shall be provided shifting allowance as per the RTFCTLARR Act or MUTP R&R Policy depending on their status for shifting of household materials and belonging etc. Shifting allowance is one time grant.

7.3.6 As regards the occupants of structures not directly affected but closely located to the project site, barricading will be done for carrying out project works. Engineering solutions will be applied to maintain effective access for structures which are fenced during the project works. In cases where such solutions will not be possible, the occupants will be offered the choice of R&R benefits on temporary or permanent basis.

7.3.7 The community assets like Mosques will be restored / relocated outside the RoW of the project, if necessary, in consultation with users of such facilities. Such restoration / relocation will be made by making space for construction by resettling non-affected families with their consent, if so required.

CHAPTER 8. Relocation of Housing and Settlements

8.1 Relocation Options

8.1.1 As is seen from the survey, most of the affected PAP structures are residential (133) or commercial(338). The affected structure occupants are mostly Non-title holders, and if PAPs, particularly from formal buildings, provide valid titled documents they will be accordingly considered for providing necessary entitlements. There are few PAPs at Kasheli Depot (58 Families) with private open land and some other parcels of private lands are affected, where land acquisition proposals are being prepared and sent to the Competent Authority for acquisition under RFLARR Act, 2013, who will decide land compensation and other entitlements. The MMRDA has ready possession of large stock of residential and commercial PAP tenements with all related services and amenities procured in the form of slum rehabilitation schemes duly developed under the Development Control Regulations of Greater Mumbai. In addition, the MMRDA has procured stock of housing and shops along with all necessary amenities under Rental Housing Scheme in Thane and some stock will also be procured from SR schemes in Thane as per their availability. The PAPs can be offered the choice depending on availability of stock at various above-mentioned locations and can be resettled accordingly. Currently, PAPs are being relocated in shops and residential tenements at Acme and Lodha Hubtown rental housing sites which are near from the affected locations. If PAPs don't accept these, tenements from other sites as per the availability of the shops & residential tenements will be offered. In order to offer better choice to the PAPs, any one specific location is not identified for resettlement as a part of the RAP. About 37% (109) of the PAPs are already resettled.

8.1.2 It may be noted that the ready reckoner values of such constructed properties are more than three times the estimated cost of even a RCC structure affected by the project. The comparison of Replacement Cost of a notional 225 sq.ft. structure and the market value of residential and commercial tenements of equal size at Thane as per the rates provided in the Ready Reckoner is presented below:

Table 8.1 : Comparison of Value of Affected Structure and Resettlement Tenement

Sr. No.	Replacement Cost of Affected Structure			Residential Tenement		Commercial Tenement	
	Type of Construction	Rate / sq.m.	Value Rs. in Lakhs	Rate /sq.m.	Value Rs.in Lakhs	Rate / sq.m.	Value Rs. in Lakhs
1	RCC	26620	5.99	98200	20.53	156800	32.79
2	Other Pukka*	21593	4.86				
3	Semi Pukka**	15246	3.43				
4	Kaccha	9783	2.20				

* Load bearing structure with RCC slab, brick wall, cement plaster, kaccha or cement flooring.

** Load bearing structure with brick or stone walls with mud, shahbad, mud or other type of floor, roof other than slab.

8.2 Tenure and Transfer of Title

8.2.1 All the PAPs are provided individual alternative tenements on ownership basis. Such ownership of the tenement and the proportionate appurtenant land is enjoyed by the PAP as a member (share-holder) of the registered Co-operative Housing Society (CHS) of the building or wing of the building where the tenement is located. Proper steps will be taken to ensure that this is applied to PAPs resettled in Rental Housing stock. The CHSs are governed under the Maharashtra Co-operative Societies Act, 1960. The tenement is not allowed to be transferred by way of sale, gift, exchange, lease or otherwise for a period of 10 years from the date of allotment as per the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment), Act, 1971.

8.2.2 All the PAPs are provided individual alternative tenements on ownership basis as per their preference in Mumbai, Thane or in Rental Housing Schemes (on ownership basis) or elsewhere as per the availability of tenements.

8.3 Assistance for Shifting and After Resettlement

8.3.1 as specified in earlier Section 7 about entitlements, PAPs are provided assistance for shifting from the affected location to the R&R Colony. The title holders will be provided financial assistance of Rs. 50,000 /- to each family under the RFCTLARR Act and the non-title holder PAPs will be assisted by making transportation arrangement or by paying them actual cost of transportation.

8.3.2 once shifted the PAPs relocated in buildings / wings of buildings are assisted in the formation and registration of their CHSs. The office bearers of the CHSs are provided training in the management of their affairs, including about legal requirements, book keeping and accounting, management of common amenities, services and spaces and maintenance of assets. The post-resettlement entitlements include allotment of 3 tenements per 100 tenements for use as Society Office, Balwadi and Welfare Centre and financial assistance in the form of Rs. 20,000 per tenement for maintenance to the CHS. Such maintenance funds are invested in term deposits in banks held in the joint names of the CHS and MMRDA, interest on such amount is periodically received by the CHS and the corpus amount is transferred to the CHS after completion of 10 years. The CHSs of a particular colony are further assisted in the formation and registration of Association for the entire colony and the office bearers of the Association are also provided training in the management of their affairs. The CHSs and their Associations are also assisted in resolving their issues with the Municipal Corporation in obtaining concessions in the rates of property taxes (telescopic assessment commencing at 20%) and water charges and other issues related to provision of municipal services.

8.3.3 The MMRDA also attends to any major repair issues (such as leakages) of allotted tenements, buildings and R&R colonies by getting such repairs done through the Developer during the Defect Liability Period and subsequently carries out one-time repairs from its own resources, as may be necessary. After such one-time repairs, further repair issues are expected to be dealt and managed by the CHSs and Associations of CHSs, depending on their nature.

8.4 Civic Infrastructure and Integration with Host Community

8.4.1 The PAPs of Metro-5(Phase-I) project are proposed to be resettled in R&R colonies or rental housing schemes. These colonies are developed through private developers against the benefit of Transferrable Development Rights (TDRs) (in situ use of FSI in Rental Housing Scheme) and the Developer is responsible to obtain / provide all necessary civic infrastructure under the concerned Development Control Regulations. As a result, the on-site infrastructure of the R&R Colony in the form of access and internal roads, storm water drainage, electricity and street lights, water and sewer network, tanks and pumps, STP, and other amenities including open spaces are provided as per the governing regulations and the service networks are connected to main off-site networks of municipal corporation or service provider. Shortfall, if any in the basic off-site infrastructure is made good by the Municipal Corporation with the assistance of MMRDA, as considered necessary. Moreover, these Colonies being situated within the municipal area, the residents can access other public and private services related to health, education, transport, recreation etc. available in the neighborhood, suburb or the city in general. (There are Government and Municipal Schools near relocation sites. If required, necessary assistance will be provided to the PAPs to facilitate their access/transfer to public schools).

8.4.2 The total number of PAPs of Metro-5(Phase-I) project being smaller than the total tenements located in various R&R Colonies and Rental Housing Schemes, the PAPs will be mostly resettled in already developed and occupied R&R Colonies and the host community (at present there is no shifting requirement regarding host community as MMRDA will shift & relocate PAPs with their consent) constitutes PAPs of other projects already resettled. The R&R (and Rental Housing) Colonies are planned for various services and amenities for the entire population occupying such colonies, and resettlement of Metro-5(Phase-I) PAPs there, will not have any negative impact on the host community, and as such, are not likely to face any issues about integration with them (MMRDA will hold consultations with the host community to resolve issues, if any). The PAPs are expected to join the existing CHS if they take tenements in such buildings or constitute their own CHS if resettled in separate building and join the registered Association of the Colony.

CHAPTER 9. COMPENSATION, INCOME RESTORATION AND REHABILITATION

9.1 Valuation of Assets

9.1.1 As specified in the Section on Entitlements and the Entitlement Matrix, the compensation and other benefits to PAPs resulting from acquisition of private land will be provided as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 of 2013) and Notifications issued by the Govt. of Maharashtra in this regard, which also specify the principles and methodology for determining the same. The PAPs from publicly owned lands affected by the project will be provided benefits as per the MUTP R&R Policy, which also prescribes specific entitlements.

9.1.2 While the RFCTLARR Act prescribes how to determine market value of land, assets attached to the land and parameters for deciding award and solatium in sections 26 to 30 of the Act, the Govt. of Maharashtra notification dated 27th August, 2014, prescribes determination of market value as per the Ready Reckoner value fixed under the Maharashtra Stamp Act, 1958 and Rules, 1995. The Multiplier is prescribed to be one for Mumbai and Thane Municipal limits as per notification dated 26th may, 2015. In addition, 100% Solatium is prescribed. Further, in lieu of provision of a constructed house, an amount of Rs. 5.50 lakhs, based on the construction cost as per PWD norms is to be provided. Other financial assistance specified in the Govt. of Maharashtra notifications is same as prescribed under RFCTLARR Act.

Replacement Cost

9.1.3 In cases requiring payment of monetary compensation for structure to the non-title holder structure owners (as different from occupants who are provided R&R benefits) or to commercial PAPs with affected structures of more than 225 sq.ft. in lieu of alternative accommodation (if not acceptable), the value of affected structure will be estimated by experts on the basis of construction costs specified in the current Ready Reckoner applicable to the type of structure without applying any depreciation.

9.2 Compensation for Assets, Income and Livelihood

9.2.1 All eligible PAPs losing assets will be compensated as per their entitlements in the form of alternative accommodation and/or financial compensation as described in **Annexure-VI**. PAPs losing their land will be offered financial compensation or compensatory Floor Space Index (FSI) / Transferrable Development Rights (TDRs) (as per local Development Control Regulations) and the compensation will be provided as per their choice. PAPs losing structures as occupants will be provided alternative accommodation or financial compensation.

9.2.2 This Metro project may have an adverse impact on the income of PAPs losing commercial properties. Accordingly, it is the responsibility of MMRDA as the owner of the project to provide adequate provisions for restoration of livelihood of the affected families. The entitlement matrix proposed for this project based on the RFCTLARR Act and MUTP R&R Policy has provisions for restoration of livelihood of the affected communities. Under the RFCTLARR Act, financial assistance in various forms is to be provided for PAPs resulting from acquisition of private land whereas under the MUTP R&R Policy, monetary compensation is payable for increased travel distance (3 year travel) and permanent loss of livelihood (1 year

income) and access to employment information and training facilities and assistance through Community Operated fund. The focus of restoration of livelihoods is to ensure that the PAPs are able to regain their pre project living standards. To restore and enhance the economic conditions of the PAPs, various assistances are incorporated in the RAP. If the above entitlements, particularly for Non-titleholder and vulnerable PAPs, are not found to be adequate Post-R&R, their needs will be assessed and remedial measures for livelihood support will be undertaken as may be necessary.

9.3 Land Acquisition Process

Given the fact that the process of acquisition of land under the RFCTLARR Act is lengthy, in most cases, while the legal process will be initiated through the office of the District Collector, the officials of LA & RR unit of Metro PIU will also establish early contact with the title-holders, examine their interests and hold negotiations with them using other enabling legal provisions of the State. The negotiations will involve disclosure of information on public purpose of the project, their eligibility and entitlements under various legal provisions, offering them various options of compensation, including FSI / TDR and financial compensation, against surrender of their land. Successful negotiations are expected to speed up the process of acquisition else legal process under RFCTLARR act will be followed up through the Competent Authority. The Land Acquisition process being carried out for Kasheli Car depot is explained in the following as an example :-

1. The Government circular regarding the Metro-5 alignment was issued on 21.12.2017. In this circular, initially the depot location is mentioned at Kongaon MIDC & the required Land is 15 Hecter.
2. The MMRDA authority meeting No.151, dt. 16.11.2021, subject No. 26, Resolution No.1585, decided that the depot location is shifted from Kongaon MIDC to Kasheli, Taluka Bhiwandi.
3. Accordingly, the GC suggested to Metro PIU about change of location & informed to LA&RR Unit of Metro PIU. LA&RR Unitsent the proposal about land acquisition to Hon. Thane Collector Office. DT. 21.12.2021 for acquiring the land 20.89 hector (208900 sq.m.land).
4. Accordingly, Thane Collector Office issued the public Notification for acquiring the land. The Notification is issued in Dainik Navrashtra& Prahar Dt. 18.01.2022.
5. The government of Maharashtra issued the gazette notification dt.7-1-2022 for acquiring land of 20.89 Hecter.
6. The Joint Measurement fee was paid on 21.01.2022 amounting toRs. 1,47,000.
7. JM was completed on 29.01.2022, JM Report was submitted by Hon. Dy SLAO to Hon. Deputy Collector, Thane on 09.02.2022.
8. The said proposal was forwarded on 30.06.2022 byHon. SDO Bhiwandi to Hon. Collector Thane.
9. Currently, this acquisition is under Process,proposal is checked by Deputy Director, Town Planning, Thane Division &forwarded for resubmission dated 11.08.2022.
10. Acquisition is under process for20.89 Hecter land.
11. Additional requirement of 6.24 Hecter (62,400Sq.M.) received from Metro PIU forKashelidepot
12. The proposal of additionally required lands entto Hon Collector, Thane on 08.09.2022.
13. The JM Fees was paid on 08.09.2022, amounting toRs. 47,000.

14. The JM was planned on 28.09.2022 and report was awaited

9.4 Support for Vulnerable PAPs

9.4.1 As seen from Table 3.47, there are 145 households / business operators, who are found to be vulnerable on account of poverty, social backwardness, and being women-headed. All these PAPs will be provided R&R benefits under the MUTP R&R Policy. The LA & RR Unit will specifically monitor the R&R process for these households and resolve difficulties faced by them, if any, on priority. Further, in the post resettlement assessment specific attention will be paid to vulnerable PAPs and if the entitlements provided to them are not found to be adequate, their needs will be assessed and remedial measures for support will be undertaken, as may be necessary.

9.5 Livelihood Restoration Plan (LRP)

9.5.1. Livelihood Restoration Plan means the plan for the restoration of livelihoods of persons, if adversely affected by the Project, prepared in connection with the proposed Project. Main objective of the LRP is to restore the livelihood of the affected PAPs in a way that the PAPs are at least able to regain their living standards.

Need for the LRP

9.5.2. The project involves physical displacement of 108 residential households, 184 commercial business operators and loss of land for 58 households. Mere physical displacement does not necessarily result in long term / permanent loss of livelihood in Mumbai and surrounding cities due to resettlement in nearby location, and buoyant economy and employment opportunities (prime reason for migration to these cities). However, out of all the PAPs surveyed (475 structure occupants and 58 land owners), 145 are identified as vulnerable on account of poverty, social backwardness and for being women headed households. The actual number of vulnerable structure occupants is likely to be less since out of 475 structures, currently only 292 are identified as actually affected. The commercial business operators in general (184) and single earner households, who are not identified as vulnerable, could face adverse impacts on livelihoods due to changes in their business locations or loss of jobs.

9.5.3. The RFLARR Act, 2013 provides for significant financial entitlements in the form of livelihood assistance, subsistence grant, resettlement allowance etc. in addition to compensation for loss of land and assets. However, this entitlement is restricted to Titleholders (whose lands are being acquired). Most of the PAPs of this project being Non-title holders, they will be entitled for alternative accommodation and shifting charges or shifting arrangements under the MUTP R&R Policy. This policy also provides for monetary compensation payable for increased travel distance (3 year travel) and for permanent loss of livelihood (1 year income) and access to employment information and training facilities and assistance through Community Operated fund. These measures are, however, triggered only for applicable cases.

Livelihood Restoration

9.5.4. In view of the limitations of the livelihood support measures envisaged under the RFLARR Act, 2013 and MUTP R&R Policy, a post-resettlement/ land acquisition (6 months to 1 year after shifting) assessment of livelihood of PAPs, with special focus on

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identified vulnerable PAPs, will be undertaken with the help of the external monitoring or evaluation agency. The assessment will involve comparison with the baseline established in the census survey to identify loss of livelihood and also needs assessment of PAPs for various types of support measures. Based on such assessment, PAPs requiring support will be identified and will be extended support measures envisaged under the MUTP R&R Policy and any other measures emerging from the needs assessment. The post-resettlement / land acquisition assessment will also include formulation of methodology to estimate compensation packages and procedures to be followed to extend various support measures.

9.5.5. The basic livelihood support measures will include the following:

- A lump sum compensation covering public transport expenses of 3 years for increase in travel distance to work place.
- A lump sum compensation equivalent to 1 year's income in cases of permanent loss of source of livelihood
- Loan assistance for seed capital and other items from Community Operated Fund, which could be established by Co-operative Housing Societies / Associations of PAPs from Maintenance Funds / contributions from PAPs.
- Access to employment information through employment exchange and training facilities

In addition, based on the specific needs assessment of PAPs requiring livelihood support measures, special vocational and other training programmes will be designed and implemented in a time-bound schedule, as may be considered necessary. Examples of some such programmes are given below.

Table 9.1 : Overview of Livelihood Options

Option	Indicative Interventions	Overview of the Package
Farm and live stock support for income enhancement	<ul style="list-style-type: none"> • Fishery Farming • Paddy cultivation • Vegetable cultivation • Cultivation of Pulses • Providing agricultural equipment • Horticulture • Mushroom cultivation • Women Dairy/ Cattle rearing 	<p>The PAP can choose at least one from the farm and one from the livestock related interventions. The benefits of these interventions will be for 2 consecutive years.</p> <p>The PAP will only receive advisory support in third year, unless monitoring indicates that the PAP income has not improved.</p>

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Skill training and placement facilitation	<ul style="list-style-type: none"> • Retail business • Phenylnaking • Paperbag-making • LeafCup 	<p>One member of the PAP (selected by PAP family) will be given skill training which may spread from 1-3 months at a recognized training institute.</p> <p>Training will have support like fees, subsistence cost and other incidental costs. After the training, opportunities for placement of the candidate will be provided.</p>
Micro-enterprise support for income enhancement	<ul style="list-style-type: none"> • Repairingof electrical appliances • Motor wiewlding • TV and Refrigerator repairing • Mobile repairing • AC repairing • Automobile repairing • HotelCook • Computer Hardware • Tailoring training/ Garment stitching 	<p>One of the PAP'swho is willing to set up a micro-enterprise will be given initial training and one-time financial /machinery /raw-material support for the first year.</p> <p>The PAP will receive guidance in the second year on planning, marketing, inventory and quality control etc that would enhance profitability/ economic success.</p>

9.6 Gender Action Plan

9.6.1 With a view to identify and provide a gender sensitive approach to MMRDA's various actions to be taken in Metro-5(Phase-I) project implementation, a Gender Equality and Social Inclusion (GESI) framework is prepared and proposed for incorporation in MMRDA's responses in various activities. The GESI provides a range of activities which are integrated within the project design and include: (i) gender responsive and socially inclusive design features across all infrastructure; (ii) affirmative measures to enhance women's safe mobility such as 'women only coaches', mobile applications for women's security, instruction boards with helpline numbers and color-coded directional signs; (iii) designing and piloting special initiatives such as priority e-ticketing counters for the elderly and differently abled, separate ticketing counters and vending machines for women, reporting desks to address incidents of harassment, assigned quota allocated for commercial spaces in metro stations for enterprises owned by or operated by women and establishment of an all-women staff metro station. A gender-inclusive agency, Maha Mumbai Metro Operations Company Ltd. (MMMOCL), with attention to women's equitable employment, GESI aspects and the transformative impacts of its operations has been established. The project will be guided by multi-stakeholder GESI Advisory Committee and will support the development of a GESI policy for MMOCL. An impact study to evaluate the socio-economic impact of the Project on the lives of at least

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2,000 Mumbai residents (including 40% women) will be conducted towards project completion. A GESI expert will be recruited for overall implementation, coordination, and reporting progress of the GESI action plan progress, while a national organization with strong GESI expertise will support MMRS in the timely and effective implementation of GESI action plan. Chief Engineer (Operations & Maintenance) will be designated GESI focal point for the monitoring of the GESI action plan.

Table 9.2 : Gender Equality and Social Inclusion Framework: Metro 5 Phase I

ACTIVITY	INDICATOR/TARGETS	RESPONSIBILITY	TIMELINE
Output1: Rolling stock supplied and made operational			
1.1. Ensure that the design of train carriages of Lines 5 integrate international quality design features addressing the needs of EWCD	1.Dedicatedcarriage(s)forwomencommutersallocatedwithgrabhandl esforstandingpassengers	MMMOCL PIU, Project Director	Year1-5
	2. Dedicated space in each carriage for EWCD commuters allocated with consideration on height of carriage racks and handles for standing passengers		
	3. Space for wheel chairs in trains allocated		
	4.CCTVinstalled to monitor the security of women passengers inside carriages		
	5.Information on mobile phone-based application for security of womencommutersdisseminatedthroughatleastonesignageinsidethec arriage		
	6.Genderspecificmessaging,information, and help line numbers inside carriages		
Output2:Signaling,traincontrolandtelecommunicationssystemsoveroperational			
2.1EnsuremetrostationsofLine 5 follow international standards and address gender-specific safety and public health concerns, with focus on the needsof EWCD	7.CCTVfacilitiesprovided at each metro station	MMMOCL PIU,Project Director	Year1-5
	8.GlowsignagesforEWCDprovided at each metrostation		
	9.Instruction boards with helpline numbers and color-coded directional signs indicating the direction to dedicated carriages for womenpassengersandEWCD- dedicatedspacesstrategicallyplacedateachmetro station		
	10.Platformlevelboarding,lifts, <i>hirkani</i> kaksh(nursingandbreastfeeding groom),andwaitingarea(weathershelter) included in all stations		
	11.Illuminatednon-motorizedtransportlanes with side walks having accessibility ramps included in all stations		
Output 3:Metro railway operations organization established			
3.1 Establish a gender– inclusive agency, MMOCL,	12.Atleast 10% technicalstaffand20%ofnon – technical staff recruited in MMMOCL & Mare women (Baseline 2018:0;Source:MMRDA) ¹	MMMOCL PIU,	Year1-5

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with attention to women's equitable employment, GESI aspects and the transformative impact so fits operations	13. At least 10% of MMRS PIU staff are women (Baseline 2018: 2%; Source:MMRDA)	Project Director GESI consultant and consulting firm/NGO	
	14. Dedicated GESI expert available full –time at MMMOCL PIU to ensure the timely and effective implementation of the GESI Action Plan		
	15. Chief Engineer (O&M) or other senior staff nominated as gender focal point in MMMOCL PIU overseeing the GESI Action Plan implementation.		
ACTIVITY	INDICATOR/TARGETS	RESPONSIBILITY	TIMELINE
	16. At least one child care center in MMMOCL/PIU established, based on needs assessment on terms, timing and modalities endorsed by Management		
3.2 Develop MMMOCL GESI Policy as per Government of India and GOMH directives, with inputs provided by a GESI Advisory Committee	17. Multi-stakeholder GESI Advisory Committee—with representation from civil society ,women's organizations, academia, GESI and transport experts ,police—chaired by a(senior) MMMOCL staff established, with Quarterly meetings held	MMMOCL PIU, Project Director, PIU GESI consultant and consulting firm/NGO	Year1-5
	18. MMMOCL GESI Policy developed approved by MMRDA management		
3.3 Develop an MMMOCL GESI training and multi-media modules	19. MMOO GESI training module prepared and at least one annual training/ refresher training conducted for staff directly interfacing with customers (1/year on Years 2–5[4])		
	20. At least 3 types of multi-media information campaign demonstrating ease of access, safety, comfort, and other advantages developed and Disseminated demonstrating “zero tolerance” for sexual and other forms of harassment experienced by EWCD		
3.4 Build international standard public urinals and toilets	21. Separate hygienic urinals and toilets for men and women (e.g. water less urinals and sensor-operated flush valve coupled with manual over ride feature toilets, vandal- and neglect-resistant appliances, with waterproof on-slip surfaces) built at each metro station and operating during metro schedule, with dedicated urinals for children, sanitary pad dispensing machine and dustbins with covers operated without and contact ²		

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<p>3.5 Pilot-test additional gender design elements in metro stations of Line 5</p>	<p>22. Pilot-test additional gender design features in one station of Line 2A or Line 7, such as (a) priority e-ticketing counters for the elderly and differently abled, and separate ticketing counters and vending machines for women; (b) reporting desks to address incidents of harassment of women, children, differently abled, and other offences;^c and (c) at least 15% of allocated commercial spaces in metro stations owned by women or operated by women employees; and (d) day care center at selected metro station</p>		
	<p>23. Pilot-test establishment of all-women staff station (1) in Line 5, building on practice in Mumbai Suburban Railway (local trains), where by: station controller, women customer care operators at ticket counters, station security staff, and housekeeping staff [Target: 100% women]</p>		

CCTV=closed circuit television; EWCD=elderly, women, children, and differently abled; GESI=gender equality and social inclusion; GOM = Government of Maharashtra; MMRDA = Mumbai Metropolitan Region Development Authority; MMOO = Mumbai metro operations organization; NGO = non government organization; O&M=operations and management; PIU= project implementation unit.

^AThis commitment is in line with the 30% horizontal reservation for women as per state Government of Maharashtra Resolution No. 82/2001/MSA/415/KA-2 dated 25 May 2001.

^BAdditional consultation with MMOO GESI Advisory Committee or public consultations (30% women's representation) will be held, as needed, to determine additional basic design criteria to address safety and public health concerns and user convenience and satisfaction.

^CMetro station displays a flow chart, helplines, and instructions on what to do when experiencing or observing cases of harassment or any safety threat, in English, Hindi and Marathi, with (i) visible desks/rooms staffed by trained women and men, where victims of harassment and other safety crimes can report; (ii) a system of recording cases handled by these desks (whether on a computer or log book); and (iii) direct line to police stations for immediate request or police help.

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CHAPTER 10. LAND ACQUISITION AND RESETTLEMENT BUDGET

10.1 Budget

10.1.1 The detail of Land Acquisition and R&R budget are given in **Table 10.1**. The budget for land acquisition is based on the land requirements specified in the DPR. The total fund requirement for resettlement and rehabilitation will be Rs. **11119.48** lakhs.

Table 10.1 : Details of Cost of Acquisition of Private Land and R&R

(Rs. In Lakhs)						
Sr. No.	Item	Entitlement	Unit	Quantity	Rate	Amount
I	Land Acquisition					
1	Base Value for private land (permanent)	Market Value	m2	272462	0.02*	5449.24
2	Multiplier	One Time				0.00
3	Solatium	100% of Market Value				5449.24
	Total for Private Land					10898.48
II	Resettlement					
1	Residential PAPs	Residential Tenement	One	108	**	0.00
2	Commercial PAPs	Commercial Tenement	One	184	**	0.00
III	Rehabilitation					
1	One time Livelihood Assistance	Rs. 5 Lakhs	Affected family	108	***	0.00
2	Subsistence Allowance	Rs. 3,000 per month for 1 year	Affected Family	108	***	0.00
3	Transportation Cost	Rs. 50,000	Affected Family	292	0.50 #	146
4	One time Resettlement Allowance	Rs. 50,000	Affected family	108	***	0.00
5	Employees Transport Allowance	Cost of increased Travel Distance for 12 quarters	Lump sum	0	Rs. 20 / person / day	0
IV	Other					
1	Survey and SIA / RAP preparation		Lump sum			15.00
2	Independent Evaluation		Lump sum			10.00
3	Miscellaneous		Lump sum			50.00
						11119.48

** The private land is primarily required for depot and exact requirement at various locations will be known after designs are finalized. Currently, an average rate is considered.*

*** The residential and commercial tenements proposed to be used for resettlement (refer Section 8.1) are procured by MMRDA against TDR (or under rental housing) without any direct cost to MMRDA. Hence, cost is assumed to be nil.*

**** These items of benefits are applicable to PAPs resulting from acquisition of private land. It will be possible to estimate the cost once the number of title-holder PAPs is known.*

although transportation cost to non-title holders under MUTP R&R Policy is based on actual, it is estimated as per RFCTLARR Act for convenience.

A Multiplier of one is assumed for compensation in the absence of information on whether a higher (Two) Multiplier will be applicable, in which case the cost will be accordingly increase.

10.2 Assumptions

10.2.1 The above estimates are based on the following assumptions:

- a. The private land of 27.25ha. is required for Metro 5(Phase-1) project.
- b. It is estimated that for phase-1 the total land requirement is 35.41 ha, consisting of 27.25ha. private land and 8.16 ha. govt land(out of which 2.02 ha is required permanently and 6.15 ha is required temporarily for temporary office/site office,segment,casting yard)
- c. The title holder commercial PAPs will be entitled for one-time payment of grant as per the RTFCTLARR Act if they choose such assistance over the alternative commercial space provided under the MUTP R&R Policy. The Non-titleholder occupants of commercial structures with areas more than 225 sq.ft. will be provided an option to take monetary amount of value of affected structure.
- d. The costs for post-R&R assessment and for implementing support measures for vulnerable households including training, if any, identified in the assessment cannot be fully ascertained at this stage. Such costs are expected to be met from allocation under miscellaneous category.
- e. The officers of SDC, LA & RR Unit and PIU in general carry out many other tasks in addition to the tasks related to Metro-5 and their salaries and emoluments are paid as a part of establishment cost of MMRDA. Such costs towards social safeguards for Metro-5 are not separately identifiable.
- f. The MMRDA also carries out post-resettlement one-time repairs of tenements, buildings and on-site services in the R&R colony, the costs of which cannot be anticipated at this stage.

10.3 Sources of Funds

10.3.1 The entire cost of land acquisition, resettlement and rehabilitation, post-resettlement and associated items will be met by the MMRDA from its own sources of funds.

CHAPTER 11. INSTITUTIONAL ARRANGEMENTS

11.1 Institutional Arrangements

11.1.1 The implementation of Resettlement Action Plan (RAP) requires involvement of various institutions at different stages of project cycle. This section deals with roles and responsibilities of various institutions for a successful implementation of the RAP. The main institutions to be involved in the process are as follows:

1. Mumbai Metropolitan Region Development Authority
2. Project Implementation Unit of MMRDA
3. Land and R&R Unit of the PIU
4. NGOs and PAP organizations
5. Public Relation Cell of MMRDA
6. Grievance Redress Committee

The institutional framework for RAP implementation is shown in **Figure 13.1**.

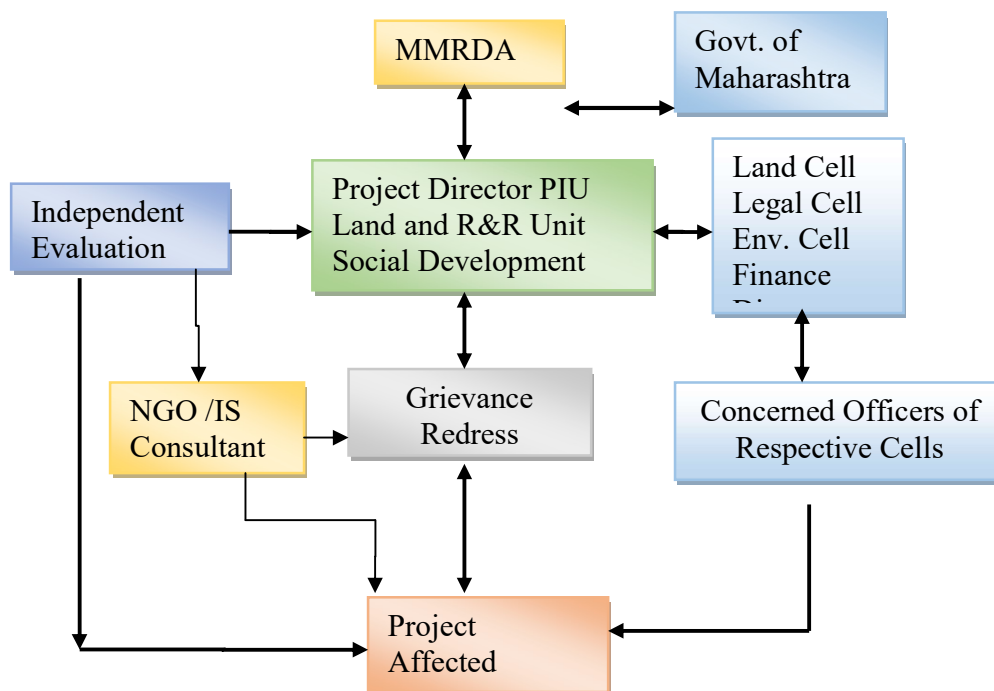


Figure 11.1 : Institutional Chart for RAP Implementation

11.1.1 PIU of Mumbai Metropolitan Region Development Authority (MMRDA)

11.1.1 Project Implementation Unit (PIU) of MMRDA is responsible for planning and implementation of resettlement and rehabilitation component of the proposed project. The PIU will coordinate with all the implementing agencies and monitor the progress of the project. The PIU is also responsible for the delivery of entitlements, supervising the work of the General Consultants (GC), NGO, Public Relations Dept. etc. It will provide logistical support for the

purpose of reviewing the progress of project implementation. It will generate Progress Reports for effective management decision. The PIU headed by Project Director (PD) will be responsible for overall planning, acquisition of land, supervision of all activities related to resettlement and rehabilitation of the proposed project, which will be implemented by the Land and R&R Unit of the PIU during preparation, implementation and post implementation phase.

11.1.2 Land and R&R Unit of PIU

11.1.2.1 PIU has a Land and R&R Unit which shall look after land acquisition and resettlement and rehabilitation activities. An officer of the rank of Additional Collector will be in-charge of the unit for social safeguards related to acquisition of land and R&R and will be assisted by a team of Dy. Collectors, Tehsildars etc. He will oversee and monitor implementation of RAP. The Unit will also coordinate with various sections of MMRDA to ensure implementation of various R&R activities that require the inputs of the officers from the environment, finance, legal and public relations sections. The Chief, Social Development Cell (SDC) of MMRDA will co-ordinate with funding agencies and for inputs from the SDC. The MMRDA will ensure that all issues related to land acquisition, resettlement and rehabilitation are handled according to the policies/guidelines as are laid down in this report.

11.1.3 NGOs Support during Implementation and Post Resettlement Phase

11.1.3.1 An NGO could play a very crucial role in implementation of resettlement and rehabilitation activities. The NGO will be appointed by PIU of MMRDA to extend implementation support to MMRDA in the form of assisting affected families/persons during relocation, if so found necessary. The responsibilities of NGO will be assisting MMRDA in conducting regular consultations, survey, issue of identity cards, assisting affected families/persons during and post resettlement phase, formation of co-operative societies, providing training for managing the societies etc. An experienced NGO working in the field of resettlement and rehabilitation will be hired by PIU for implementation of RAP, if necessary.

11.1.4 PAP Organizations

11.1.4.1 Local Community Based Organizations (CBOs) like Rahiwasi Sanghs representing PAPs or their groups play an important role in establishing contact with the PAPs for survey, consultation, information disclosure, negotiations (particularly for relocation of community assets). They act as a link and communication channels and facilitate decision making by individual PAPs. The LA & RR Unit staff and NGO, if engaged for the project, will work with such CBOs for successful implementation of RAP.

11.1.5 Implementation Support Consultant

11.1.5.1 During implementation phase of RAP PIU may appoint a consultant to assist PIU in implementation of resettlement plan, if so considered necessary. The consultant will carry out due diligence in the implementation of land acquisition and resettlement and rehabilitation programmes as per the provisions of RTFCTLARR Act and MUTP R&R Policy through periodic monitoring. The consultant will be responsible for (i) Preparation of database of affected structures, families, persons, (ii) Verification of database through field survey, (iii) Improve monitoring system, (iv) Capacity building, (v) Regular follow up implementation activities and other relevant activities.

11.1.6 Public Relations Dept.

11.1.6.1 MMRDA already has a Public Relations Department to support in activities related to information disclosure and consultation and to ensure availability of information to the affected families/persons, traders and concerned stakeholders to create an environment that is supportive of the process of Land Acquisition and Resettlement and Rehabilitation. The Public Relations Department would coordinate with Land and R&R Unit and the PR agency in information sharing on the R&R activities of the Metro project and coverage of the R&R activities in the print and electronic media.

11.2 Role of Stakeholders

11.2.1 The Role of stakeholders of resettlement plan is presented in **Table 11.1**.

Table 11.2 : Role of Stakeholders for Implementation of RAP

Position	Responsibility
Project Director- (PIU), MMRDA	<ul style="list-style-type: none"> • Overall planning and supervision of all project activities; • Exercise of administrative approval for finance & execution related activities; • Supervision and control over responsible officers in PIU • Coordination with Funding Agencies, Govt. of India, Govt. of Maharashtra and other concerned agencies.
Land and R&R Unit, PIU	<ul style="list-style-type: none"> • Planning, supervision and implementation of LA and R&R components; • Report to Project Director, PIU; • Supervision and control over the Managers, Officers and support staff ; • Liaison and coordination with PIU, Land Cell, Legal Cell, Environment Cell, PR Cell, NGOs, PAPs & other stakeholders; • Prepare and submit all reports and communication to Project Director; • The administrative domain of Officer In-Charge includes: Approval of Eligibility List, Approval of Progress Reports, Procurement of Consultancy services for R&R components, Disclosure of information to requesters and external agencies and Release of payment to Consultants and NGO
NGO	<ul style="list-style-type: none"> • Assist PIU in conducting public consultation, survey, information disclosure, issue of identity cards, • Organize meeting with PAPs and assist them during relocation; • Explain the entitlements and R&R policy provisions; • Acting as catalysts between PAPs and project authorities; • Assist PIU in delivery of entitlements and in shifting of PAPs • Assist PIU in assessment and preparing and implementing plans for relocation of community structures and livelihood support activities including those for vulnerable PAPs

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	<ul style="list-style-type: none"> • Serve as initial step to redress grievances; • Assist the PAPs in redressing grievances with Project Authorities; • Provide support for post resettlement activities such as registration of Cooperative Societies and training related to maintain the building etc. • Report to Officer In-Charge • Prepare monthly progress reports and submit to Officer In-Charge
CBOs	<ul style="list-style-type: none"> • Acting as a communication channel with individual PAPs and facilitate in negotiations and decision making by PAPs.
Implementation Support Consultant	<ul style="list-style-type: none"> • Preparation of database of affected structures, families, persons; • Verification of database through field survey; • Improve monitoring system; • Capacity building, • Regular follow up implementation activities and other relevant activities.
Public Relations Department	<ul style="list-style-type: none"> • Coordinate with the Officer In-Charge • Coordinate with PR agency in information sharing on R&R activities of the project; • Ensure availability of information to PAPs and other stakeholders; • Coverage of progress of R&R activities in the print and electronic media.
Grievance Redressal Committee	<ul style="list-style-type: none"> • FLGRC to first address grievances; • SLGRC to review decisions of FLGRC on grievance petitions filed by PAPs
Independent Evaluation	<ul style="list-style-type: none"> • Mid – term and End-term Evaluation of the implementation of the various provisions and activities planned in the RAP; • Review the plan implementation in the light of the targets, budget and duration that had been laid down in the plan.

11.3 Institutional Capacity Building

11.3.1 The MMRDA has substantial experience in LA & RR and in RAP implementation with appropriate social safeguards. Further, the officers engaged in LA & RR are from the Revenue Dept. of the Govt. with expertise in these matters. There are no specific capacity building requirements for the staff engaged in these activities.

CHAPTER 12. IMPLEMENTATION SCHEDULE

12.1 Implementation Schedule

12.1.1 The implementation schedule of the Metro-5project (Phase-I) depends on a variety of factors such as bidding and procurement process for works, finalization of designs, traffic management, utility shifting etc. apart from clearance of land through acquisition and R&R. It is the responsibility of the PIU to ensure that the Resettlement Action Plan is successfully implemented in a timely manner. The RAP will be implemented as per the overall schedule of project implementation and will be coordinated with the timing of civil works. The implementation schedule will be updated periodically and monitored judiciously.

12.1.2 The LA & RR Unit will provide adequate notification, counseling and assistance to affected people so that they are able to move or give up their assets without undue any hardships before commencement of civil works and after receiving the compensation. The implementation schedule provides the key benchmarks of implementing the RAP. All other activities related to implementation and land acquisition will be undertaken simultaneously.

12.1.3 Public consultation, internal monitoring and grievance redressal will be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. As a part of advance actions, PIU will establish the GRC, and initiate the resettlement implementation. The LA and R&R activities of proposed project are divided into three broad categories based on the stages of work and process of implementation. These three phases are project preparation phase, RAP implementation phase and Monitoring and Evaluation phase.

12.1.1 Project Preparatory Stage (Pre-Implementation Stage)

12.1.1.1 The PIU is already set up and the Land and R&R Unit is established under the Additional Collector. The Unit is also strengthened with necessary officers and staff at the lower level and will look after the activities related with planning of acquisition of land and resettlement and rehabilitation process.

12.1.2 RAP Implementation Stage

12.1.2.1 With the approval and disclosure of RAP, all the arrangements for consultation and negotiations, fixing the compensation and disbursement will be done which include payment of all eligible assistance; relocation of PAPs; initiation of other rehabilitation measures, if any; site preparation for delivering the site to contractors for construction and finally commencement of the civil work.

12.1.3 Monitoring and Evaluation

Considering the lengthy and time taking process for land acquisition, initial steps are taken up by the PIU in advance. However, the land acquisition and resettlement and rehabilitation activities will be monitored as a part of the RAP implementation at each stage. Internal monitoring will be the responsibility of PIU which will start in the early stages of the project when implementation of RAP starts and will continue till the completion of the implementation of RAP. The PIU will be responsible for carrying out the monitoring on a regular basis. The RAP implementation process is proposed to be evaluated in mid-term and end-term stages. The mid-term evaluation will provide essential inputs for improvement.

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12.2 RAP Implementation Schedule

12.2.1 The land acquisition and resettlement process will be completed before the start of civil works in any particular section. LA & RR Unit will clear the COI and resettle PAPs located within the COI, before the civil work starts. The civil works schedule will be dovetailed into the land acquisition and resettlement implementation schedule.

12.2.2 The RAP implementation schedule for various activities for Metro project including various sub tasks and timelines is prepared and presented in **Table 12.1**.

**Table 12.1 : RAP Implementation Schedule for Mumbai Metro Project-5
(Phase-I)**

Activity	Progress Year/ Quarter																	
	2018-19				2019-20				2020-21				2021-22				2022-2023	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Project Preparation Stage																		
Assessment of Feasibility																		
Preparation of DPR																		
Public Consultation																		
Survey, SIA & Preparation of RAP																		
Consultation with PAPs																		
Disclosure of SIA / RAP Report																		
RAP Implementation Stage																		
Consultation and Negotiations with PAPs																		
Delivery of Compensation for LA																		
Delivery of R&R Entitlements																		
Shifting and land Clearance																		
Internal Monitoring and Reporting																		
External Evaluation																		

CHAPTER 13. Monitoring and Evaluation

13.1 Background

13.1.1 Monitoring & Evaluation are critical activities in involuntary resettlement. Monitoring involves periodic checking through reporting to ascertain whether activities are progressing as per schedule while evaluation is essentially to assess the performance of PAPs at the end of the project. For this purpose, a Monitoring and Evaluation (M&E) program is developed to provide feedback to project management which will help keep the programs on schedule and make them successful. Monitoring provides both a working system for effective implementation of the RAP by the project managers, and an information channel for the PAPs to assess how their needs are being met. Monitoring will give particular attention to the project affected vulnerable groups such as scheduled castes, BPL families, women headed households. RAP implementation will be monitored only internally. Metro PIU will be responsible for internal monitoring and will prepare six-monthly reports on the progress of RAP implementation. An Independent Evaluation Consultant will be hired by Metro PIU for mid and end term evaluation of RAP implementation.

13.2 Internal and External Monitoring

13.2.1

The external, Bi-annual monitoring, including that of RAP implementation, will be carried out by an external agency to be hired by Metro PIU. The main objectives of internal and external monitoring are to:

- measure and report progress against the RAP schedule,
- verify that agreed entitlements are delivered in full to affected people,
- identify any problems, issues or cases of hardship resulting from the resettlement process, and to develop appropriate corrective actions, or where problems are systemic refer them to the management team,
- monitor the effectiveness of the grievance system.

13.2.2 The monitoring will focus on measuring progress against the schedule of actions defined in the RAP. Activities to be undertaken by the Metro PIU will include:

- Liaison with the General Consultant, construction contractor and project affected communities to review and report progress against the RAP,
- Verification of delivery of land acquisition and compensation entitlements in accordance with the RAP,
- Verification of implementation of agreed measures to restore or enhance living standards,
- Identification of any problems, issues or cases of hardship resulting from resettlement process,
- Asses through household interviews project affected peoples' satisfaction with resettlement outcomes; and
- Collection of records of grievances, follow up that appropriate corrective actions have been undertaken and that outcomes are satisfactory;

13.2.3 Monitoring is a continuous process and will be carried out by PIU on regular basis to keep track of the R&R progress. For this purpose, the indicators suggested have been given in **Table 13.1**.

Table 13.1 : Indicators for Monitoring of RAP Implementation Progress

Indicators	Parameters Indicators
Physical	Extent of land acquired No. of residential and commercial PAPs resettled No. of Community Structures relocated. Number of structures dismantled
Financial	Number of land owners and private structure owners paid compensation and other monetary benefits Amount of compensation paid for land/structure Cash grant for shifting PAPs Amount paid for training and capacity building of staffs Amount for restoration of CPR (Common Property Resource)
Social	No. of vulnerable PAPs identified Nature and extent of benefits provided to Vulnerable PAPs No. of PAPs provided employment information No. of PAPs provided training facilities Nature and extent of Post R&R grievances addressed
Economic	Successful implementation of Income Restoration Schemes, if Any
Grievance	Consultation for grievance redressal PAPs knowledge about their entitlements Cases referred to court, pending and settled Number of grievance cell meetings Number of cases disposed by GRC to the satisfaction of PAPs.

13.2.4 The Officer In-Charge of Land and R&R Unit will be responsible for monitoring the day to-day resettlement activities of the project. Baseline socio-economic census and the land acquisition data provide the necessary benchmark for field level monitoring. A format for monitoring of RAP implementation is presented in **Annexure – VII**.

13.3 Independent Evaluation

13.3.1 As mentioned earlier, an Independent Evaluation Agency (IEA) will be hired by metro PIU for mid and end term evaluation. The detailed Terms of Reference for IEA are provided in **Annexure – VIII**.

13.3.2 The following should be considered as the basis for indicators in monitoring and evaluation of the project. The list of impact performance indicators suggested to monitor project objectives is given in **Table 13.2**.

Table 13.2 : Indicators for Project Outcome Evaluation

Objectives	Risk Factor	Outcomes and Impacts
<ul style="list-style-type: none"> The negative impact on persons affected by the project will be minimized. Persons losing assets to the project shall be compensated at replacement cost. The project-affected persons will be assisted in improving or regaining their standard of living. Vulnerable groups will be identified and assisted in improving their standard of living. 	<ul style="list-style-type: none"> Resettlement plan implementation may take longer time than anticipated Institutional arrangement may not function as efficiently as expected NGO may not perform the task as efficiently as expected Unexpected number of grievances Finding a suitable rehabilitation site for displaced population PAPs falling below their existing standard of living 	<ul style="list-style-type: none"> Satisfaction of land owners with the compensation and assistance paid Satisfaction of PAPs with compensation and assistance Satisfaction of the PAPs with the process of R&R including information disclosure, consultation % of PAPs adopted the skill acquired through training % PAPs got trained in the skill of their choice Role of NGO in the process of R&R Types of grievances received No. of grievances forwarded to GRC and time taken to solve the grievances % of PAPs aware about the GRC mechanism % of PAPs aware about the entitlement frame work PAPs opinion about NGO approach and accessibility

13.4 Reporting Requirements

13.4.1 Metro PIU will be responsible for supervision and implementation of the RAP. It will prepare six-monthly progress reports on land acquisition and resettlement activities. The Independent Evaluation Consultant will submit mid and end term evaluation report to PIU and determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement.

Annexure – I: Survey Questionnaire

Baseline Socio-economic Survey Mumbai METRO 5(Phase-I)-MMRDA

1. Date	2. Locality	3. Structure ID	4. GPS	LAT Lo	5. Use of Structure								
6. Name of Owner of Structure/Shop		6b. Place of Residence if owner is not stays in this structure		6c. Mother Tongue									
6d. Name of the present Structure Holder		6e. Status of present structure holder	1. Owner 2. Tenant (Renter) 2. Purchased 3. Relatives 4. Other (Specify)	7. Proof of Residence	Electric Bill/Shop License/Ration Card/Election Card/Adhar-Card/Photo pass/Other								
8. Place of Origin		9. Caste Group	Gen/SC/ST/OBC	10. Religion	11. BPL Card	Yes / No	12.No. of HH Members						
13. Details of Household Members													
S. No	13.1 Name	13.2. Reln to HoH	13.3. Age	13.4 Gender	13.4a Marital status	13.5 Education	13.6 Occupation	13.7 a Monthly Income Range	13.7b. Secondary (if any other-part time)	13.8. Hand/ Illn	13.9. Skill/ Vocational Training	13.10. Distance from Place of employment	13.10. Location of work
1													
2													
3													
4													

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1. Date	2. Locality	3. Structure ID	4. GPS	LAT Lo	5. Use of Structure	
5						
6						
7						
8						
9						
10						
11						
12						
13						
14. Vulnerability						
14.1. No. of Sen Citizen		14.2. disabled		14.3. 0-6 Children	14.4. WHH	Yes / No
14.5. Household headed by the Aged	Yes / No	14.6. BPL Household	Yes / No	14.7 SC/ST Household	14.8 Other	Yes / No
15. Socio-economic Indicators						
15.1.1- Type of Structure		15.2.1-Type of Toilet	Public/Private	15.3.1a Total Monthly Income	15.4.1- TV	Yes / No
15.1.2- Area (sq ft)		15.2.2- Nearest Hospital (km)		15.3.1b Income from other source(Secondary	15.4.2- Fridge	Yes / No

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1. Date	2. Locality	3. Structure ID	4. GPS	LAT Lo	5. Use of Structure	
15.1.3- No. of Floors		15.2.3 – Electricity Yes / No	15.3.2- Estimate of Annual Expenditure (INR)		15.4.3- Vehicle Yes / No	
15.1.4- No. of Rooms		15.2.4- Water Municipal/Pvt/Nil	15.3.3.Bank Account No		15.4.4. Land (in city or village) Yes / No	
15.1.5- Kitchen	Yes/No	15.2.5.Distance from local train	15.3.4. Pan card	Yes / No	15.4.5. Computer/ Laptop Yes / No	
15.1.6 Structure Roof		15.2.6. Distance of School	15.3.5. Adhar No.		15.4.6- Cooking Fuel LPG/Kerosene/Other	
15.1.7 Structure Wall			15.3.6. Have you taken loan	Yes / No	15.4.7. Mobile Phone Yes / No	
15.1.8 Structure Floor			15.3.7. Source of loan		15.4.8. AC Yes / No	
15.1.9. Year of Construction of the structure			15.3.8. Purpose		15.4.9. Fan Yes / No	
15.1.10: Production Unit Establishment Year			15.3.9 Amount of Loan		15.7.10. Digital Payment System Yes / No	
15.1.11. Yearly Turnover(Rs)			15.3.10. Repayment of Loan (%)		15.7.11. Washing machine Yes / No	
16. Health Seeking Behaviour		17. Commercial Units Only		18. Membership Association		19. Community Structures

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1. Date	2. Locality	3. Structure ID	4. GPS	LAT Lo	5. Use of Structure
16.1- Average Monthly Health Expenditure		17.1- Type of Shop	NGO	SHG	19.1. Type of Community structure (use code of 5 of 5 th to 10 th codes)
16.2.Generic Disease		17.2- Area of Shop(sq.ft)	CBO	Trader Association	19.2. Managed by (Name of CBO's/Persons Contact
		17.3- No. of Workers	Temp: Perm:	Trade Union Cooperative Housing Society	
		17.4- Daily Sales		Political Party	Others
		17.5- Ownership	Owned/Rented		
		17.6-End Product Sale market			Photograph No.
		17.7-Place of Raw material taken			Video clip Number
20. Perceptions and Expectations from rehabilitation process					
20.1- Are you ready to relocate? 1. Self , 2. Project based			20.6- What measures to be taken to smooth traffic movement?		
20.2- Are you aware of Metro is coming up? 1. Yes, 2. No			20.7- What you expect for temporary business loss?		
20.3- Do you wish the Metro should come up? 1. Yes, 2. No			20.8. Preferred type of rehabilitation		

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

1. Date	2. Locality	3. Structure ID	4. GPS	LAT Lo	5. Use of Structure		
20.4- What direct benefit you will have from Metro. 1. Accessibility, 2. Easy and faster traffic, 3. Less congestion in your area			20.9. Preferred Location of rehabilitation				
20.5- What measures to be taken to control Pollution?			20.10 Any other suggestions				
Name of the Investigators and Contact Number			Date/Place	Signature			
Code							
15.1.1 Type of Structure	15.1.6-7-8 Structure (Roof, Wall, Floor)	15.3.1. Annual Income Range	15.3.2. Annual Expenditure Range	15.3.7 Source of Loan	15.4.3 Type of Vehicle	17.1	18. Membership in associations etc
1-Permanent 2- Semi-Permanent 3-Kutcha	1.Cement Concrete 2. Tin/Bricks 3.Tiles 4. Plastic 5.Wood 6.Bamboo	1- Less than 25,000 2- 25,000-50,000 3- 50,000-1,00,000 4-1,00,000-2,00,000 5-2,00,000-5,00,000 6-5,00,00-10,00,000 6- 10,00,000-20,00,000 7- 20,00,000-40,00,00 8- Above 40,00,000	4- Less than 25,000 2- 25,000-50,000 3- 50,000-1,00,000 4-1,00,000-2,00,000 5-2,00,000-5,00,000 6-5,00,00-10,00,000 6- 10,00,000-20,00,000 7- 20,00,000-40,00,00 8- Above 40,00,000	1. Nationalise Bank 2.Private Bank 3. Credit Cooperative/Pathpedhi 4. SHG 5. Money Lender 6. Relatives/friends 7. Gold Loan 8. Other(Specify)	1- Bicycle 2-Scooter 3-Motorbike 4-Small Car 5-Big Car 6-Luxury Car 7-Auto 8-Taxi 9-Tempo 10-Truck	1-Vegetable/Fruits 2-Provisions 3-Confectionary 4-Snacks 5-Tea 6-Restaurant 7-Dairy 8-Flour Mill 9-Electrician 10-Carpenter 11-Mechanic 12-Other	1-NGO 2-CBO 3-Trade Union 4-Political Party 5-SHG 6-Trader Association 7-Cooperative Housing Society 8-Others
5. Use of Structure	11. Religion	13.2. Relation to Head of Household	13.4. Gender	13.5. Education	13.6. Occupation	13.7. Annual Income (INR)	13.9. Skill/Vocational Training
1-Residential 2-Commercial 3- R+C 4. Non Residential- Non Commercial (Production Unit)	1-Hindu 2-Muslim 3-Buddhist 4-Christain 5-Parsi 6-Jain 7-Other	1-Self 2-Spouse 3-Daughter 4- Son 5-Daughter-in-law 6-Son-in-Law 7-Father 8-Mother 9-Grandson	1-Male 2-Female 3-Transgender 13.4a Marital Status	4- Illiterate 2- Literate 3- Primary 4- Lower Secondary 5- Secondary 6- Higher Secondary 7- Graduate 8- Post Graduate	1-Fisher 2-Labourer 3-Dairy 4-Trader 5-Craftsman 6- Private Company 7-Govt. Job 8-Shop Owner 9-Housewife	4- Less than 25,000 2- 25,000-50,000 3- 50,000-1,00,000 4-1,00,000-2,00,000 5-2,00,000-5,00,000 6-5,00,00-	4- Electrician 2-Mechanic 3-Beautician 4-Driving 5-Mobile Repair 6-Carpenter 7-Masonry 8-Pottery 9-Tannery/Leather

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

1. Date	2. Locality	3. Structure ID	4. GPS	LAT Lo	5. Use of Structure
5. Religious Structure(specif y-1. Temple 2, Buddhvihar3.M asjid/Madarsa 4- Church) 6.Public Toilet 7. Samaj Mandir 8. Balwadi/ 114 structure 9. CBO's office 10. Political Party Office 11. Any other(Specify)	10-Granddaughter 11-Sister 12-Brother 13-Sister-in-Law 14-Brother-in-law 15-Nephew 16-Neice 17-Other Male Relative 18-Other Female Relative	1. Married 2. Unmarried 3. Separated 4. Widow 5. Destitute 9-Other	10-Student 11-Laundry Services 12- School Going age but not going 13-Unemployed 14 – Business 15-Auto rickshaw driver 16-Cook	10,00,000 6- 10,00,000- 20,00,000 7- 20,00,000- 40,00,00 8- Above 40,00,000	10-Tailoring 11-Other

For Commercial Establishment Only
Details of Employees:

Draft Social Impact Assessment and Resettlement Action Plan For Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

Annexure-II : Public Consultation

Annexure I B
11/CS

Annexure I C
13/CS

Draft Social Impact Assessment and Resettlement Action Plan For Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

Annexure III
63/15

Mumbai Metropolitan Region Development Authority

Metro Project Implementation Unit

Attendance Sheet

Sub: Public Consultation on Environmental and social aspects of Phase-I (Kapurbawadi - Dhamankar Naka Station) of Metro Line-5 (Thane-Bhiwandi-Kalyan)

Date: 12/05/2023 Time: 11:00 a.m to 2:00 p.m

Venue: Nityojan Bhavan, Collector office, Thane

Sr. No.	Name and Designation	Organisation	Contact No.	Address (Location)	Signature
1.	987479053	...	...
2.	9822270807	...	...
3.	9890290139	...	...
4.	7147477424	...	...
5.	7020670068	...	...
6.	9864400362	...	...
7.	7030356437	...	...
8.	820886245	...	...
9.	957739798	...	...
10.	992008600	...	...
11.	888200050	...	...
12.	332455136	...	...
13.	979046280	...	...
14.	888651000	...	...
15.	9924011779	...	...
16.	8087771097	...	...
17.	9390621407	...	...
18.	9324588538	...	...
19.	8108103546	...	...
20.	9768096329	...	...
21.	9993557002	...	...
22.	-
23.	-
24.	927467239	...	...
25.	9821267003	...	...
26.	916997041	...	...
27.	8846645286	...	...
28.	-
29.	-
30.	-
31.	-
32.	-
33.	879367294	...	...
34.	8367957288	...	...
35.	9322716155
36.	-

Draft Social Impact Assessment and Resettlement Action Plan For
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Annexure-III: Proceedings of PAP Consultations

Sr.No	Affected Area&DateofMeeting	Name of theLocation
1	Kapurbawadi, 16.01.2020	BalkumSiteOffice
2	Kasheli,EE,12.07.2021	KalherGramPanchayatSarpanc h Office
3	Kasheli,EE, 10.05.2022	BalkumSiteOffice
4	Kapurbawadi, 13.07.2022	Kapurbawadi, Thane
5	DhamankarNaka, 16.07.2022	BalkumSiteOffice
6	Kapurbawadi, 25.07.2022	BalkumSiteOffice
7	DhamankarNaka,29.07.2022	MMRDA,Old Building,LARROffice
8	KasheliDepot.15.09.2022	Kasheli,Taluka-Bhiwandi,Thane

1. **Annexure-I** Consent letter to be taken from Kapurbawadi & Kasheli PAP's that they are ready to shift relocate on site at Acheme
2. **Annexure-III** Letter regarding Approval of accepting Residential tenements instead of commercial tenements.
3. **Annexure-III** Allotment Letter
4. **Annexure-IV** Tabla Receipt

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

**Public Consultation Meeting
Social Aspects of the Mumbai Metro Line-5
(Thane –Kalyan – Bhiwandi)**

MMRDA is implementing the Mumbai Metro Line-5 (Thane – Kalyan- Bhiwandi) project with the approval of Government of Maharashtra. Based on the detailed Project Report by DMRC .the Funding for the Project is expected to Obtained From AIIB .

Due to Covid -19 Pandemic General Public Consultation has not Carried out due to Restriction from Government but MMRDA has Conducted individual consultation for viaduct affected PAP , Station Entry- Exit PAP the details is as follows the common issue which was discussed during the Public Meeting is as follows :

- 1) To understand Metro Alignment, Station Details, Length & Depo Location & Details .
- 2) To understand R & R Survey, Requirement of the survey, Cadastral Survey & Socio Economic Survey
- 3) To understand MUTP Policy (Benefits, Land Acquisition, Private Land & Government Land Compensation)
- 4) To understand Right To Fair Compensation and Transparency in Land Acquisition , Rehabilitation and Resettlement Act 2013 (RTFCTLARR)
- 5) To understand the shifting Locations for R& R
- 6) To understand the Post R & R Policy (Housing Society Registration, Housing Federation)
- 7) To understand the Rental Scheme of MMRDA

Public Consultation Meeting No 1 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
16/01/2020	02:30Pm. to 03.00 p.m.	Balkum Affcons Site Office , Thane

The following officers from MMRDA and other People From Kapurbavadi Uma House Jain House ,Mahalaxmi Apartment & Mahavir Apartment were Present :

Sr. No.	Metro Representatives	Designation
1.	Shri. Vishram Patil	Chief SDC ,MMRDA
2.	Shri Atul Patil	Executive Engineer MMRDA Metro PIU
3.	Shri. Bhavesh Joshi	CDO, SDC,MMRDA
4.	Shri Deepak Dhopat	EQMS Representative
5.	Shri Mahavir Jain	Uma House, Kapurbavadi
6.	Shri D M Chaudhri	Charbhuj Traders ,Thane
7.	Shri Dinesh Tiwari	Santosh Transport ,Thane
8.	Shri Dilip Bhattacharya	Mahalaxmi Apartment ,Thane
9.	Shri Virendra Shah	Mahalaxmi Apartment ,Thane
10.	Shri Vijay Patil	Mahalaxmi Apartment ,Thane
11.	Shri Randhir Singh	Thane
12.	Shri Pravi Ramesh Patil	Kolsheth ,Thane
13.	Shri Santosh Tiwari	Kapurbavadi ,Thane
14.	Shri .Kamlesh Jain	Kapurbavadi ,Thane
15.	Shri Govind Joshi	Kapurbavadi ,Thane

**Draft Social Impact Assessment and Resettlement Action Plan For
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16.	Shri Chetan Singh	Kapurbavadi ,Thane
17.	Shri Rajesh Kumar Jain	Kapurbavadi ,Thane
18.	Shri Sunil S. Tamhane	Priya Apartment, Kapurbavadi, Thane
19.	Shri. Shankar S. Pawar	Mahavir Apartment, Thane
20.	Shri. Bhavesh Jain	Jain House, Thane
21.	Shri. Raghuveer Singh	Mahavir Apartment, Thane
22.	Shri. Ramesh Jain	Uma House, Thane
23.	Shri.Pranavram	Kisan Traders Co., Thane
24.	Shri. Jayash D. Jain	Sangeeta Stores, Thane
25.	Shri. Rajesh Thakare	Mahavir Apartment, Flat No.11, Thane
26.	Smt. Sunita Sharma	Mahavir Apartment, Flat No.13, Thane

The meeting was started at 2.00 p.m. and Shri.Vishram Patil, Chief, SDC welcomed all the attendees. He introduced all the MMRDA officers and explain in brief the outline of the meeting. The main objective of the meeting on Social aspects of the project was made by Shri. Vishram Patil, Chief, SDC. He explained the procedure of survey carried out, preparation of Social Impact Assessment report and Resettlement Action Plan, Grievance Redressal Mechanism of the project as well as LARR Act, 2013 and MUTP R & R Policy under which the land acquisition, Resettlement& Rehabilitation is carried out. During meeting some of the attendees raised few issues. All their questions answered by the authority.

The consultation meeting was attended by approx. 22 people. The list of attendees along with the attendance record consisting of their names, Residential Address and the contact details is attached as *Annexure -I*. The photographs of the meeting are attached as *Annexure-II*.

दिनांक :- १६/०१/२०२०
वेळ :- दुपारी २:३०
स्थळ :- ठाणे

मुंबई महानगर प्रदेश विकास प्राधिकरण
सामाजिक विकास कक्ष
मेट्रो प्रकल्प ५ (ठाणे-भिवंडी-कल्याण) प्रकल्पबाधित/संबंधितची बैठक
या. प्रमुख (सा.वि.क.) यांच्या सल्लानत मेट्रो प्रकल्प ५ च्या संबंधित प्रकल्पबाधित/संबंधित वेळोवेळ खालील प्रकल्पबाधित, अधिकारी, कार्यवाही उपस्थित होते.

अ.क्र.	नाव	पत्ता	सोबाईल नं.	सही
1	Mahavir Jain	Uma house Kapurbavadi	9869732839 9833992425	
2	D. M. Choudhary	Karbhuj Traders	300424101	
3	Dinesh Tiwari	Sun 808h Transport	9321688777	
4	Dilip Bhattacharya	mahalaxmi Co. Ho. Soc. 206, R.No.	9833757368	
5	Virendra Sheth	Maha laxmi col Society	9820725038 VIRENDRA SHETH	
6	Vijay patil	S	8879816555	
7	Randhir Singh	Kuradi	9323605835	
8	Ravin Pamesh Patil	Kolsheth	7738735000	
9	Santosh Tiwari	Kadurkar	9892591915	
10	Karlesh Jain	Kapurbavadi	9167452724	
11	नितीश दी जोशी	कारुणिक	9892889825	
12	Chetan Singh	Kapurbavadi	9920560918	
13	सुनीता शर्मा	ठाणे	960621500	

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 2 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
12/07/2021	01:30Pm. to 02.00 p.m.	At Sarpancha Office, Kalher, Taluka- Bhiwandi, Dist. Thane

The following officers from MMRDA and other People From Kalher, Kasheli Locations were Present :

Sr. No.	Metro Representatives	Designation
1.	Smt.Anita Wankhede	Chief SDC ,MMRDA
2.	Shri. Bhavesh Joshi	CDO, SDC,MMRDA
3.	Smt. Pallavi Tabhane	Tahsildar, MMRDA
4.	Shri. Rama Patil	Asst. Community Development Officer, MMRDA
5.	Shri Deepak Dhopat	EQMS Representative
6.	Smt. Sneha Devendra Patil	Sarpanch, Kalher
7.	Shri. Shridhar S. Patil	Kalher
8.	Shri.Chandrakant Pawar	Kalher
9.	Shri.Sumit Ashok Patil	Kalher
10.	Shri.Devendra Harishchandra Patil	Kalher
11.	Shri. Sandeep Shahane	GC/CRE
12.	Shri.Kameshwar Prasad	GC/CRE
13.	Shri. Pratik Patil	GC/RE
14.	Shri.Suresh Manore	Afcons

The meeting was started at 1.30 p.m. and Smt. Anita Wankhede, Chief, SDC welcomed all the attendees. She introduced all the MMRDA officers and explain in brief the outline of the meeting. The main objective of the meeting regarding R&R survey & Social aspects of the project was communicated by Smt. Anita Wankhede, Chief, SDC. She explained the procedure of survey carried out, preparation of Social Impact Assessment report and Resettlement Action Plan, Grievance Redressal Mechanism of the project as well as LARR Act, 2013 and MUTP R & R Policy under which the land acquisition, Resettlement& Rehabilitation is carried out. During meeting some of the attendees raised few issues. All their questions answered given by the Chief, SDC.

The consultation meeting was attended by approx. 5 people. This Location Survey is related with the Entry-Exit of Kasheli, Metro Station. All these 5 attendees are stake holder. They explained all the things related to the project. The list of attendees along with the attendance record consisting of their names, Residential Address and the contact details is attached as *Annexure -I*. The photographs of the meeting are attached as *Annexure-II*.

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

मेट्रो प्रकल्प ५
ठाणे-भिवंडी-कल्याण

मेट्रो स्टेशन आगमन व निर्गमन मार्गासाठी आयोजित करण्यात आलेल्या प्रकल्प बाधितांच्या वेडकीत खालील प्रमाणे उपस्थित अधिकारी व कर्मचारी तसेच प्रकल्पाच्या कार्यक्षेत्रात असणाऱ्या निवासो व अनिवासी बाधकाम धारकांच्या उपस्थिती खासरी.

ठिकाण - काल्हेर
वेळ - दुपारी १.३० वाजता

अ. क्र.	नाव	मो. नंबर	पत्ता	खासरी
१	Sneha Devedra Patil स्नेहा देवेंद्र	9665269387	Kalher	Spatil
२	Shaidhos J Patil	8286431111	Kalher	Patil
३	Chandralcant Patil	9869192877	Kalher	Patil
४	Sandeep Shekhar	9987302446		Patil
५	Sumit Ashok Patil	9850822621	Kalher	Patil
६	Devendra Hanishchandra Patil	8898348222	Kalher	Patil
७	Kameshwar Prasad	7449477426	Cnc/ORE	Kamath
८	Pratik Patil	8097036363	GC/RE	Patil
९	Surabh Manohar	9404089935	AFCONS	Manohar
१०	Anita usarkhede		Chief S&C MMRDA	Anekar
११	Bhavesh Jeshi		CSO, SOL MMRDA	Jeshi
१२	Deepak A. Dhopte	9320099288	Social Expert CAMS	Dhopte

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१३	Pallavi Tabhane	7710091840	Land Acquisition MMRDA	Patil
१४	Rama Patil	9029199669	Land Acquisition & RR, MMRDA	Patil
१५				
१६				
१७				
१८				
१९				
२०				

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 3 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
10/05/2022	11.00 Am. to 12.00 p.m.	Balkum Affcons Site Office , Thane

The following officers from MMRDA and other People From Kasheli Entry-Exit affected PAP's were Present :

Sr. No.	Metro Representatives	Designation
1.	Shri. Ganesh Sangale	Dy.Collector, MMRDA
2.	Shri Atul Patil	Executive Engineer MMRDA Metro PIU
3.	Shri. Rama Patil	Asst.CDO,MMRDA
4.	Shri. Santosh Kavale	Surveyor, MMRDA
5.	Shri.Kameshwar Prasad	GC/CRE
6.	Shri. Shridhar Kakati	GC/CRE
7.	Shri.Mukesh Khinchi	GC/CRE
8.	Shri.Pratik Patil	GC/CRE
9.	Shri.Sumit Patil	Kasheli, Taluka -Bhiwandi
10.	Shri.Haresh Patil	Kasheli, Taluka -Bhiwandi
11.	Shri.Chandrakant Pawar	Kasheli, Taluka -Bhiwandi

The meeting was started at 11.00 a.m. and Shri.Ganesh Sangle, Dy.Collector, MMRDA welcomed all the attendees. He introduced all the MMRDA officers and explain in brief the outline of the meeting. The main objective of the meeting regarding R&R survey & Shifting of PAP's at Achme, Thane, Rental Housing Scheme. The Following points are discussed in the meeting

1.Shifting of the PAP's will be done at Achme, Thane Rental Housing Scheme. The attendees were agreed & ready to accept the Tenements.

2. Achme Rental Housing Scheme is having 160sq.ft. per tenement. Dy.Coll. Shri.Sangale explained that MMRDA will provide 2 tenements to one PAP which is 160 +160= 320 Sq.ft., In view of the MUTP policy only 269 sq.ft. area is applicable if 2 tenements are provided to 1 PAP it will be 320 sq.ft. About Excess 51 Sq.ft. area the proposal is in consideration for Hon.MC if it is approved then rehabilitation process will be completed.

3. All the attendees were agreed about the Achme Rental Housing Scheme & excess area issue with this point meeting was conclude by the Dy.Coll. She explained the procedure of survey carried out, preparation of Social Impact Assessment report and Resettlement Action Plan, Grievance Redressal Mechanism of the project as well as LARR Act, 2013 and MUTP R & R Policy under which the land acquisition, Resettlement& Rehabilitation is carried out. During meeting some of the attendees raised few issues. All their questions answered given by the Chief, SDC.

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

दि. १०/०५/२०२२ १/६५

मेट्रो प्रकल्प -५ आर्थिक, शैक्षणिक, औद्योगिक व व्यावसायिक क्षेत्रातील
बाधित बांधकामकारक, यांना पुनर्वसनासाठी बांधकाम खेचो
दि. १०/०५/२०२२ रोजी सकाळी ११.०० वा. बैठक घेण्यात
आली. सदर बैठकीमध्ये खासगी प्रमाणे अधिकारी, लोकप्रतिकारी
उपाययोजना होतः

अ. क्र.	अधिकारी/लोकप्रतिकारी नाव	वनाशरी	संवाहक संंबर
१.	गणेश सांगळे		
२	अनुराग पाटील		
३	रामा पाटील		
४	संतोष कावळे		
५	सुमित पाटील		
६	हेमरा पारोल		
७	चंद्रकांत पवार		९८६९१९२६१९
८	Kameshwar Prasad		
९	Shubhash Kakale		
१०	Mukesh Klinechi		
११	Pratik Patil		
१२			
१३			

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 10.05.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 4 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
13/07/2022	12.00 pm. to 01.00 p.m.	Kapurbawadi, Thane

The following officers from MMRDA and other People From Kapurbawadi, Mahalaxmi Apartment, Mahavir Apartment, Jain House & D-4 Building Affected PAP's were Present :

Sr. No.	Metro Representatives	Designation
1.	Shri. Ganesh Sangale	Dy. Collector, MMRDA
2.	Shri. Rama Patil	Asst.CDO,MMRDA
3.	Shri. Santosh Kavale	Surveyor, MMRDA
4.	Shri.Santosh Tiwari	Kapurbawadi, Thane
5.	Shri.Dinesh Tiwari	Kapurbawadi, Thane
6.	Smt.Sapana Abilish	Kapurbawadi, Thane
7.	Smt.Suchita Gogade	Kapurbawadi, Thane
8.	Smt.Jayashree Vivek Isame	Kapurbawadi, Thane
9.	Shri.Virendra Shah	Kapurbawadi, Thane
10.	Shri.Raju Kale	Kapurbawadi, Thane
11.	Shri.Chandu Thakkar	Kapurbawadi, Thane
12.	Smt.Rashmi Panchal	Kapurbawadi, Thane
13.	Smt.Lalita Mudaliyar	Kapurbawadi, Thane
14.	Shri.Dilip Bhattacherya	Kapurbawadi, Thane
15.	Smt. Sheetal Panchal Naik	Kapurbawadi, Thane
16.	Shri.Randhir Kundan	Kapurbawadi, Thane
17.	Smt.Sunita Sharma	Kapurbawadi, Thane
18.	Shri.Nandakumar Thakur	Kapurbawadi, Thane
19.	Shri.Rajesh Thakur	Kapurbawadi, Thane
20.	Mrs.Shital	Kapurbawadi, Thane
21.	M/s.Sangeeta Stores	Kapurbawadi, Thane

*Draft Social Impact Assessment and Resettlement Action Plan For
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22.	Mrs.Pramila Tejpal Jain	Kapurbawadi, Thane
23.	M/s. Mahavir Gruhavastu Bhandar	Kapurbawadi, Thane
24.	M/s. Parmar Gruhavastu Bhandar	Kapurbawadi, Thane
25.	M/s.Charbhuj Traders	Kapurbawadi, Thane
26.	M/s.Kisan Trading Co.& Hardware	Kapurbawadi, Thane

The meeting was started at 12.00 p.m. and Shri.Ganesh Sangle, Dy.Collector, MMRDA welcomed all the attendees. He introduced all the MMRDA officers and explain in brief the outline of the meeting. The main objective of the meeting regarding the Shifting of PAP's at Achme, Thane, Rental Housing Scheme. In the meeting PAP's were raised about the issue regarding Shifting of the PAP's at Achme, Thane Rental Housing Scheme. Some attendees were agreed but few of the Attendees are in favor of compensation as per the MUTP policy & LARR Act, 2013. Only after the decision they will allow the demolition of the building, the Dy.Collector Shri.Sangale were explained that this issue will be put up for the consideration for the Hon.MC. The meeting was conclude with vote of thanks by Shri.Rama Patil, ACDO, MMRDA.

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

(Annexure- I Dt. 13.07.2022)

Dt- 13/07/2022

1	Santosh Tiwari -	9892391845	SETHWANI
2	Dinash D Tiwari -	9321688777	SETHWANI
3	Sapna Ablesh -	9820699157	Sapna Ablesh
4	Suchita Jogade -	9702574122	SETHWANI
5	Jayshree VIVEK Isame -	9029280802	Isame
6	Virendra Shah -	9820726038	SETHWANI
7	Rasu Kale -	9594229466	SETHWANI
8	Chandya Thakkar -	9819159456	C. Thakkar
9	Rashmi Panchal -		SETHWANI
10	Rajalita Mudaliyar -	8779226193	Mudaliyar
11	Dip Bhattacharya -	9867257368	SETHWANI
12	Sheetal Panchal Naik (Joshi) -	9867530684	Sheetal
13	Randhir Kumbhar -	9323605835	Randhir
14	Sunita Shajma -		SETHWANI
15	Nandkumar Phakur -	9324161200	SETHWANI
16	Rajesh Thakur -	7304142383	R. Thakur
17	Sheetal (Joshi Naik) -	9899620708	SETHWANI
18	Sangita H/w Store.	9833613095	Jayshree D. Jai
19	गिरीश दामोदर शिंदे	9468129111	SETHWANI
20	हेमलक्ष्मी देवदास शिंदे	9320091423	SETHWANI
21	वसुधा देवदास शिंदे	9920563918	C. Shinde
22	विश्वनाथ शिंदे	904234101	SETHWANI
23	Kisan Trading Co H/w. Hardware & etc.	9862091082	Ichha

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 13.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 5 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
16/07/2022	12.00 pm. to 01.00 p.m.	Balkum Site Office, Thane

The following officers from MMRDA and other People From Dhamankar Naka, Bhiwandi Affected PAP's were Present :

Sr. No.	Metro Representatives	Designation
1.	Shri. Ganesh Sangale	Dy.Collector, MMRDA
2.	Shri Atul Patil	Executive Engineer MMRDA Metro PIU
3.	Shri. Rama Patil	Asst.CDO,MMRDA
4.	Shri. Santosh Kavale	Surveyor, MMRDA
5.	Shri.Ganesh M. Chaudhari	Dhamankar Naka, Bhiwandi
6.	Shri.Sudarshan Gupta	Dhamankar Naka, Bhiwandi
7.	Shri. Laxman Paramdev Prajapati	Dhamankar Naka, Bhiwandi
8.	Shri.Gehrilal Chimanlal Jain	Dhamankar Naka, Bhiwandi
9.	Bhaskar Spare Parts Smt. Bhanumati B. Mehata	Dhamankar Naka, Bhiwandi
10.	Shri. Bipiu N.Shah	Dhamankar Naka, Bhiwandi
11.	Shri. Pankaj N.Shah	Dhamankar Naka, Bhiwandi
12.	Shri.Bhupendra G. Doshi	Dhamankar Naka, Bhiwandi
13.	Shri. Bharat Karmaiya	Dhamankar Naka, Bhiwandi
14.	Shri.Anand Morya	Dhamankar Naka, Bhiwandi
15.	Shri. Aarif Jitmal	Dhamankar Naka, Bhiwandi
16.	Shri.Mitul Shroff	Dhamankar Naka, Bhiwandi
17.	Shri.Suresh Kumar Jain	Dhamankar Naka, Bhiwandi
18.	Shri.Mohd. Yusuf Shaikh	Dhamankar Naka, Bhiwandi

**Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1**

The meeting was started at 12.00 p.m. and Shri.Ganesh Sangle, Dy.Collector, MMRDA welcomed all the attendees. He introduced all the MMRDA officers and explain in brief the outline of the meeting. The main objective of the meeting regarding the Shifting of PAP's at Achme, Thane, Rental Housing Scheme. In the meeting PAP's were raised about the issue regarding Shifting of the PAP's at Achme, Thane Rental Housing Scheme. Some attendees were agreed but few of the Attendees are in favor of compensation as per the MUTP policy & LARR Act, 2013. Only after the decision they will allow the demolished their structures, the Dy.Collector Shri.Sangale were explained that this issue will be put up for the consideration for the Hon.MC. Shri. Sangale Dy.Collector also discussed regarding residential tenements. All these surveyed PAP's were commercial shops as per the circular of MMRDA if commercial PAP willing to take residential tenements it is applicable as per the circular, the attendees were communicated that they will think on this issues and after the discussion they will submit the letter to MMRDA. The meeting was conclude with vote of thanks by Shri.Rama Patil, ACDO, MMRDA.

Annexure -I

Mumbai metropolitan Region Development Authority

Attendance Sheet

Subject: PAPs consultation of Dhamankar Naka Date: 16/07/2022
Place: Bakum Pichostation Time: 11.30 am

Sr.No.	Name	Designation	Department	Contact No.	Email Id	Signature
1)	Ganesh Sangle	Dy. Collector	MMRDA	7715024556	ganesh.sangle@mmrda.maharashtra.gov.in	[Signature]
2)	Atul D. Patil	EE	MMRDA	7506497433		[Signature]
3)	Prashant Chatur	SE		888200060	ganesh.sangle@mmrda.maharashtra.gov.in	[Signature]
4)	Sudeshan Gupta	31/32		9158010911		[Signature]
5)	Chaitanya Gupta	22		9769206127		[Signature]
6)	Prashant Chatur	44		8503861885		[Signature]
7)	BHASKAR SHARAD BHANDARI, B. HEMANT	Bus.		9096116299 7021242511	JATSHARAD@rediffmail.com @gmeel.com	[Signature]
8)	Bipin T. SHAR			876733355		[Signature]
9)	Pooja T. SHAR			866066938	7619	[Signature]
10)	Chandrashekhar			932531100		[Signature]
11)	Shant Lalish Karamiy	(26)		9421622639		[Signature]
12)	Anand Muzumdar	(1)		9604544522		[Signature]
13)	Prashant Chatur	43		5502926026		[Signature]
14)	Mitul Shroff	17,18,19		9890140990		[Signature]
15)	Suresh Kumar	25		8087771097		[Signature]
16)	Yasraj Chavhan			155933520		[Signature]
17)	[Signature]					[Signature]
18)	(Manoj Kumar Shetty) (28, 33, 34)					[Signature]
19)						
20)						
21)						

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 16.07.2022)



Appendix-I

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 16.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 16.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 6 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
25/07/2022	12.00 pm. to 01.00 p.m.	Balkum Site Office Thane

The following officers from MMRDA and other People From Kapurbawadi Affected PAP's were Present :

Sr. No.	Metro Representatives	Designation
1.	Shri. Ganesh Sangale	Dy.Collector, MMRDA
2.	Shri. Rama Patil	Asst.CDO,MMRDA
3.	Shri. Santosh Kavale	Surveyor, MMRDA
4.	Shri.Randhir Singh Kundu	Kapurbawadi, Thane
5.	Smt. Sapana Abhilasa	Kapurbawadi, Thane
6.	Smt. Sunita Sharma	Kapurbawadi, Thane
7.	Smt. Janki Naik	Kapurbawadi, Thane
8.	Shri.Vasant Singh Parmar	Kapurbawadi, Thane
9.	Shri. Sunny Pawar	Kapurbawadi, Thane
10.	Shri.Santosh Tiwari	Kapurbawadi, Thane
11.	Smt. Tejal P. Jain	Kapurbawadi, Thane
12.	Shri. Diwakar Tiwari	Kapurbawadi, Thane
13.	Shri.Mehul Jain	Kapurbawadi, Thane

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

The meeting was started at 12.00 p.m. and Shri.Ganesh Sangle, Dy.Collector, MMRDA welcomed all the attendees. He introduced all the MMRDA officers and explain in brief the outline of the meeting. The main objective of the meeting regarding the Shifting of PAP's at Achme, Thane, Rental Housing Scheme. In the meeting PAP's were raised about the issue regarding Shifting of the PAP's at Achme, Thane Rental Housing Scheme. Some attendees were agreed but few of the Attendees are in favor of compensation as per the MUTP policy & LARR Act, 2013. Only after the decision they will allow the demolition of the building, the Dy.Collector Shri.Sangale were explained that this issue will be put up for the consideration for the Hon.MC. The meeting was conclude with vote of thanks by Shri.Rama Patil, ACDO, MMRDA.

Annexure -I

मेट्रो प्रकल्प-५ (थाने-भिवंडी-कल्याण) संदर्भित कायदाबाजरी
या क्षेत्रातील वास्तूचे योगात्वा प्रकल्पबाजरीच्या संपर्कित पुनर्निर्माण
व पुनर्वास्तव्यतेबाबत दि. २५/०७/२०२२ रोजी काढलेल्या बैठकीचा निवेदन

क्र. क्र.	प्रकल्पबाजरीचे नाव	हस्ताक्षरी
1	Randhir Singh Kunder	Rskunder
2	Sapna Pblis	Sapna Pblis
3	Sumita Shome	Shome
4	Savitri (Dauki Naik)	Shitri
5	Vasem Singh Parmar	Bsingh
6	Murkest Jain	MJain
7	Sunny Pawar	
8	Santosh Tiwari	Sti
9	Tejpal P. Jain	Tejpal P. Jain
10	Divyesh Tiwari	Divyesh
11	Mehul Jain	
12		
13		
14		
15		
16		

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 25.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 25.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 25.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 7 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
29/07/2022	11.00 am. to 12.00 p.m.	MMRDA, Old Building, LARR Office

This Meeting is basically arranged for discussion regarding the allotment of Dhamankar Naka PAP's at Acheme Rental Housing Scheme. This is an informal meeting, so, only discussion was completed. Attendance was not taken. From MMRDA concern Dy. Collector & ACDO was present. Photos are available for information.

(Annexure- II Photographs Dt. 29.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 29.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 29.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

(Annexure- II Photographs Dt. 29.07.2022)



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Public Consultation Meeting No 8 :

1) Venue :

The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
15/09/2022	11.00 am. to 02.00 p.m.	Kasheli, Taluka Bhiwandi, Dist.Thane

The following officers from MMRDA and other People From Kasheli Depot. Affected PAP's were Present :

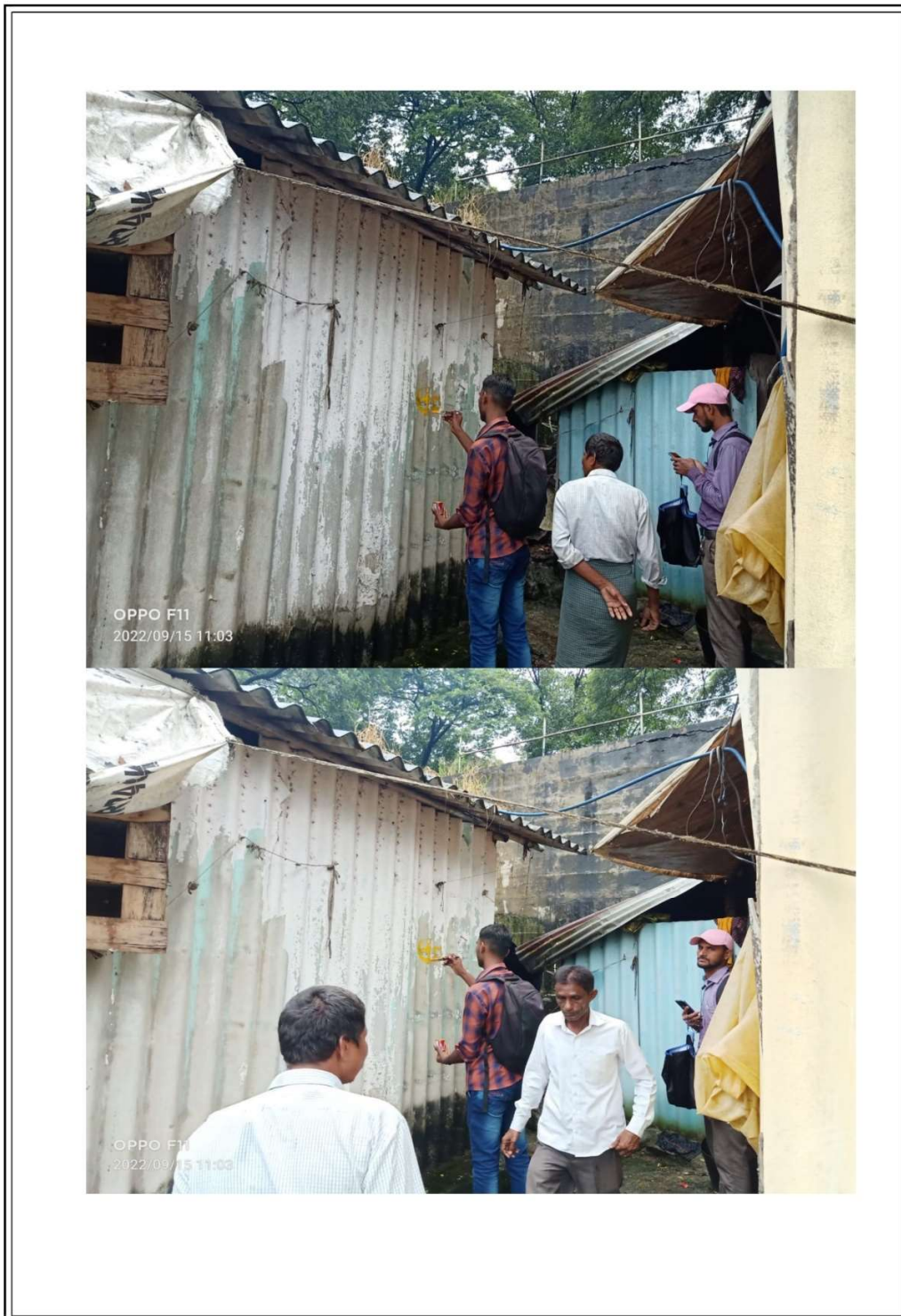
Sr. No.	Metro Representatives	Designation
1.	Shri. Yashwant Ghule	Dy.CDO, MMRDA
2.	Shri.Deepak Dhopat	EQMS Representative
3.	Shri. Rama Patil	Asst.CDO,MMRDA
4.	Shri.Mukesh Khinchi	GC/CRE
5.	Shri.Chotu Vasant Munkar	Kasheli, Taluka Bhiwandi
6.	Shri.Maruti Tukaram Helam	Kasheli, Taluka Bhiwandi
7.	Shri.Baliram Tukaram Helam	Kasheli, Taluka Bhiwandi
8.	Shri.Vishal Tukaram Tare	Kasheli, Taluka Bhiwandi

The meeting was started at 12.00 p.m. and Shri.Yashwant Ghule, Dy.CDO, MMRDA welcomed all the attendees. He introduced all the MMRDA officers and Survey Team. This meeting is basically regarding the affected PAP survey of Kasheli Depot. Initially these PAP's R&R is not required but after the note received from the Metro PIU these PAP's survey & R&R is required for the access Entry to the Kasheli Depot. All the PAP's were agreed to do the survey. Survey was completed by agency. After the survey the meeting was conclude with the vote of thanks by Shri. Ghule, Dy.CDO, MMRDA.

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*



Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

Annexure -I

Consent letter to be taken from Kapurbawadi & Kasheli
PAP's that they are ready to shift relocation site at
Acheme

संमतीपत्र

दिनांक १५/०५/२०२२

प्रति,
मा. अपर जिल्हाधिकारी,
भूसंपादन व पुनर्वसन शाखा,
३ रा मजला, जुनो इमारत, ए-ब्लॉक,
मुंबई महानगर प्रदेश विकास प्राधिकरण,
वांद्रे (पू), मुंबई - ४०००५१.

विषय : मे.अकमे मानपाडा / हबटाऊन, वर्तक नगर, ठाणे येथील भाडेतत्वावरील घरे
योजनेअंतर्गत बांधण्यात आलेली घरे स्वीकारण्याबाबतचे संमती पत्र.

अर्जदार : श्री / श्रीमती रोशन ठाकूर पटेल
आयडी क्र. ११०
मानिवडे (कापूरबावडी, ठाणे).

महोदय,
वरील विषयाला अनुसरून सविनय सादर करतो / करते की, मी स्वखुशीने वर नमुद केलेल्या ठिकाणी
मेट्रो प्रकल्प-५ (ठाणे-पिंपरी-कल्याण) प्रकल्पाअंतर्गत पुनर्वसन करण्यात येत असलेल्या, पुनर्वसन
वसाहतीमध्ये घर घेण्यास तयार आहे, तरी या करिता सदर निवेदनाव्दारे मी माझे संमती पत्र देत आहे.
कळावे.

आपला विरयसु
रोशन
(नाव : रोशन ठाकूर पटेल)
आय डी क्र. - ११०

**Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1**

Annexure –II

**Letter regarding Approval of accepting Residential
tenements instead of commercial tenements.**

69
MMRDA

No. SDC/Metro/TNT-Reservation/2019 January 6, 2020

OFFICE ORDER

Sub : Reservation of R&R tenement and Rental Housing Units
for PAPs of various Metro Projects

In view of the requirement of R&R tenements and Rental Housing Units for PAPs of ambitious project of many Metro lines undertaken for implementation and limited availability of required stock at suitable locations, it is decided to earmark and reserve specific stock for certain projects. Based on the assessment of existing situation of requirement and current and likely future availability, the following R&R tenements and Rental Housing units are hereby reserved for PAPs of various Metro projects :

R&R Tenements

Sr. No.	Name of R&R Colony	Building Nos.	No. of Res. Units	No. of Com. Units	Metro Project
1	Kanjurmarg (E)	P-1, P-2, P-3 & P-4	333	18	Metro-6 & 4
2	Chakala (MMRCL)	B3-C	116		Metro-6
3	Appapada, Matad	R-1 & R-2	314	45	Metro-6
4	Sigma, DDC	R-2	186		Metro-6 & 7A
5	Natwar Parekh, Govandi	N-11-B, N-2, N-29, N-3-A&B	114		Metro-2B
6	S.V. Patel, Mankhurd	1, 2, 16, 53, 57, 59, 60, 66, 67, 69	73		Metro-2B
7	Hiranandani-Ackruti, Mankhurd	6-B, 7-B, 10-A&B, 11, 14, 15, 24-A&B	136		Metro-2B
8	Deewan, Yashi Naka	D-1, D-5, D-11 to D-15, D-22 to D-25	398		Metro-2B
9	Hiranandani-Ackruti, Mankhurd	7, 9 to 12, 14 to 25		108	Metro-2B
10	Natwar Parekh, Govandi	N-4 to N-6, N-10, N-11		29	Metro-2B
9	RNA, Yashi Naka	32-A&B		8	Metro-2B
10	Kukreja I&II, Yashi Naka	5, 6, 13, 15, 16, 18 to 22, 24, 25, 27, 31, A-4, B-4	132		Metro-2B
Total MMRDA			1,802	209	

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

Sr. No.	Name of R&R Colony	Building Nos.	No. of Res. Units	No. of Com. Units	Metro Proj
11	Bhandary Metallurgies	1, 2 & 4	495		Metro-2B E
12	Kilburn, Nahur	N.A.	685		Metro-4
Total SRA			1,183		
Grand Total			2,985	209	

Rental Housing Units
(320 sq.ft each for residential and 160 sq.ft. each of commercial units)

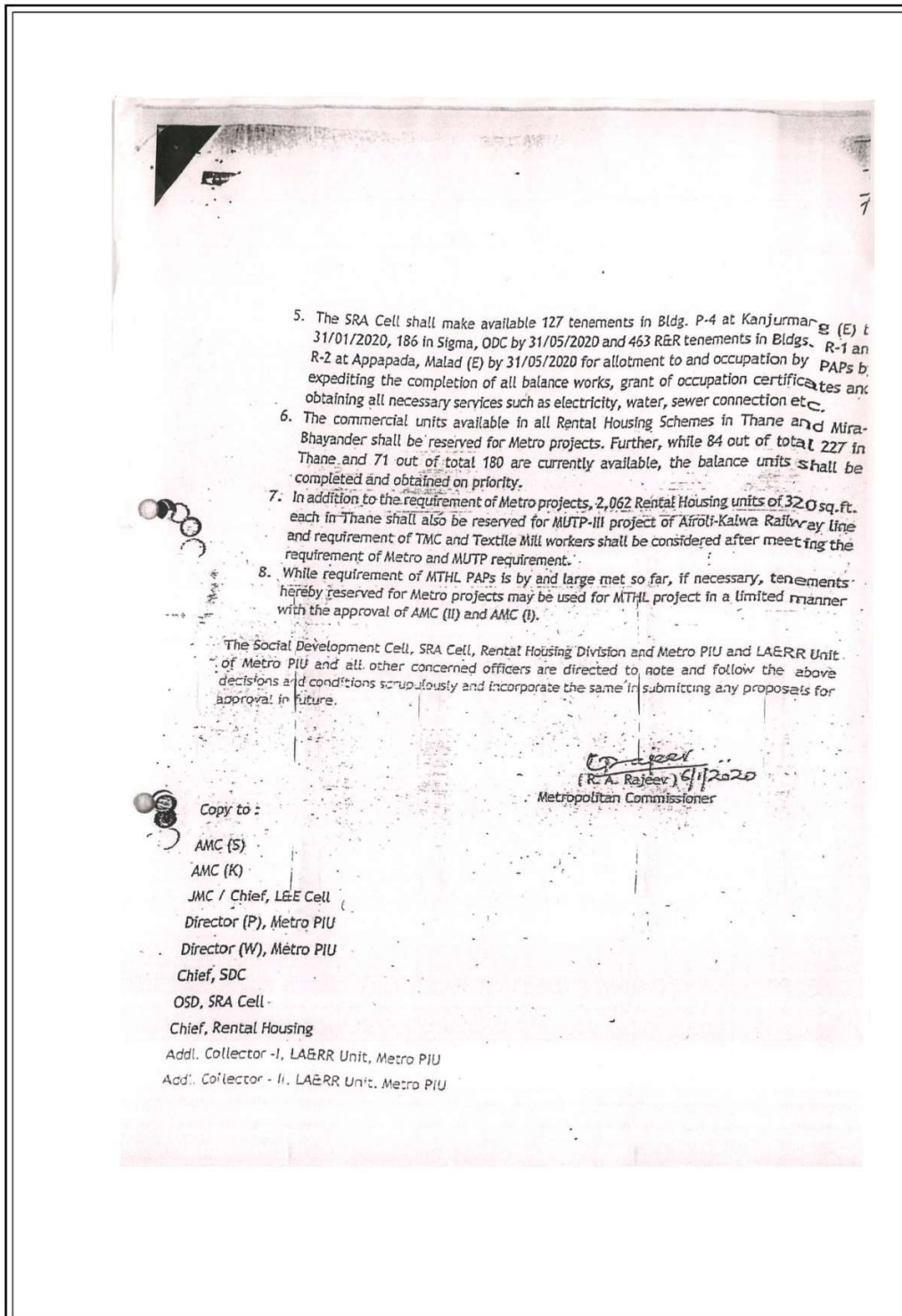
Sr. No.	Name of Scheme	Building Nos.	No. of Res. Units	No. of Com. Units	Metro Project
1	ACME, Thane	Bldg. No.2	88		Metro-5
2	All Schemes In Thane			227	Metro-5
3	Sonam Scheme		44 *		Metro-9
4	Schemes in Kalyan / Parve		12		Metro-12
Total			144	227	

* If 44 PAPs are commercial, Rental Housing commercial units in seven schemes in Mira-Bhayander can be used.




The above reservation of R&R tenements and Rental Housing units shall be subject to following conditions :

1. The R&R tenements and Rental Housing units reserved for Metro projects shall not be used for any other project (except for MTHL project as stated in condition No. 8).
2. In view of likely changes in the requirement of PAPs of various Metro projects, if required, R&R tenements and RH units other than those reserved hereby shall also be used for Metro projects after ascertaining requirements of other projects and approval of concerned AMC.
3. It shall also be permissible to use tenements / units reserved for certain specific Metro projects for other Metro projects depending on the demands of PAPs and priority of works with the approval of AMC (I).
4. In view of acute shortage of commercial tenements, conscious efforts shall be made to reduce impacts on commercial PAPs while finalizing the alignments and designs of Metro projects, a liberal approach shall be adopted to provide residential tenements in lieu of non-residential structures and the non-residential PAPs (including R-C and Others) shall be offered and convinced to accept residential units.

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1



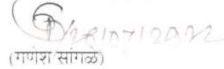
**Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1**

Annexure- III (Allotment Letter)	
	
मुंबई महानगर प्रदेश विकास प्राधिकरण	
मेट्रो मार्गिका-५ (ठाणे-भिवंडी-कल्याण) प्रकल्प	
तात्पुरते सदनिका वितरण पत्र	
जा. क्र. मेट्रो-५/कार्या-३/भू.सं.पू.पू./ A-३१/२०२२	दि. २६/०७/२०२२
ID No : 2	FLAT No : 901&902
श्री/श्रीमती : रमन प्यारेलाल अब्लिश वापराचा प्रकार : निवासी नकाशा क्र. : ५A-६, महावीर सोसायटी आधार कार्ड क्र. : ३१५३९२८९२२४८	
<p>श्री/श्रीमती : रमन प्यारेलाल अब्लिश राहणार, नकाशा क्र. ५A-६ आय.डी.क्र.२ हे मेट्रो टप्पा-५ या प्रकल्पामध्ये बाधित झालेले असून, त्यांना मुंबई नागरी परिवहन प्रकल्प (MUTP) पुनर्वसाहळ व पुनर्वसन धोरणांतर्गतच्या तरतुदीनुसार मौजे.चितळसर मानपाडा, ता.जि.ठाणे, येथील गट नं.६१/१/२, ६१/१/२, ६१/१/३, ६१/१/४ आणि ६१/२/१, ६१/४/२, ६१/२/३ मे.अक्मे या पुनर्वसन वसाहतीमधील इमारत क्रमांक १ मधील निवासी सदनिका क्र.१०१ व १०२ तात्पुरत्या कालावधीस मंजूर करण्यात आली आहे.</p> <p>पुनर्वसन इमारतीमधील वाटप करण्यात येत असलेली निवासी/अनिवासी सदनिका/गाळा ही मुंबई नागरी परिवहन प्रकल्प (MUTP) पुनर्वसाहळ व पुनर्वसन धोरणांतर्गत नियमानुसार, अटी व शर्तीस अधीन राहून देऊ करण्यात आली आहे.</p> <p>सदनिका/गाळा इत्यादीचे वाटप हे प्रकल्पबाधितांच्या निवासी किंवा व्यवसायाकरिताच आहे. जागेचे मालकी हक्क ताबा व आराखडा बदलाबाबत किंवा प्रकल्पबाधितास झालेल्या जागा वाटपाबाबत किंवा प्रकल्पबाधित व्यक्तीने सादर केलेल्या कागदपत्रांबाबत व त्याच्या खरेपणाबाबत कोणताही आक्षेप, तक्रार अथवा वाद निर्माण झाल्यास प्रकल्पबाधित व्यक्ती याबाबत पूर्णपणे जबाबदार राहील. याकरिता मुंबई महानगर प्रदेश विकास प्राधिकरणाचे कोणतेही अधिकारी, कर्मचारी जबाबदार राहणार नाहीत.</p>	
अटी व शर्ती	
<ol style="list-style-type: none"> वितरीत करण्यात येत असलेली सदनिका/गाळा इत्यादीचे वाटप हे प्रकल्प बाधित व्यक्तीच्या खऱ्या निवास किंवा व्यवसायासाठीच आहे. सदर सदनिका/गाळा इत्यादीचे, वाटप केलेल्या दिनांकापासून १० वर्षांच्या कालावधीपर्यंत विक्री/भाडेपट्ट्याने देणे/भाड्याने देणे/दुसऱ्याच्या नावे करणे अथवा कोणत्याही प्रकारे हस्तांतरण करता येणार नाही. प्रकल्पप्रस्त व्यक्तीस प्राधिकरणाच्या सूत्र नमुने दिवादान सदनिकेच्या नुळ बाधकानात कोणताही अंतगत अथवा बाह्य बदल करता येणार नाही. प्रकल्पप्रस्त व्यक्तीने त्यांना वाटप केलेल्या सदनिकेच्या / गाळ्याच्या वापरात बदल करू नये, तसेच अनधिकृत कार्यासाठी सदनिका / गाळा वापरू नये. 	

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4. महाराष्ट्र सहकारी संस्था अधिनियम-१९६० आणि १९६१ चे नियम व नियमावली नुसार कार्य करणारी अशी सहकारी गृहनिर्माण संस्था स्थापन करून तिचे सभासद होण्यासाठी प्रकल्पग्रस्त बांधिल असतील. अशा प्रकारे स्थापन झालेली संस्था केवळ प्रकल्पग्रस्तास भाग प्रमाणपत्र (शेअर सर्टीफिकेट) देईल.
5. प्रकल्पग्रस्त म्हणून पात्रता सिद्ध करताना सादर केलेल्या पुराव्यामधील त्यांच्या / तिच्या कुटुंबातील सर्व सदस्यांनी त्यांना वाटप केलेल्या सदनिकेत स्थलांतर करणे आवश्यक आहे. प्रकल्पग्रस्ताने बाधित बांधकाम वितरणपत्र मिळाल्यापासून ०७ दिवसांच्या आत पूर्णपणे रिक्त करणे बंधनकारक आहे. कुटुंबातील कोणत्याही सदस्याने सदरील सदनिकेत/गाळयात स्थलांतर न केल्यास त्यास प्राधिकरण जबाबदार नाही व त्यांची इतरत्र स्वतंत्र व्यवस्था करण्याची जबाबदारी प्राधिकरणाची नाही.
6. सदनिका धारकास सदनिकेचा ताबा घेतल्याच्या दिनांकापासून सर्व सोयी जसे विद्युत व्यवस्था, पाणी पुरवठा तसेच इतर सार्वजनिक सुविधांची देखभाल स्वतः व स्वखर्चाने करावयाची आहे. ही त्यांची नैतिक जबाबदारी असून संबंधित सर्व देयक व मालमत्ता कर, इमारतीची देखभाल इत्यादीचा भरणा आपल्या नोंदणीकृत सहकारी गृहनिर्माण संस्थेमार्फत किंवा स्वतः संबंधित शासकीय कार्यालयात करावयाचा आहे. याप्रमाणे देयक व करांचा भरणा सदनिका धारकाने न केल्यास आणि त्यामुळे त्याच्यावर/तिच्यावर काही कार्यवाही झाल्यास प्राधिकरण जबाबदार राहणार नाही. तसेच वरील बाबींसाठी प्राधिकरणाकडून कोणत्याही प्रकारच्या खर्चाची प्रतिपूर्ती दिली जाणार नाही.
7. प्रकल्पग्रस्त व्यक्तीस वाटप/वितरण केलेल्या सदनिकेचा/गाळयाचा ताबा त्यांनी वाटप/वितरण मिळालेपासून ०७ दिवसांच्या आत न घेतल्यास मुं.म.प्र.वि.प्राधिकरणास त्यांना देण्यात आलेले वितरण पत्र रद्द करण्याचा अधिकार असेल.
8. प्रकल्पग्रस्ताने सदरचे सदनिका वाटप/वितरण पत्र मिळालेपासून ०७ दिवसांच्या आत त्याच्या/तिच्या बाधित बांधकामाचा ताबा कोणत्याही अटी शर्ती शिवाय प्राधिकरणाच्या अधिकाऱ्याकडे सुपूर्द करणे आवश्यक आहे. जर त्याने/तिने, त्याच्या/तिच्या बाधित बांधकामाचा ताबा दिला नाही तर पुढे कोणतीही नोटीस दिली जाणार नाही आणि ते त्याच्या/तिच्या जोखिम व जबाबदारीवर प्राधिकरण मुं. म. प्र. वि. प्रा. अधिनियम कलम-३२ मध्ये अंतर्भूत केल्या प्रमाणे निष्कासित करण्यात येईल.
9. प्रकल्पग्रस्ताने उपरोक्त मंजूर सदनिका/गाळयाचा ताबा घेतल्या नंतर त्याने/तिने अन्य प्रकल्पांतर्गत पुनर्वसनाचा लाभ घेतल्याचे निदर्शनास आल्यास मुं. म. प्र. वि. प्रा. प्रकल्पग्रस्तास वाटप/वितरण केलेली सदनिका/गाळा रद्द करण्याचा अधिकार राखून ठेवत आहे. अशा प्रकल्पग्रस्ताला त्याला व त्याच्या कुटुंबियांना सदर सदनिकेतून/गाळयातून ०७ दिवसांच्या आत पूर्व सूचनेसह बाहेर काढण्यात येईल.
10. उपरोक्त सदनिका/गाळयाचा ताबा घेतल्या नंतर त्याने/तिने किंवा तिच्या/त्याच्या कुटुंबातील व्यक्तीने शासनाच्या जागेवर कोणत्याही प्रकारचे अतिक्रमण केल्याचे आढळल्यास सदर सदनिकेचा वाटप रद्द करण्याचा अधिकार प्राधिकरण राखून ठेवत आहे.
11. प्रकल्पग्रस्तानी पात्रता निश्चित करण्यासाठी सादर केलेली कागदपत्रे/पुरावे खोटे/बोगस अथवा दिशाभूल करणारे आढळल्यास प्रकल्पग्रस्तास सदनिका/गाळयाचे केलेले वाटप रद्द करण्यात येईल व त्याविरुद्ध फौजदारी कायदानुसार कार्यवाही करण्यात येईल.
12. प्रकल्पग्रस्त व्यक्तीकडून त्यांना वाटप/वितरीत करण्यात आलेली सदनिका/गाळयाबाबतचे आदेश गहाळ झाल्यास रक्कम रु. १००/- इतकी दंडात्मक रक्कम भरून सदनिका/गाळा वाटप/वितरण आदेशाची दुरुयम प्रत मिळू शकेल.
13. सदनिका धारकांना उपरोक्त वाटप/वितरणाच्या अटी व शर्ती मान्य असून तो/ती वरील अटी व शर्तीस बांधिल राहिल, असे हे बंधपत्र त्याने प्राधिकरणास सादर केले आहे. त्यास अधिन राहून तात्पुरते सदनिका वितरण पत्र देण्यात आले आहे.
14. मा.महानगर आयुक्त यांनी वेळोवेळी दिलेल्या अटी व शर्ती प्रकल्पबाधितांवर बंधनकारक राहतील.
15. वर नमुद केलेल्या कोणत्याही अटी व शर्तीचे अनुपालन न केल्यास अथवा उल्लंघन केल्यास सदर वाटप आदेश रद्द होईल.

9/8/2015


 (गणरा सांगळ)
 उपजिल्हाधिकारी
 (भूसंपादन व पुनर्वसन शाखा)
 मुंबई मेट्रो/मुं. म. प्र. वि. प्राधिकरण

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Annexure- IV (Taba Receipt)

मुंबई महानगर प्रदेश विकास प्राधिकरण

दि. ०१/०९/२०२२

ताबा पावती

१. मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या मुंबई नागरी परिवहन प्रकल्पांतर्गत (MUTP), **मौजे.चितळसर मानपाडा, ता.जि.ठाणे येथील न.भू.क्र. गट नं.६१/१/१, ६१/१/२, ६१/१/३, ६१/१/४ आणि ६१/२/१, ६१/४/२, ६१/२/३** पैकी या मिळकतीवरील विकासक **मे.अक्मे** यांनी विकसीत केलेल्या इमारत क्र. १ मधील **सदनिका/गाळा क्र. ९०९ व ९०२** चे वितरण **मेट्रो मार्गिका-५ प्रकल्पामध्ये बाधित श्री/श्रीमती रमन प्यारिजाम अकिरी**, आधार क्र. **३१५२२८९२२५८**, नकाशा क्र. **०५११-६**, आय. डी. क्र. **२** यांना अपर जिल्हाधिकारी-१ मेट्रो, भूसंपादन व पुनर्वसन विभाग यांनी दिलेल्या वितरण पत्र क्र. जा.क्र. मेट्रो-५/कार्या-३/भूसंपूर्ण/१-३/२०२२ दि. **२६/०५/२०२२** अन्वये करण्यात आलेले आहे. अपर जिल्हाधिकारी-१ मेट्रो, भूसंपादन व पुनर्वसन विभाग यांचे प्रतिनिधी उपजिल्हाधिकारी, तहसीलदार व सहा. समाज विकास अधिकारी यांनी सदर वितरण पत्राची तपासणी केली असून ते योग्य असल्याची खातरजमा केली आहे.
२. मुंबई नागरी परिवहन प्रकल्पांतर्गत (MUTP) विकसीत केलेल्या **मौजे.चितळसर मानपाडा येथील मे.अक्मे** इमारत क्र. १ या इमारतीमधील **सदनिका/गाळा क्र. ९०९ व ९०२** मुंबई महानगर प्रदेश विकास प्राधिकरणामधील अपर जिल्हाधिकारी-१ मेट्रो, भूसंपादन व पुनर्वसन विभाग यांचे विभागातील प्रतिनिधी उपजिल्हाधिकारी, तहसीलदार, सहा. समाज विकास अधिकारी आणि भूमापक यांनी दि. **०१/०९/२०२२** रोजी **ट्रीग एसएस वेन्चर** या सुरक्षा रक्षक एजन्सीचे प्रतिनिधी **श्री/श्रीमती अश्विनी संकपाळ** यांच्या समक्ष श्री/श्रीमती **रमन प्यारिजाम अकिरी** यांना ताबा दिला. सदर सदनिका/गाळ्याचा ताबा उपरोक्त परिच्छेद-१ मध्ये नमूद सदनिका/गाळा वितरण पत्रामधील अटी व शर्तीस अधिन राहून देण्यात आला आहे.
३. उपरोक्त सदनिका/गाळा श्री/श्रीमती **रमन प्यारिजाम अकिरी** यांना प्रत्यक्ष दाखविली असून, ती सुस्थितीत व वापरासाठी परिपूर्ण असल्याची खात्री केलेली आहे व त्याबाबत त्यांची कोणतीही तक्रार नाही. सदर सदनिकेत कोणतीही पडझड झालेली नाही.
४. भविष्यात सदर सदनिकेमध्ये चोरी अगर पडझड झाल्यास प्राधिकरण जबाबदार राहणार नाही. तसेच सदर **सदनिका/गाळा क्र. ९०९ व ९०२** बाबतचे सर्व कर/आकार (प्रॉपर्टी टॅक्स व इतर कर/आकार, विद्युत आकार इ.) श्री/श्रीमती **रमन प्यारिजाम अकिरी** यांनी भरणा करावयाचे आहेत. तसेच उपरोक्त परिच्छेद-१ मध्ये नमूद सदनिका वितरण पत्रामधील सर्व अटी व शर्ती त्यांचेवर बंधनकारक असून त्या सर्व अटी व शर्ती पाळण्याचे/पूर्ता करण्याचे त्यांनी मान्य केले आहे.

उपरोक्त अटी व शर्तीस अधीन राहून आज दि. **०१/०९/२०२२** रोजी ताबा देण्या-घेण्याची कार्यवाही करण्यात येत आहे.

शमशेर ताबा देणार
(संतोष व्यंकटकाळे)
भूमापक,
भू.सं.पू. शाखा,
सं. म. प्र. वि. प्रा.

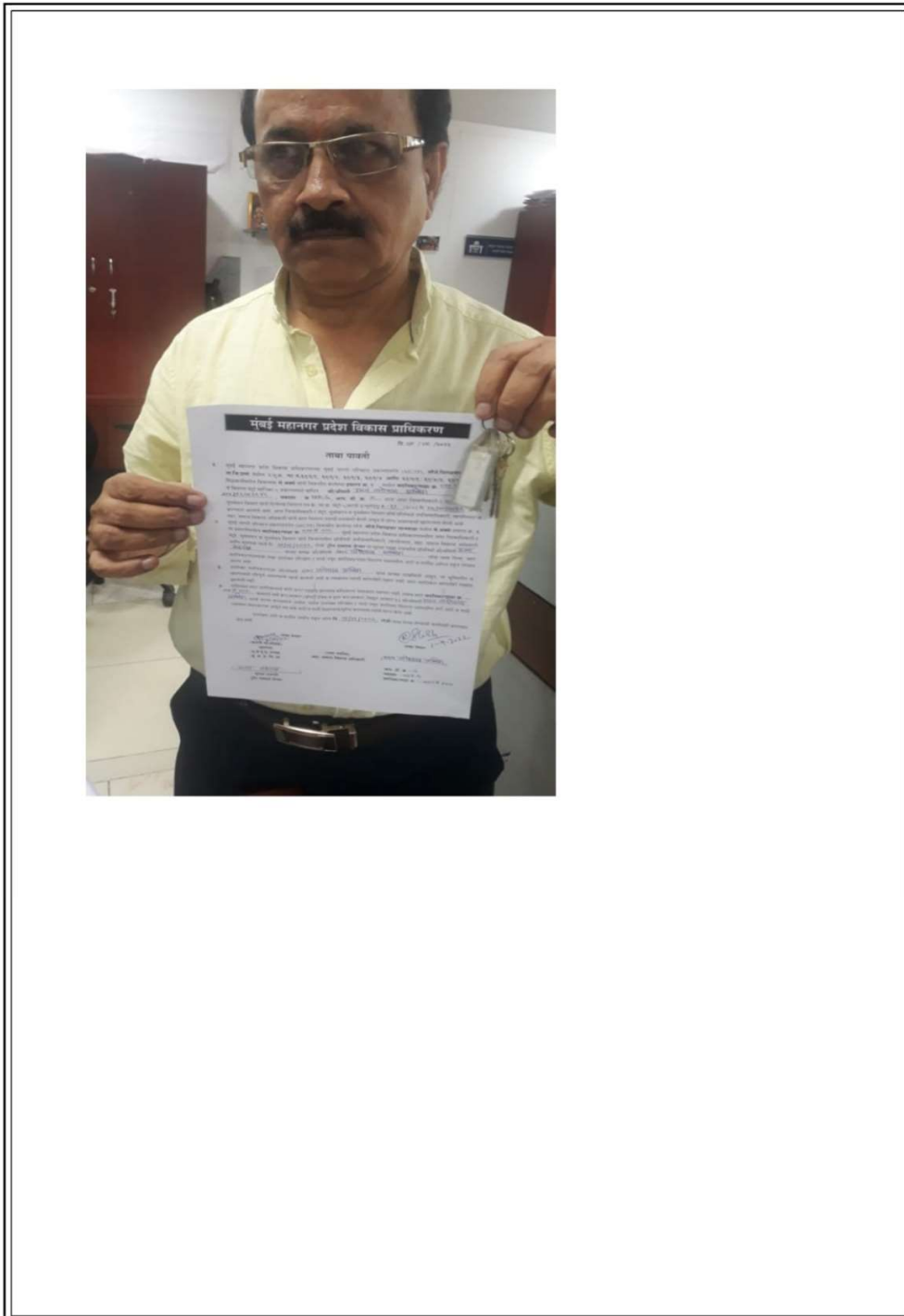
रामा पाटील
सहा. समाज विकास अधिकारी

रमन प्यारिजाम अकिरी
ताबा घेणार

अश्विनी संकपाळ
सुरक्षा एजन्सि
ट्रीग एसएस वेन्चर

आय. डी. क्र. -- २
नकाशा -- ०५११-६
सदनिका/गाळा क्र. -- ९०९ व ९०२

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1



*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*

Kasheli Depot

Minutes of the Public Consultation Meeting Environmental and Social Aspects of the Phase I (Kapurbavadi-Dhamankar Naka Station) of Mumbai Metro Line-5

MMRDA is implementing the Phase I (Kapurbavadi-Dhamankar Naka Station) of Mumbai Metro Line-5 project with the approval of Government of Maharashtra.

An informal public consultation meeting with the landowners of proposed car shed depot of Metro Line-5 at Kasheli focusing on the environmental and social aspects of the Phase I (Kapurbavadi-Dhamankar Naka Station) of Mumbai Metro Line-5 project was organized on 5th April, 2023.

The letter sent to Talathi, Kalher for informing landowners of Kasheli depot about the said consultation is attached as *Annexure-I*. The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
05/04/2023	11.00 a.m. to 1.00 p.m.	Sub Divisional Magistrate Office, Bhiwandi

The following officers from MMRDA and other departments were present during the meeting:

Sr. No.	Metro Representatives	Designation
1.	Shri. Amit Sanap	Sub Divisional Magistrate, Bhiwandi
2.	Col. Anand Kumar Pahal	Chief Engineer, ML-5, MMRDA
3.	Smt. Suchita Bhikane	Deputy Collector, ML-5, MMRDA
4.	Shri. Maheyesh Sagar	Tahsildar, ML-5, MMRDA
5.	Shri. Bhavesh Joshi	Chief Development Officer, Social Development Cell, MMRDA
6.	Shri. Atul Patil	Executive Engineer, MMRDA
7.	Ms. Poonam Khopade	Officer on Special Duty, Environment, MMRDA

The meeting was started at 11:30 a.m. and Shri. Bhavesh Joshi welcomed all the attendees. He introduced all the MMRDA officers and briefly explained the outline of the consultation. Presentations on the Civil, Social, Environmental, Land Acquisition and Resettlement and Rehabilitation aspects of the project were made by Shri. Atul Patil, Shri. Bhavesh Joshi, Ms. Poonam Khopade and Smt. Suchita Bhikane respectively. The copies of presentation made during the consultation are attached as *Annexure-IIA, IIB and IIC and IID* respectively. Further, Shri. Amit Sanap explained the procedure of Land Acquisition in detail along with the various acts studied for deciding the applicable factor as well as rate and also responded to the points raised by the participants.

The list of attendees along with the attendance record consisting of their names, organizations represented and the contact details is attached as *Annexure - III*. The photographs of the meeting are attached as *Annexure-IV*.

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The most of the farmers were mostly agreed to give their land for the project and many repetitive suggestions were made by the participants. They were having three main concerns as mentioned below:

- i) Give compensation to all the landowners of the Kasheli depot as per the factor 2 and as per the increased rates given in other projects like Bullet Train, Virar-Alibag Multimodal Corridor.
- ii) To provide approach road on the remaining land for easy access to their fields.
- iii) To provide job opportunities to the members of affected families.

The details of the points raised by the participants and the responses provided to their queries are as follows:

Sr. No.	Name of Participant and Points raised	Responses provided
1.	<p>Shri.Vinod Raising Malade- survey no. 116 A & Others informed that total area of Kasheli village is 360 Ha., and out of that 100 Ha, Falls in Coastal Regulation Zone (CRZ). Approx. 100Ha, land of Kasheli village was taken by the Government for various projects like lying of water pipeline, Highways etc, and now only 160 Ha. Land is available.</p> <p>He informed that sale or purchase of land has not happened mostly in the Kasheli village hence rates of nearby villages having more ready reckoner rate shall be considered while deciding the compensation value.</p> <p>He further said that he will be ready to give his land only if increased rates are given.</p>	<p>It was informed that the rates of the surrounding villages will be considered only when there is no sell deed executed in that village for last 3 years. As sale deed executed in the Kasheli village, the rates of surrounding villages cannot be considered.</p> <p>It was also explained that all the circulars from 2015 were studied while deciding the factors as well as applicable rates.</p>
2.	<p>Shri. Prabhakar Narayan Tare requested to give details of land of each farmer affected by the depot as well as the applicable rates as per the LARR Act, 2013.</p> <p>He asked why there is difference in the rates given for Bullet train and Virar-Alibag Multimodal Corridor projects passing through Kalher and Kasheli area and the rate given by MMRDA.</p> <p>Further he said that the reservation of their farm lands has been done by MMRDA and demanded to apply same factor to all</p>	<p>It was informed that The Survey no. wise chart of affected land was displayed in the area outside the meeting hall.</p> <p>It was explained that as per section 26 of LARR Act, 2013, the rate of the said land is proposed to be Rs.1961 per sq.m. which was determined taking into account the sale deeds or the agreements to sell registered for similar type of area during</p>

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	<p>the land.</p>	<p>immediately preceding two years.</p> <p>It was also explained that for Kasheli Village, MMRDA is a planning authority and survey no wise details taken from MMRDA and after that the applicable factors were decided by the 2015 and 2017 circular of Government of Maharashtra.</p> <p>It was also informed that Factor 1 will be applicable for the area which is coming under zone such as residential, commercial and Industrial and Factor 2 will be applicable for the rest of the area. In the total 27 Ha. Area of kasheli depot, for some areas factor 1 will be applicable and for some areas factor 2 is applicable depending upon the zone under which the area falling. The proposed rate as per factor 2 is Rs. 7804 per sq.m. and the rate as per Factor 1 is Rs. 3902 per sq.m.</p> <p>It was clarified that in the bullet train projects land acquisition was carried out by 3 ways i.e. direct sale, sammati niwada and compulsory acquisition as per the Central Government guidelines and for Kasheli depot land acquisition will be carried out as per the LARR Act, 2013 and mix factor i.e. factor 1 and 2 will be applicable for depot area.</p> <p>It was clarified that the reservation of the land is done by the town planning department by following due procedure and not by MMRDA.</p> <p>It was also informed that as per the type of reservation the factor is decided and reservation of land can't be changed once decided and hence same factor can't be applied to all the land.</p>
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3.	<p>One of the landowners asked that MMRDA themselves decided the rate as per the survey carried out and decided factor not recorded on 7/12 document of farmers.</p>	<p>It was informed that to give technical and administrative information of the project the said meeting is called and till date as per section 11 and 19 of LARR Act, 2013 only notification was issued and after finalization of the rate individual letters will be sent to the farmers about their affected land and decided rates.</p>
4.	<p>Shri. Kishor Bhoir, Survey No. 18 requested to convert the Ready reckoner rate from Rs. 1951 per sq. m. to Guntha for easy understanding.</p> <p>He asked as MMRDA taking the land for depot, why not the transferable 4 FSI is provided on the remaining land.</p> <p>He further informed that the depot land comes under 200m periphery of Gaothan and therefore as per law, minimum 1 FSI shall be applicable for construction.</p> <p>He further asked that If MMRDA is taking exemption from Government for 27 Ha. Depot land from the CRZ and mangrove point of view then same exemption shall be applicable for the remaining parcel of land.</p> <p>It is requested that the cases related to occupancy and encroachment shall be handled by MMRDA to avoid the court cases and pendency of the proposal.</p>	<p>It was informed that proposed per Guntha rate as per ready reckoner rate is Rs. 1,95,100/- for Factor 2, the rate will be 4 fold i.e. Rs. 7,80,400 per Guntha and for Factor 1, the rate will be 2 fold i.e. Rs. 3,90,200 per Guntha.</p> <p>It was informed that the as per the 2013 Act, the compensation will be provided and provision of giving transferable FSI is not there in the act.</p> <p>It was also clarified that FSI applicability is mainly related with the construction permission and the rules for construction permission will not be applicable for land acquisition as compensation for land acquisition and construction permissions technically and administratively different things.</p> <p>It was informed that MMRDA is not taking any exemption for CRZ and mangrove area. MMRDA will take necessary clearance for the same.</p> <p>It was informed that the once the Land Acquisition notices issued to the farmers, they can raise the objection on that if any and further hearing and other procedure will be carried out by MMRDA as per the law.</p>
5.	<p>Shri. Milind Tare, 7 of Survey no. 118 informed that in Kasheli village very few area is available as residential zone and adjoining area of depot land falls in Industrial zone and suggested to convert</p>	<p>It was informed that the reservation was already done by the Town planning department and while finalization of Development Plan (DP) of the region as per procedure</p>

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	the reservation of depot adjoining area as residential zone.	suggestion/objection was already taken and then DP was finalized and hence change of zone is not possible.
6.	Shri.Balaram Tare informed that he has 4 gunthe land out of which half will be taken for car depot construction and what he will do with the remaining parcel of land which will be very small.	It was informed that the land acquisition will be done as per the requirement of land for depot and remaining land can be used by them.
7.	<p>Shri. Ashok Tare informed that they were ready to give their land for the project purpose only suitable compensation given.</p> <p>He suggested using government land in the adjoining area for depot purpose.</p> <p>He asked about the applicable factor to the depot land.</p> <p>It was asked that for 27 ha. depot land some relaxation will be given to MMRDA if any area is affected due to Coastal Regulation Zone (CRZ) and Forest as it's a public project and requested to give same relaxation to the remaining land.</p>	<p>It was informed that the suitable location for any project will be decided as per the requirement of the project implementing agency.</p> <p>It was informed that for the 19.62 Ha. Depot land factor 2 will be applicable and for remaining 7.50 Ha. Land, factor 1 will be applicable subject to final preparation of proposal.</p> <p>It was clarified that depot is affected partly by CRZ and forest and MMRDA will take all the required permissions for the same.</p>
8.	Shri. Ashok Tare, Shri. Prabhakar Tare and Shri. Lakshman Valavi asked about the provision of jobs for members of affected families.	It was informed that no such provision of providing guaranteed jobs to land owners is there in MMRDA. However, the suggestion is noted down.
9.	Shri. Vinod Raising Malade- survey no. 116 A & Others as well as Shri. Balaram Tare informed that the proposed DP road from the depot area was not shown in the presentations and demanded to provide approach road to farmers on the remaining land for approaching to their fields outside the depot compound wall.	It was informed that the map showing the approach road to depot and its periphery will be made available at Kasheli village and Sub Divisional Magistrate office.It was also clarified that MMRDA will check the feasibility to divert DP road and MMRDA will also check the legal provisions to provide approach road to the farmers and accordingly carry out further process for the same.

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10	Shri. Vinod Raising Malade- survey no. 116 A & Others, Shri. Ashok Tare demanded to give compensation to all the farmers as per factor 2.	It was informed that the factors were decided by following due procedure and for the 19.62 Ha. Depot land factor 2 will be applicable and for remaining 7.50 Ha. land factor 1 will be applicable subject to final approval.
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At the end of the meeting, shri. Bhavesh Joshi made an appeal to all the farmers to cooperate with the Consultant appointed by MMRDA to carry out Social Impact Assessment study and fill the details of family like education, occupation, income, affected land , affected business etc. in the Socio-Economic Form. The meeting was ended at 1:00 p.m. with vote of thanks by Smt. Suchita Bhikane. An appeal was made by her to cooperate with MMRDA for smooth implementation of the public project. Lastly, refreshments were served to the attendees.

List of Annexure

Annexure I	:	The letter sent to Talathi, Kalher for informing landowners of Kasheli depot about the said consultation
Annexure IIA,IIB, IIC, IID	:	Presentation of MMRDA officials given during the consultation
Annexure III	:	The list of attendees
Annexure IV	:	Photographs of the Public Consultation meeting

Draft Social Impact Assessment and Resettlement Action Plan For
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Annexure - I

उपविभागीय अधिकारी तथा उपविभागीय दंडाधिकारी
भिवंडी विभाग भिवंडी

भिवंडी एस.टी.स्टैंड समोर, आग्रा रोड
भिवंडी, जिल्हा टाणे, पिन कोड नंबर ४२१३०२

दुरध्वनी क्रमांक ०२५२२-२५४४५३
ईमेल- sdoibhiwandi@gmail.com

पत्र क्र. बीडी/भूसंपादन/मुंबई मेट्रो टप्पा -५/कावि-८
दि. २३/०३/२०२३

प्रति,

तलाठी - काल्हेर

विषय :- मुंबई महानगर प्रदेश विकास प्राधिकरणामार्फत मुंबई मेट्रो टप्पा -५
(टाणे- भिवंडी-कल्याण) साठी कारडंपोसाठी आवश्यक असणाऱ्या
भूसंपादन करावयाच्या जमीन मालकांची चर्चा सत्र आयोजित
करणेबाबत.

मेट्रो टप्पा -५ (टाणे- भिवंडी-कल्याण) यासाठी मोजे कशेली ता. भिवंडी येथे मेट्रो
प्रकल्पासाठी कारडंपो प्रस्तावित असून, प्रकल्प बाधितांची जमीन बाधीत होणार असेल त्यांचे प्रबोधन
करणे, त्यांना प्रकल्पासंबंधी माहिती देणे, ज्यांच्या जागा जाणार आहेत त्यांना भूसंपादनाची माहिती
देणे व त्यानंतर सामाजिक परिणाम अहवाल तयार करणे हा उद्देश आहे.

सामाजिक विकास कक्ष तथा अप्पर जिल्हाधिकारी मुंबई महानगर प्रदेश विकास प्राधिकरण
यांचे अध्यक्षतेखाली बैठक दि. ०५/०४/२०२३ वेळ ११.०० वाजता उपविभागीय अधिकारी भिवंडी
यांचे कार्यालयात आयोजित केली आहे.

तरी आपण बैठकीबाबत सोबत जोडलेल्या यादीप्रमाणे खातेदारांस या कार्यालयात घरील
तारखेस व वेळेत हजर राहणेकामी समज द्यावी व तसे या कार्यालयास अवगत करावे.

(अमित सानप)

उपविभागीय अधिकारी
भिवंडी विभाग भिवंडी

- प्रत:- १. मुंबई महानगर प्रदेश विकास प्राधिकरण - प्रमुख, सामाजिक, विकास कक्ष अप्पर जिल्हाधिकारी
तथा प्रमुख सामाजिक कक्ष.
२. अप्पर जिल्हाधिकारी - मेट्रो भूसंपादन पुनर्वसन शाखा.
३. मंडळ अधिकारी - खारबाव

(अमित सानप)


उपविभागीय अधिकारी
भिवंडी विभाग भिवंडी

दि. २४/३/२०२३
24/3/2023
T.T. 24/3/2023

*Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1*



Draft Social Impact Assessment and Resettlement Action Plan For Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
एम एम आर डी ए
MMRDA

MUMBAI METRO LINE 5

Thane-Bhiwandi-Kalyan

Information Brochure
For Project Affected Persons

AN IMPORTANT "URBAN TRANSPORT PROJECT"

MUMBAI METRO LINE PROJECT Thane-Bhiwandi-Kalyan

INFORMATION BROCHURE

Preface By Honourable Metropolitan Commissioner



Mr. S. V. R. Srinivas
Metropolitan Commissioner

Selection of a Metro System:
Metro systems are superior to other because they provide higher carrying capacity, faster, smoother and safer travel, occupy less space and they are energy efficient.

Some salient features of Metro system are as follows:

- Causes no air pollution.
- Low noise levels.
- 1.5th energy/passenger KM compared to road-based system.
- Is more reliable, comfortable, and safer than road-based system.
- Reduces travel time by 40-50% from other modes.

Metro Line 5, Thane -Bhiwandi- Kalyan section consists of 24.9 KM with 15 elevated stations. It will provide connectivity to Line 4 (Wadala-Kasarvadavli) station and with Line 12 (Kalyan - Sakinaka at Kalyan).

Dipt. Location is planned at Kasheli Village on land plot of 27.13 Ha.

Basic Features of the Project

The Mumbai Metropolitan Region Development Authority (MMRDA) has undertaken implementation of a 24.9 km. long and fully elevated Mumbai Metro Line 5 Project with 15 Stations. This Line starts from Thane Kaporbawdi and alignment passes through Kasheli, Kalher & Anjurphata through Dhanwarik Naka via Rajar Ganesh Elevated Bridge at Sahiba Mandir to Kalyan. This Line will connect important centers of Thane-Kalyan & Bhiwandi at Mumbai Suburbs. This Metro Line 5 will connect with Metro Line 4 (Wadala-Kasarwadavli) Metro ; Line 12 (Kalyan-Vadivli) -Gaimukhi Metro Line 10 (Gaimukhi-Shivaj Chovki) and Metro Line 12 (Kalyan - Sakinaka). This Metro Line will provide a transport network for Mumbai City, Mumbai Suburbs and Thane and will benefit the commuters of these areas. This Mumbai Metro Line 5 Project has been approved by the GoM and will be implemented by Mumbai Metropolitan Region Development Authority MMRDA. The GoM has declared Metro 5 Project as 'Vital Public Project' and as an 'Important Urban Transport Project'.

Framework for Land Acquisition and R&R Impacts

Most of the Metro Corridor falls within the Right of Way of roads thereby minimizing land acquisition and displacement. Public consultation meetings were held with Project Affected Persons (PAPs) at different locations during carrying out of the baseline census survey which provided useful inputs in finalizing design and implementation strategy. A detailed survey and Social Impact Assessment (SIA) has been carried out and further efforts have been made to minimize the impacts on structures. Although the Metro corridor will be elevated, land on the surface will be mainly required for landing infrastructure (LRI) at station locations, at few places for construction of viaduct, allied facilities and for a depot. It is estimated that a total of 35.40 ha. land will be required for the Project, out of which 27.24 ha. Land is Private & 8.16 ha. Land is Government out of government land 2.02 ha. land is required for permanent and 6.15 ha. Land is required for temporary Metro Works. 27.13 ha. will be required for the depot. The private land will be acquired through negotiations under appropriate legal provisions and Govt. policies. As per current assessment, it is also estimated that about 375 structures affected at Thane-Bhiwandi Locations. The GoM has approved Rehabilitation and Resettlement (R&R) of the Project Affected Persons (PAPs) as per the MUPP R&R Policy as amended and approved by the Government in the year 2000.

Eligibility and Entitlements

All categories of PAPs in terms of ownership of land and buildings, use and type of structures are covered in the survey. PAPs who are squatters and are not legitimate occupants of lands and buildings but are covered in the baseline survey, actually affected by the project works and are included in the approved Eligibility List based on due verification, will be eligible to receive R&R entitlements, which include Alternative tenement, shifting charges of new transport arrangements and certain other assistance as per the Right policy. PAPs occupying any new unauthorized structures or additional parts of existing structures built and occupied after the baseline survey and those enumerated in the survey but do not participate in the R&R, will not be eligible for the entitlements.

AN IMPORTANT "URBAN TRANSPORT PROJECT"

MUMBAI METRO LINE PROJECT Thane-Bhiwandi-Kalyan

Entitlement Details

Sr No.	PAP Category (as per use of Structure)	R & R Entitlement*
1	Residential PAP	Residential tenement free of cost in the building developed under SR scheme
2	Non-residential PAP	Commercial tenement equivalent to size of affected structures maximum upto 750 sq. ft. out of which 225 sq. ft. free of cost and additional area as per Ready Reckoner rate in the building developed under SR Scheme
3	Residential+ Non-residential (R+C combined) PAP	Either as per Sr. No. 1 or 2 above

The entitlements will be provided in the Rental Housing Schemes at Thane & Kalyan MMRI as per the vacant tenement availability. Particularly at Achme & Hub Town, Thane (W).

The post R & R entitlements includes allotment of 3 tenements per 100 tenements for Society Office, Bahavadi and Welfare Centre and financial benefits related to Rs.20,000 per tenement to the registered Co-operative Housing Society of PAPs. No PAP is allowed to transfer or dispose the tenements in any manner within a period of 10 years from the date of allotment as per the provision approved by the Government for Slum Rehabilitation (SR) Schemes.

Information Disclosure

The MMRDA has set up a public information centre (PIC) in its office on 3rd Floor 'X' wing at MMRDA (old building) E-Block, Bandra-Kurla Complex, Bandra (E), Mumbai-400 051, where various documents providing information related to the project will be available for examination from 10.00 a.m. to 1.00 p.m. on Monday to Friday (except holidays)

Grievance Redress

A separate two level mechanism has been constituted for redressal of grievance of PAPs. Individual PAPs having any grievances about eligibility and entitlements for R & R can make a written application along with related documentary evidence to the Field Level Grievance Redressal Committee (FLGRC) and can appeal to the Senior Level Grievance Redressal Committee (SLGRC) against the decision of the FLGRC.

AIIB's Policy on the Project-affected Peoples Mechanism (PPM) applies to this Project. The PPM has been established by AIIB to provide an opportunity for an independent and impartial review of submissions from Project-affected people who believe they have been or are likely to be adversely affected by AIIB's failure to implement the ESP in situations when their concerns cannot be addressed satisfactorily through the GRM or the processes of AIIB's Management. Information on AIIB's PPM is available at: <https://www.aiib.org/en/about-aiib/who-we-are/project-affected-peoples-mechanism/how-we-assist-you/index.html>.

AN IMPORTANT "URBAN TRANSPORT PROJECT"

MUMBAI METRO LINE PROJECT Thane-Bhiwandi-Kalyan

Salient Features

- Length** - 24.9 Km (Fully Elevated)
- No. of Stations** - 16 Nos.
- Interchanges**
 - Kapurabwadi, Thane - Metro Line- 5
- Other Features**
 - Rolling Stock: Fully air conditioned 6 coach train
 - Integration and seamless travel between all public modes
 - Commencement of operations in 2025

BENEFITS

- World class mass transit system
- Fully air conditioned
- Safest public transport mode
- Significant travel time reduction
- Automatic Fare Collection system

Contact Details:

The R & R work for the Mumbai Metro Line 5 project is being carried out by a unit headed by Additional Collector, Metro, from the premises of old building of MMRDA officials on 3rd Floor 'X' wing, MMRDA Old Building, E-Block, Bandra-Kurla Complex, Bandra (E), Mumbai-400 051.



Annexure – IV: Policy for Resettlement and Rehabilitation of Persons Affected Mumbai Urban Transport Project



Policy for Resettlement and
Rehabilitation of persons affected
by Mumbai Urban Transport
Project.

GOVERNMENT OF MAHARASHTRA

Housing and Special Assistance Department
Resolution No. Prakalpa 1700/CR 31/Slum 2,
Mantralaya, Mumbai 400 032
Dated the 12th December, 2000

Read : Government Resolution, Housing and Special Assistance Department, No. MIS 1094/CR 558/Slum 2, dated 12th March 1997.

1. Resolution :

Government of Maharashtra has decided to take up "Mumbai Urban Transport Project" (MUTP) with a view to bringing about improvements in traffic and transportation situation in the Mumbai Metropolitan Region (MMR). Efforts are being made to obtain financial assistance for this project from the World Bank. The schemes under MUTP include roads, Road Over Bridges (ROBs), traffic management schemes as well as various rail projects. The various schemes under MUTP would affect a substantial number of households, business activities and structures, which will have to be relocated. Resettlement of project affected persons, according to the World Bank operational directives, is required to be an integral part of World Bank financed projects. Preliminary estimate indicates that approximately 25,000 to 30,000 families will have to be relocated due to MUTP. Government of Maharashtra appointed a Task Force, in February, 1995 under the Chairmanship of Shri D. M. Sukthankar, former Chief Secretary, to prepare a framework for Resettlement and Rehabilitation (R & R) Policy and to assist the Government in determining the institutional arrangements and implementation strategies for R & R. The Task Force submitted its report to the Government after a detailed study of the households, business activities and structures likely to be affected by MUTP. Based on the recommendations of the Task Force, orders

prevailing for R & R of persons affected by the projects in rural areas, the legal provisions and a series of discussions with the World Bank missions a revised R & R Policy was submitted to the Government for approval. Accordingly the following Resettlement & Rehabilitation Policy has been formulated.

2. Applicability of the Policy :

The following R & R policy shall be applicable to all the sub-projects described in the Borrower's Project Implementation Plan (BPIP) for the MUTP and also the sub-projects identified for inclusion in the subsequent phases of MUTP. Resettlement Action Plans (RAP) and Community Environmental Management Plans (CEMP) will be prepared for each subproject involving resettlers in accordance with this Policy.

3. Objectives :

- (a) To minimise the resettlement by exploring all viable alternative project designs, and to prioritise various elements of the project by treating this as one of the important considerations,
- (b) Where displacement is unavoidable, to develop and execute resettlement plans in such a manner that displaced persons are compensated for their losses at replacement cost just prior to the actual move, displaced persons are assisted in their move and supported during the transition period in the resettlement site and displaced persons are assisted in improving or at least restoring their former living standards, income earning capacity and production levels; and to pay particular attention to the needs of poor resettlers in this regard,
- (c) To accord formal housing rights to the PAPs at the resettlement site. Such rights shall be in the form of leasehold rights of the land to the co-operative society of the PAPs and occupancy rights of built floor space to the members of the society. The membership of the co-operative society and the occupancy rights will be jointly awarded to the spouses of the PAP household. The documents in this respect will be the leasehold agreement with the co-operative society, which will include a list of its members and description of dwelling unit allotted to each member. The members of the co-operative society will receive a share certificate signifying the membership of the society.

- (d) To develop and implement the details of the resettlement programme through active community participation by establishing links with the community based organisations; and
- (e) To make efforts to retain existing community network in the resettlement area, wherever this is not feasible to make efforts to integrate the resettled population with the host community, and to minimise the adverse impact, if any, on the host community.

4. Categories of Project Affected Structures :

Project affected structures shall be categorised by referring to ownership, land use and type of construction.

Ownership :

- Land and building owned by the same person,
- Land owned by one person and building owned by the lessees,
- Land and building both leased to lessee,
- Land and building occupied by statutory tenants with owner occupant or where owner is a absentee
- Land occupied by squatters without any legal title. Category of squatters includes - non-resident structure owners, resident structure owners and tenants.

Land use :

- Land used for farming, horticulture etc.
- Land used for open uses such as storage, vehicle repairing etc.
- Structure used for residential purposes
- Structure used for shop-cum-residence
- Structure used for shop
- Structure used for workshop, factory etc.
- Structure used for schools, balwadis, community activities, religious purposes, medical and health facilities, gymnasium etc.

Type of structures :

- Multi-storeyed RCC structures,
- RCC or Steel frame structures in slum,
- Ground storeyed structures with RCC slab or tile or AC sheet or GI sheet roof,
- Ground storeyed structures/hutment in slums.

5. Definition of Project Affected Persons (PAP) :

Project Affected Person includes households, business units including their workers and owners of assets like land and buildings affected by MUTP shall be considered as PAPs and may include; non-resident land owners (including farmers and horticulturist); non-resident lessees; resident landlord (including farmers and horticulturists); resident lesseeresident lessees, tenants or sub-tenants of buildings; squatters (non-resident structure owners, resident structure owners, tenants); pavement dwellers. Household for this purpose means all the males/ females, their family members and relatives staying in a house/tenement/hut.

6. Eligibility of Project Affected Persons (PAPs) for R & R :

- (a) All legitimate occupants of land and building affected by MUTP up to the time of actual resettlement will be eligible for the benefit of R & R Policy. However, PAPs who are squatters and not the legitimate occupants of land or buildings shall be eligible for R & R only if enumerated during the baseline survey. The date of completion of baseline survey shall, therefore, be the cut-off date. While preparing the Resettlement Action Plan (RAP) the baseline survey will be updated if the gap between the baseline survey and the RAP is more than one year. Any new unauthorised structures or additions to existing structures carried out after the cut-off date and their occupants will not be eligible for R & R.

Similarly, the occupants of a structure except legal heir who have acquired the structures after the cut off date shall not be eligible for the benefits of Resettlement and Rehabilitation. However, member added to the eligible households by way of birth and marriage after the cut-off date will be

considered eligible for R & R. For this purpose, the baseline survey will create a detailed data base available with both the R & R Agency and the affected community. The significance of the cut-off date will also be explained to the community.

- (b) PAPs who do not wish to participate in the RAP prepared in the manner as laid down in this policy will not be eligible for rehabilitation and will have to vacate the occupied space on their own.
- (c) Aerial photographs if available and visual documentation carried out during baseline surveys will help identify squatters entering the area after the baseline surveys. These squatters shall not be entitled for any R & R benefits. Motivating and strengthening of Community Based Organisations (CBOs) during the baseline survey will be attempted to help prevent further encroachment after baseline survey. R & R activities and MUTP project execution schedule shall be closely co-ordinated to minimise the time between site clearance and commencements of civil works so as to prevent further encroachment. Implementing agencies shall protect the cleared sites by appointing watch and ward staff. Even with these measures, if encroachment takes place, eviction will be resorted to.

7. Selection of Resettlement Site :

The site for resettlement shall be selected out of the feasible options in consultation with the affected community as a part of the RAP preparation. The principal criteria for site selection shall include access to employment opportunities, infrastructure and social services. Environmental assessment of the resettlement site shall be carried out as part of the preparation of CEMP.

8. Land acquisition :

- (a) For acquisition of land for the project, landowners and lessees shall be compensated as per the provisions of the Land Acquisition Act, 1894 (LA Act). The facility of Transferable Development Rights (TDRs) will be available as an alternative to compensation under the LA Act, in accordance with the Development Control Regulations (DCRs) for Greater Mumbai 1991 as amended from time to time and being in force.

- (b) TDRs will also be available to developers who agree to build and hand over free of cost dwelling units for R & R according to the approved RAP, in accordance with the DCRs more particularly the Urban Development Department Notification dated the 15th October 1997.¹ FSI of 2.5 shall be allowed for construction of tenements, under the above schemes, on the lands reserved for resettlement of PAPs by making appropriate changes in the reservation in the Development Plan. To provide incentive to landowners in residential zones to build dwelling units to the PAPs, an additional FSI of 1.5 may be permitted. 0.75 of this additional FSI shall be used for rehabilitating PAPs free of cost, and the balance FSI of 0.75 may be allowed for free sale.²

9. Resettlement Options :

While preparing RAP following two options may be explored with the community;

- (a) Township option : This will be in the form of a sites and services project developed by the R & R agency (or other public agency) on a green-field site owned by the agency. A fully developed plot of 25 sq. meters shall be allotted one year in advance of the target date of relocation. The agency can use some land for high income housing of non-PAPs and for commercial activities. The agency can sell plots for commercial activities and high-income housing at market price to recover the project cost.

¹ Transfer of Development Right is available as an alternative to compensation under the LA Act 1894. If the landowner whose land is reserved for a public purpose is prepared to surrender such land to free of cost and free of encumbrances to BMC he can opt for receiving TDR equivalent to floor space which he could have constructed had his land not been reserved. In Suburbs where most of the land acquisition is required to be carried out for MUTP such floor space (and therefore the TDR will be reckoned at the Floor Space Index (FSI) of 1. These TDRs are saleable in the market and can be used in areas specified in the DCRs. In addition to the TDR given for the land, TDR equivalent to the floor space constructed for the slum dwellers and handed over free of cost for can also be granted. Such floor space is restricted to FSI of 2.5 and consequently TDR available for constructed dwelling units is also restricted to 2.5.

² More particularly as provided for in Urban Development Department Notification dated the 15th October 1997.

- (b) Tenements under Slum Redevelopment (SRD)/Public Housing (PH)/Housing the Dishoused (HD) : A tenement of 20.91 sq.m. in multi-storied buildings.
- (c) The entitlement of PAPs in terms of floor space / plot at the resettlement site for the options described in section 9 above will be as stated in Appendix. I

10. Other Amenities :

- (a) For township / sites and services option :

In addition to the developed plot of 25 sq.m., water supply at 90 lpcd, pedestrian pathways according to DCRs, on plot toilet seat and water tap, community facilities like primary school, dispensary, playground, fair price shop as may be required, and site for religious places that existed in the old community.

- (b) For PH / HD and SRD options :

PH / HD and SRD are a part of the Development Plan of Greater Mumbai. The standards of off-site amenities will therefore be according to the Development Plan. The on-site amenities like the recreational open space, Balwadis, water supply, sanitation, pathways and access streets etc. shall be provided according to the standards prescribed in DCR's.³

11. Monetary Supplement to Squatters :

The Project Affected Squatters who opt for Township option, shall be entitled to a monetary supplement that represents the replacement cost of their shelter at the time of baseline survey. For calculating such monetary supplement, Municipal Corporation of Greater Mumbai and the Public Works Department shall determine for various types of construction, a unit cost of replacement based on the rate schedules used by them for construction activities undertaken by them. The monetary supplement shall be disbursed in suitable instalments related to the progress of work of building the structure on the serviced site. However, PAPs that opt for fully built dwelling unit will not be eligible for such monetary supplement.

³ Some of the standards prescribed by the DCRs at present are; recreational open space @ of 15% of the plot area, water supply @ of 135 litres per capita per day, one balwadi of 20.9 sq.m. for every 100 dwelling units and minimum width of pathway is 1.5 m.

12. Compensation for Economic Losses :

Every effort shall be made to relocate the affected households to nearby site and thus avoid cutting access to existing employment and income earning sources.

- (a) If the relocation of workers / employees results in an increase in travel distance to reach the original place of work or new place of work, a lump sum compensation not exceeding twelve quarterly season tickets for such excess distance by suburban railway at the time of resettlement shall be paid to such workers / employees subject to actual verification of extra expenditure incurred.
- (b) If it turns out to be impossible to continue present occupation or where workers / employees / entrepreneurs permanently lose their source of livelihood, because of displacement, a lump sum compensation equivalent to one year's income be given to such workers / employees / entrepreneurs at the rates to be determined by the R & R implementing agency. A valuation committee comprising the representatives of the R & R Agency and the NGO shall assist the R & R Agency in determining the annual income of PAPs.
- (c) Vulnerable households such as women headed households, handicapped and the aged will be extended an additional package of rehabilitation services to help them overcome the difficulties on account of resettlement. This will include preference in allotment of dwelling units on the ground floor for the handicapped and preference in sanctioning of loans from the fund mentioned below. Any further assistance required for vulnerable PAPs will be determined during RAP preparation.
- (d) For those who permanently lose their jobs, the rehabilitation package shall include access to employment information through employment exchange and training facilities. Moreover, community operated fund will be created to provide seed capital and other loans. Community operated fund could be linked with community saving programmes. The fund could be controlled and monitored by the community with the assistance of Non-Governmental Organisation (NGO).

13. Other Benefits :

In addition to the shelter-related rehabilitation described in the Appendix I, cost of shifting will be paid to the PAPs or free transport arrangements be made available to the PAPs for moving to the resettlement site.

14. Planning and Implementation Procedure :

- (a) Based on the baseline survey carried out through close participation of NGOs and CBOs, a list of eligible project affected structures, households, lands, shops and business activities shall be prepared and announced for community endorsement to avoid conflict over subsequent entrants in the project area.
- (b) RAP preparation shall be undertaken with active participation of eligible PAPs. Draft RAP shall include, a statement of objective and policies, an executive summary, and provision for the following :
- organizational responsibilities,
 - community participation and integration with host populations,
 - socioeconomic survey,
 - legal framework,
 - alternative sites and selection,
 - valuation of and compensation for lost assets,
 - land tenure, acquisition, and transfer,
 - access to training, employment, and credit,
 - shelter, infrastructure, and social services,
 - environmental protection and management; and
 - implementation schedule, monitoring, and evaluation.

Cost estimates should be prepared for these activities, and they should be budgeted and scheduled in coordination with the physical works of the main investment project.

- (b) Draft RAP shall be shared with the PAPs, NGOs, CBOs and general public in the area through community meetings and other appropriate media. The views of PAPs will be taken into account in finalising the RAP.⁴

⁴ In case indigenous people are affected by MUTP a separate Indigenous People Development Plan (IPDP) will be prepared along with the RAP in accordance with the World Bank's Operational Directive 4.20.

- (c) In addition, general dissemination of information on R & R policy, specific RAPs and environmental management plan related to MUTP shall also be undertaken in a planned manner. These activities may include organising seminars, bringing out the news items in newspapers, TV, radio, technical and academic journals.
- (d) The RAP prepared in this manner shall be implemented by the agency identified for the purpose.
- (e) "A two-stage resettlement process will be adopted only under emergency circumstances and only if the affected community agrees to move to the transit housing prior to shifting to permanent houses. Prior to shifting people to transit houses the following need to be ensured -
 - (i) the type of accommodation and basic amenities to be provided in the transit camps and a time table for moving to permanent sites are discussed and agreed with the PAPs and
 - (ii) the world Bank will verify the feasibility of the schedules in the time table, particularly whether acquiring permanent sites can be completed within at most two years and that permanent housing can be available before the end of the third year."

15. Redressal of Grievances :

R & R Agency shall designate a senior officer at the local level to consider any grievance of PAPs in consultation with the concerned NGO and give his decision in writing, within a stipulated time period, and also keep a record of such decisions. If the aggrieved PAP is not satisfied with this decision, final appeal, could be made to the Grievance Redressal Committee appointed by the R & R Agency comprising its officials and the representatives of NGOs.

16. Completion of Resettlement Prior to Commencement of Civil Works :

The agreed resettlement activities in transit structures in the case of two stage implementation procedure and in permanent settlements in other cases shall be generally completed prior to commencement of the relevant section of the civil work of the transport project. On completion of resettlement, the site shall be turned over to the concerned transport project-implementing agency.

17. Indirectly Affected PAPs :

The relocation of affected communities and persons may have adverse impact on the community linkages at the old site. In order to minimise such adverse impact appropriate and careful measures need be planned. For this purpose, the affected community be identified based on the social and economic linkages and not purely on the basis of right of way required for the project. If the social and economic linkages are substantially affected⁵, the remaining people, whose proportion should not exceed 20% of the directly affected PAPs. If they desire should be resettled along with the PAPs. However, if the remaining people do not desire to shift, efforts shall be made to provide earlier social and economic facilities at the old site.

18. Host Community :

The relocation of PAPs at the new site may impact two types of host communities. One, resident of the relocation site and the other living in the vicinity of the resettlement site. Resettlement of PAPs will displace the first type of host community and increase the burden on the infrastructure services available to the second type of the host community. The host community that is resident of the relocation site shall be treated as eligible PAPs and shall be extended all the benefits of this policy. In case of the host community in the vicinity of the relocation site, the increased demand of services on account of resettled community, may reduce the quality of life of the host community. In order to avoid or minimise such impacts the RAP will propose augmentation of available services. Such augmentation will be carried out as part of RAP implementation.

19. Modification of Development Plan :

Urban Development Department shall decide, on case to case basis, about the changes to be carried out in the reservation in the Development Plan for lands

<p>⁵ The social and economic linkages shall be considered to be substantially affected when almost all the residents of the affected area had shifted together to the area from the same area of origin, or; some common infrastructure facilities such as, school, dispensary etc. were shared by all the residents, which need to be demolished to clear the site for the project and providing these facilities for the remaining families is not feasible, or; the number of the remaining families is so small that it is not possible for them to stay as a community.</p>

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to be acquired and utilised for R & R of PAPs according to the procedure laid down in the Maharashtra Regional and Town Planning Act 1966 (MR & TP Act).⁶

20. Institutional Arrangements :

Institutional arrangements, including interdepartmental oversight committees, the hiring of experts in housing, engineering, social development, land acquisition, legal, environment, PR and other relevant areas and monitoring mechanisms, will be set forth in a separate notification to be issued on institutional arrangements.

21. Restrictions on Transfer / Disposal of Tenements Allotted to the PAPs :

No PAPs shall transfer / dispose of the tenement allotted to him without prior permission of the Government. The procedure followed by Slum Rehabilitation Authority for transfer / disposal of tenements under Slum Rehabilitation Schemes shall mutatis-mutandis be applied in case of transfer / disposal of tenements allotted to the PAPs under this policy.

These orders are issued after obtaining concurrence of the Urban Development Department vide informal reference No. 594 Dated 22/11/2000.

This Government Resolution shall supersede all the previous Government Resolutions on this subject.

By order and in the name of the Governor of Maharashtra,

Sd/-

(R. B. Budhiraja)

Principal Secretary to Government of Maharashtra,

⁶ The procedure for modifying the Development Plan reservation is prescribed in Section 37 of the MR & TP Act 1966. This requires publication of proposed modification for inviting public suggestions and objections, hearing the suggestions and objections and then taking a final decision.

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Copy to :

1. Secretary to Hon. Governor,
2. Secretary to Chief Minister,
3. Chief Secretary,
4. Chairman, Railway Board, Rail Bhavan, New Delhi.
5. Private Secretaries to all Ministers and State Ministers,
6. Additional Secretary, Urban Development Department, Government of India,
New Delhi.
7. General Manager, Western Railway, Churchgate, Mumbai
8. General Manager, Central Railway, CST, Mumbai.
9. Managing Director, M.R.V.C. 2nd floor, Churchgate Station Building,
Mumbai 400 020.
10. Metropolitan Commissioner, MMRDA, Bandra Kurla Complex, Mumbai.
11. Secretary to All Department, Mantralaya, Mumbai.
12. Vice President and Chief Executive Officer, MHADA, Mumbai 400 051.
13. Chief Executive Officer, S.R.A., Bandra (East) Mumbai 400 051.
14. Divisional Railway Manager, Western Railway, Mumbai Central, Mumbai.
15. Divisional Railway Manager, Central Railway, CST, Mumbai.
16. Additional Police Commissioner, Traffic Police, Worli, Mumbai.
17. Commissioner, Gr. Mumbai Municipal Corporation, Mumbai.
18. Commissioner, Thane Municipal Corporation.
19. Collector, Mumbai
20. Collector, Mumbai Suburban District, Mumbai.
21. Additional Collector (ENC), Mumbai.
22. Controller, Encroachment, Mumbai.
23. All Officers, Housing and Special Assistance Department, Mantralaya,
Mumbai.
24. Select File.

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Appendix - I

SUMMARY OF REHABILITATION MEASURES

Sr. No.	Category of RAP	Legal Compensation	Rehabilitation		
			Monetary Supplement	Type of Shelter related Rehabilitation	Price to be Charged
1.	Non-resident land Owners (Including farmers and horticulturists)	Market value of land and building according to LA Act.	Nil	Nil	
	Non-resident lessees	Apportionment of compensation for the unexpired period of lease according to LA Act.	Nil	Nil	
2.	Resident landlord (land and building) (including farmers and horticulturists)	As in 1 above.	Nil	Cash supplement equivalent to cost of construction of floor space (subject to a max. of 20.91 sq.m) occupied prior to resettlement. OR Floor space equal to self occupied floor area, subject to maximum of 70 sq.m., irrespective of use of floor space	First 20.91 sq.m. of floor space free of cost and at actual cost for the area in excess thereof
	Resident lessee of land and building	Apportionment of compensation for the unexpired period of lease according to LA Act.	Nil	Floor space equal to self occupied floor area, subject to maximum of 70 sq.m., irrespective of use of floor space	First 20.91 sq.m. of floor space free of cost and at actual cost for area in excess thereof.
3.	Resident lessees, tenants or sub-tenants of buildings	Shifting charges according to LA Act.	Nil	Floor space equal to self occupied floor area, subject to a maximum of 70 sq., irrespective of use of floor space.	Free of cost on ownership basis up to 20.91 sq.m. of floor space and at actual cost for area in excess thereof

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4.	Squatters				
	Non-Resident structure owners (The status to be established by documentary evidence in	Nil	Replacement cost of lost structure	Nil	
	Resident structure owners	Nil	Replacement cost of lost structure	Township option Plot of 25 sq.m. Plot in excess of 25 sq.m.	Free of cost At cost of excess area.
			Nil	PH/HD/SRD Option : Residential : floor space of 20.91 sq.m. Shops & business Area equivalent to existing area with a maximum of 70 sq.m. Out of which 20.91 sq.m.	Free of cost. Free of cost
				Area in excess of 20.91 sq.m.	At cost for the excess area
	Tenants	Nil	Nil	Township option Plot of 25 sq.m. Plot in excess of 25 sq.m. PH/HD/SRD Option : Residential : floor space of 20.91 sq.m. For shops & business Area equivalent to existing area with a maximum of 70 sq.m. out of which 20.91 sq.m. Area in excess of 20.91 sq.m.	Free of cost. At cost for the excess area. Free of cost Free of cost At cost for the excess area

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5.	Pavement dwellers	Nil	Replacement cost of lost structure Nil	Township option Plot of 25 sq.m. Plot in excess of 25 sq.m. PH/HD/SRD Option : Residential : floor space of 20.91 sq.m. For shops & business: Area equivalent to existing area with a maximum of 70 sq.m. Out of which 20.91 sq.m. Area in excess of 20.91 sq.m.	Free of cost. At cost for the excess area Free of cost. Free of cost At cost for the excess aea.
6.	Employees and entrepreneurs (a) Employees residing in the affected community and working at some other place (b) Non-resident employees (c) Employees and entrepreneurs who permanently lose their source of livelihood	Nil Nil Nil	Amount equivalent to the fare of twelve quarterly season tickets for excess distance by suburban railway. Same as above A lump sum compensation equivalent to one year's income, determined by the R & R Agency's valuation committee.	Nil Nil The rehabilitation package shall include access to employment information through employment exchange, and training facilities for appropriate skills be provided through on going government programs, and credit through community operated fund.	

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Annexure – V :Notification Under Right to Fair Compensation and Transparency In Land Acquisition, Rehabilitation and Resettlement Act, 2013

महाराष्ट्र शासन राज्यत्र जलपारण धान धर-अ, मे २६, २०१५/ज्येष्ठ ५, शके १९३७

REVENUE AND FORESTS DEPARTMENT

Madam Kama Marg, Hutatma Rajguru Chowk, Mantralaya,
Mumbai 400 032, dated the 26th May 2015.

NOTIFICATION

**RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RESETTLEMENT
Act, 2013.**

No. LQN.12/2013/C.R.-190/A-2.—Whereas, in the First Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (30 of 2013), the component of compensation package in respect of land acquired under the said Act as well as the manner of determination of value thereof are specified;

And whereas, in entry 2 and 3 of the said First Schedule the factor by which the market value is to be multiplied in the case of rural areas is specified as 1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government and in the case of urban areas is specified as 1(One), respectively;

Now, therefore, in exercise of the powers conferred by entry 2 of the First Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (30 of 2013) and of all other powers enabling it in that behalf, and in supersession of all other Government Notifications issued in this behalf, the Government of Maharashtra, being the appropriate Government, hereby notifies the factor by which the market value is to be multiplied in column (3) of the Schedule appended herewith in respect of the areas specified in column (2) thereof, as follows :—

<i>Schedule</i>		
Sr. No. (1)	Area (2)	Factor (3)
1	<p>(a) Areas of Municipal Corporations established in accordance with the Mumbai Municipal Corporation Act (III of 1888) or the Maharashtra Municipal Corporations Act (LIX of 1949).</p> <p>(b) Areas of Class "A", "B" and "C" Municipal Councils established as per section 4 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 (Mah. XLI of 1965).</p> <p>(c) Industrial Townships established as per section 341-G of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 (Mah. XLI of 1965).</p> <p>(d) Special Planning Authorities, Area Development Authorities, New Town Development Authorities, such as City Industrial Development Corporation (CIDCO), Mumbai Metropolitan Region Development Authority (MMRDA), Pune Metropolitan Region Development Authority (PMRDA), Pimpri-Chinchwad New Town Development Authority (PCNDTA), Nagpur Improvement Trust (NIT), as well as Pilgrim Development Authorities such as Pandharpur, Shirdi etc., for which Development plans are prepared in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966.</p>	1.00

And 187 structure 187cy in Land Acquisition, Rehabilitation and Resettlement Act 2013

Draft Social Impact Assessment and Resettlement Action Plan For
Metro 5 Project (Thane -Bhiwandi -Kalyan) Phase 1

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-अ, पे २६, २०१५/ज्येष्ठ ५, शके १९३७

(1)	(2)	(3)
2	Areas covered by Regional Plans for Districts, as well as Development Plan prepared in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966 for non-Municipal Council areas, excluding the areas mentioned in clauses (a) to (d) above.	1.50
3	Rural area, excluding the areas mentioned in entries 1 and 2 above.	2.00

By order and in the name of the Governor of Maharashtra,

S. K. GAWADE,
Deputy Secretary to Government.

Annexure-VI: Social Management Matrix

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
Land						
1-a	Loss of private land	Agricultural land, homestead land or vacant plot	Legal titleholders/ Family with traditional titleholders ²	<ul style="list-style-type: none"> It is a Metro project in urban area and does not involve acquisition of any agricultural or homestead land and PAPs do not include families with traditional titles. The following compensation will be paid on par with RTFCTLARR Act. Market value of land, value of assets attached to the land or buildings and 100% solatium (or as decided by GoM) Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI Monthly subsistence allowance of Rs. 3,000 per month for a period of 	Owners as per record of rights and actual holder of land could be different. The holder could be the purchaser of property. Assessment and apportionment of compensation as per legal rights will have to be determined before payment.	The Competent Authority for land acquisition will implement the entitlement provisions. If negotiations are involved, the same will be carried out by the MMRDA.

² Traditional land rights refer to households with customary rights to land, and shall be treated equivalent to titleholders. The Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 defines "Forest Dwelling Scheduled Tribes" as the members or community of the Scheduled Tribes who primarily reside in and who depend on the forests and forest lands for bona fide livelihood needs and includes the Scheduled Tribe pastoralist communities. The act provides right to in situ rehabilitation including alternative land in cases where the Scheduled Tribes and other traditional forest dwellers have been illegally evicted or displaced from forest land of any description without receiving their legal entitlement or rehabilitation prior to the 13th of December 2005.

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S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<p>one-year One-time financial assistance of Rs. 50,000 towards transportation cost for shifting One-time resettlement allowance of Rs. 50,000. Displaced families³ belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance.</p> <ul style="list-style-type: none"> • Additional assistance to Vulnerable Households • Land will be preferably acquired through negotiations with the titleholders by offering compensation on par with or more than that provided under the RTFCTLARR Act based on appropriate legal provisions. 		
1-b	Loss of private land	Agricultural land, homestead	Tenants and leaseholders (whether having	<ul style="list-style-type: none"> • Apportioned compensation as per the provisions of the 	Competing claims will have to be decided by the Competent Authority based	The Competent Authority for land acquisition will

³ Displaced family" as defined by the LARR Act–2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) 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. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

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		land or vacant plot	written tenancy/lease documents or not / Sharecroppers	RTFCTLARR Act. <ul style="list-style-type: none"> • Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI • Monthly subsistence allowance of Rs. 3,000 per month for a period of one year • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement allowance of Rs. 50,000. • Displaced families⁴belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance. • Additional assistance to 	on legal documents.	implement the entitlement provisions. If negotiations are involved, the same will be carried out by the MMRDA.

⁴ Displaced family" as defined by the LARR Act–2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) 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. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

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				Vulnerable Households		
2-a	Loss of Government land	Vacant plot, Agricultural land, homestead land	Leaseholders	<ul style="list-style-type: none"> Land transfer charges, if any, levied by the concerned Government Agency (which may include compensation to be paid to the lessee for obtaining possession of land) 	The terms of transfer of land either will be decided by the Central / State Govt. or will have to be negotiated with the concerned Government agency.	MMRDA will hold negotiations, if necessary.
2-b	Loss of Government land	Vacant plot, Agricultural land, homestead land, RoW of road	Non-Title Holders/Squatters ⁵ , Encroachers ⁶	<ul style="list-style-type: none"> No compensation against land envisaged for Non-titleholders. Land transfer charges, if any, levied by the concerned Government Agency 	The terms of transfer of land will either be decided by the Central / State Govt. or will have to be negotiated with the concerned Government agency.	MMRDA will hold negotiations, if necessary.
• Residential Structures⁷						
3-a	Loss of residential structure	Residential structure and other assets ⁸	Legal titleholders Family with traditional land right	<ul style="list-style-type: none"> No resettlement benefit if legal titleholder is non-resident. If resident, a constructed house of not less than 50 sq.m. plinth area (if required in multi-storied building) for a family. Alternatively, if so 	Specific arrangements will have to be made to provide such housing which is different than that provided to Non-titleholder PAPs	MMRDA will identify and make available suitable housing stock.

⁵ Squatters are those who have no recognizable rights on the land that they are occupying.

⁶ Encroachers are those who build a structure which is in whole or is part of an adjacent property to which he/she has no title. They are not vulnerable.

⁷ Some of the some entitlements under section are the same as previous rows as it is structured separately for each affected category and should not be duplicated in reading.

⁸ Other assets include, but is not limited to walls, fences, sheds, wells, etc.

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				<p>desired, a one-time financial assistance of not less than Rs. 1.5 lakhs for construction of a house (or as decided by the GoM)</p> <ul style="list-style-type: none"> The above benefits will be in addition to the compensation and benefits against acquired land. 		
3-b	Loss of residential structure	Residential structure and other assets	Tenants and leaseholders	<ul style="list-style-type: none"> No resettlement benefit if non-resident. If resident, a constructed house of not less than 50 sq.m. plinth area (if required in multi-storied building) for a family. Alternatively, if so desired, a one-time financial assistance of not less than Rs. 1.5 lakhs for construction of a house (or as decided by the GoM) The above benefits will be in addition to the compensation and benefits against acquired land. 	Specific arrangements will have to be made to provide such housing which is different than that provided to Non-titleholder PAPs	MMRDA will identify and make available suitable housing stock.
3-c	Loss of residential structure	Residential structure and other assets	Non-Title Holders	<ul style="list-style-type: none"> If resident on Private Land : A constructed house of not less than 50 sq.m. 	<ul style="list-style-type: none"> Specific arrangements will have to be made to provide such housing which is different than 	<ul style="list-style-type: none"> MMRDA will identify and make available suitable housing stock.

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				<p>plinth area (if required in multi-storied building) for a family. Alternatively, if so desired, a one-time financial assistance of not less than Rs. 1.5 lakhs for construction of a house (or as decided by the GoM)</p> <ul style="list-style-type: none"> • Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI • Monthly subsistence allowance of Rs. 3,000 per month for a period of one year • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement allowance of Rs. 50,000. • Displaced families⁹belonging to 	<p>that provided to Non-titleholder PAPs</p> <ul style="list-style-type: none"> • Specific method will have to be derived to determine cost of increased travel distance, assessment of past income and establishment of community operated fund. 	<ul style="list-style-type: none"> • MMRDA will formulate necessary guidelines and implement them.

⁹ Displaced family" as defined by the LARR Act–2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary

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S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<p>Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance.</p> <ul style="list-style-type: none"> • Additional assistance to Vulnerable Households • If on Govt. Land : • Occupants : A house of 225 sq.ft. carpet area free of cost in multi-storey building in R&R colony. • Structure Owners : Replacement cost of lost structure • Arrangement for actual transportation or payment of amount based on actual cost • For increased travel distance : Monetary compensation for 3 year travel • Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access 		

restrictions on land use or on access to legally designated parks and protected areas. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

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S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				to employment information and training facilities and assistance through community operated fund		
• Commercial Structures						
4-a	Loss of commercial structure	Commercial structure and other assets	Legal titleholders Family with traditional land right	<ul style="list-style-type: none"> • No benefit against structure to legal titleholder if he/she is not an occupant apart from as value of asset attached to land forming part of land compensation. • For Occupant, one-time financial assistance of minimum Rs. 25,000 for construction of shop as per the RTFCTLARR Act. • The above benefits will be in addition to the compensation and benefits against acquired land. • OR following benefits under MUTP R&R Policy • Occupants: A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost 	<ul style="list-style-type: none"> • PAPs will have to be requested to make a choice from the benefits available under the RTFCTLARR Act and those under the MUTP R&R Policy. 	MMRDA will provide R&R package based on the choice made by the PAPs.

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				<p>and additional area at Ready Reckoner rate in R&R colony.</p> <ul style="list-style-type: none"> • Arrangement for actual transportation or payment of amount based on actual cost • For increased travel distance: Monetary compensation for 3 year travel • Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 		
4-b	Loss of commercial structure	Commercial structure and other assets	Tenants and leaseholders	<ul style="list-style-type: none"> • No benefit against structure to tenant and leaseholder if he/she is not an occupant apart from apportionment of land compensation. • For Occupant, One-time financial assistance of minimum Rs. 25,000 for construction of shop as per the RTFCTLARR Act. 	PAPs will have to be requested to make a choice from the benefits available under the RTFCTLARR Act and those under the MUTP R&R Policy.	MMRDA will provide R&R package based on the choice made by the PAPs.

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				<ul style="list-style-type: none"> • The above benefits will be in addition to the compensation and benefits against acquired land. • OR following benefits under MUTP R&R Policy • Occupants : A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost and additional area at Ready Reckoner rate in R&R colony. • Structure Owner : Replacement cost of lost structure • Arrangement for actual transportation or payment of amount based on actual cost • For increased travel distance : Monetary compensation for 3 year travel • Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment 		

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				information and training facilities and assistance through community operated fund		
4-c	Loss of commercial structure	Commercial structure and other assets	Non-Title Holders	<ul style="list-style-type: none"> • If structure on Private Land : • One-time financial assistance of minimum Rs. 25,000 for construction of shop as per the RTFCTLARR Act. • Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI • Monthly subsistence allowance of Rs. 3,000 per month for a period of one year • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement 	PAPs will have to be requested to make a choice from the benefits available under the RTFCTLARR Act and those under the MUTP R&R Policy.	MMRDA will provide R&R package based on the choice made by the PAPs.

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				<p>allowance of Rs. 50,000.</p> <ul style="list-style-type: none"> • Displaced families¹⁰ belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance. • Additional assistance to Vulnerable Households • If on Govt. land : • Occupants : A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost and additional area at Ready Reckoner rate in R&R colony or monetary amount of value of affected structure if more than 225 sq.ft. • Structure Owner : Replacement cost of lost structure • Arrangement for actual 		

¹⁰ Displaced family" as defined by the LARR Act–2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) 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. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

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				transportation or payment of amount based on actual cost <ul style="list-style-type: none"> For increased travel distance : Monetary compensation for 3 year travel Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 		
• Livelihood						
5	Loss of livelihood	Livelihood	Legal titleholder losing business/ commercial establishment Family with traditional land right Commercial tenant Commercial leaseholder Employee in commercial establishment Agricultural laborer (long term) Artisans Squatters	<ul style="list-style-type: none"> Under the RTFCTLARR Act, the livelihood support / restoration measures are already incorporated in the form of compensation and additional benefits. However, these are restricted to people affected on account of acquisition of private land. PAPs occupying Government Land are provided the following support for livelihood : 	<ul style="list-style-type: none"> Vulnerable households will be identified during the census. An assessment of loss of livelihood can be made post R&R and additional remedial measures can be undertaken, if necessary 	Assessment of vulnerable households and PAPs needing additional support for livelihood will be assessed by the MMRDA with the help of the NGO and necessary actions will be undertaken.

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				<ul style="list-style-type: none"> For increased travel distance : Monetary compensation for 3 year travel Permanent loss of Livelihood: Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 		
• Trees and Crops						
6	Loss of trees and crops	Standing trees and crops	Legal titleholder Family with traditional land right Agricultural tenant/ leaseholder Sharecroppers Non-Title Holders Squatter	<ul style="list-style-type: none"> Loss of trees located on private land will be incorporated as a part of the compensation payable to the concerned titleholders. No compensation will be payable for loss of trees located on Government land and measures will be taken as per the conditions stipulated, if any, by the Tree Authority while granting permission to cut trees. 	<ul style="list-style-type: none"> Value of trees on private land will have to be determined by the Competent Authority. Permission of Tree Authority will have to be obtained. 	MMRDA will undertake measures as may be necessary.
• Vulnerable						
7	Impacts on vulnerable Aps	All impacts	Vulnerable Aps	<ul style="list-style-type: none"> Additional benefits, if any, prescribed under the RTFCTLARR Act will 	Vulnerable households will be identified during the census and implementation of project.	MMRDA will provide assistance as per the policy with the help of

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				<p>be provided.</p> <ul style="list-style-type: none"> Under MUTP R&R Policy, vulnerable households such as women headed households, handicapped and the aged will be extended an additional package of rehabilitation services to help them overcome the difficulties on account of resettlement. This will include preference in allotment of dwelling units on the ground floor for the handicapped and preference in sanctioning of loans from the community operated fund. 		the NGO.
• Temporary Loss						
8	Temporary loss of land ¹¹	Land temporarily required for sub-project construction	<p>Legal titleholders</p> <p>Family with traditional land right</p>	<ul style="list-style-type: none"> Any land required by the Project on a temporary basis will be compensated as per the legal provisions and in consultation with the landholders. Rent at market value for the period of occupation 	<p>Assessment of impacts if any on structures, assets and trees due to temporary occupation.</p> <p style="text-align: center;">Site restoration.</p>	MMRDA/ Valuation Committee will determine rental value and duration of construction in consultation with PAPs. MMRDA will ensure compensation is paid prior to site being taken-over by

¹¹Temporary possession of land for project purpose can be taken only for three years from the date of commencement of such possession/occupation.

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				<ul style="list-style-type: none"> • Compensation for assets at replacement cost • Restoration of land to previous or better quality¹². 		contractor. Contractor will be responsible for site restoration.
9	Temporary disruption of livelihood		Legal titleholders, non-titled Aps	<ul style="list-style-type: none"> • Cash assistance based on the average earnings per month for the loss of income/livelihood for the period of disruption, and contractor's actions to ensure there is no income/access loss consistent with the EMP.¹³ • Assistance to mobile vendors/hawkers to temporarily shift for continued economic activity.¹⁴ 	Efforts to be made to avoid such a situation Identification of alternative temporary sites to continue economic activity.	MMRDA / valuation committee will determine income loss and will pay compensation accordingly. Contractors will perform actions to minimize income/access loss.
• Common Resources						
10	Loss and temporary impacts on common resources	Common resources	Communities	<ul style="list-style-type: none"> • Replacement or restoration / redevelopment of the affected community facilities – including 	Identification of suitable site for relocation, land clearance and financial assistance for re-construction of community assets.	MMRDA and Contractor.

¹² If the land has become permanently unfit to be used for the purpose for which it was used immediately before the commencement of such term, and if the persons interested shall so require, the appropriate Government shall proceed under the Act to acquire the land as if it was needed permanently for a public purpose.

¹³ This includes: leaving spaces for access between mounds of soil, providing walkways and metal sheets to maintain access across trenches for people and vehicles where required, increased workforces to finish work in areas with impacts on access, timing of works to reduce disruption during business hours, phased construction schedule and working one segment at a time and one side of the road at a time.

¹⁴ For example assistance to shift to the other side of the road where there is no construction.

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				public water stand posts, public utility posts, temples, shrines, etc. <ul style="list-style-type: none"> Restoration or relocation / redevelopment of community facilities like primary school, dispensary, playground, fair price shop as may be required, and site for religious places that existed in the old community. 		
• Other						
11	Any other loss not identified	-	-	<ul style="list-style-type: none"> Unanticipated involuntary impacts will be documented during the implementation phase and mitigated based on provision made in this regard.. 	-	MMRDA will finalize the entitlements in line with AIIB policies.

Annexure-VII: Monitoring of RAP Implementation**Mumbai Metro 5 Project: Six-monthly Monitoring of RAP Implementation**

Report for the six-monthly period ending

Part-I: Quantitative monitoring format

Activity	Indicator	Total Target	Progress of Cases Dealt		
			Cumulative Past Progress	Reporting Period	Total
Rehabilitation and Resettlement	No. of PAPs Surveyed		--	--	--
	No. of PAPs / Structures Affected		--	--	--
	No. of PAPs Held Eligible on Verification				
	No. of PAPs opting for Retention of Part Structure / Self Resettlement / SRS		--	--	--
	Total No. of PAPs Required to be Rehabilitated				
	No. of Res. PAPs provided Alternative Houses				
	No. of Com. PAPs provided Alternative Shops				
	No. of Com. PAPs provided Financial Compensation				
	Amount of Financial Compensation Paid (Rs.)				
	No. of R+C PAPs provided Alternative Built Space				
	No. of Other PAPs / Structures Relocated				
	No. of Title Holder PAPs provided Financial Benefits				
	Amount Paid as Financial Benefits to TH PAPs (Rs.)				
	No. of Non-Title Holder PAPs provided Structure Compensation				
	Amount Paid as Structure Compensation to NTH PAPs (Rs.)				
	No. of PAPs Paid Transportation Cost				
	Amount Paid as Transportation Cost (Rs.)				
	No. of Affected Structures Cleared on Site				

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Activity	Indicator	Total Target	Progress of Cases Dealt		
			Cumulative Past Progress	Reporting Period	Total
Land Acquisition	Total Area of Land Surveyed for Acquisition (sq.m.)		--	--	--
	Total Area of Land Required (sq.m.)				
	No. of Cases Requiring Acquisition of Private Land Permanently		--	--	--
	No. of Cases of Permanent Acquisition without Fin. Compensation (FSI, TDR etc.)				
	Area of Private Land Acquired Permanently (sq.m.)				
	Amount of Financial Compensation Paid for Permanent Land (Rs.)				
	No. of Cases Requiring Acquisition of Private Land Temporarily		--	--	--
	Area of Private Land Acquired Temporarily(sq.m.)				
	Amount of Financial Compensation Paid for Temporary Land (Rs.)				
	Area of Govt. / Other Land Obtained (sq.m.)				
	Amount of Financial Compensation Paid for Govt. / Other Land (Rs.)				
Grievance Redress	FLGRC – No. of Cases Received	--			
	FLGRC – No. of Cases Dealt				
	FLGRC – No. of Cases Held Eligible for Benefits	--			
	FLGRC – No. of Eligible Cases whom Benefits Extended				
	SLGRC – No. of Cases Received	--			
	SLGRC – No. of Cases Dealt				
	SLGRC – No. of Cases Held Eligible for Benefits	--			
	SLGRC – No. of Eligible Cases whom Benefits Extended				
Livelihood Support	No. of Vulnerable and Any Other PAPs Losing				

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Activity	Indicator	Total Target	Progress of Cases Dealt		
			Cumulative Past Progress	Reporting Period	Total
(if found necessary)	Livelihood Permanently (Post Resettlement) provided Livelihood support through training etc.				
	No. of Vulnerable and Any Other PAPs Losing Livelihood Permanently (Post Resettlement) provided Financial Assistance for Livelihood				
	No. of PAPs Paid Financial Assistance for Losing Livelihood Temporarily during Construction				
	Amount of Financial Assistance provided for Permanent Loss of Livelihood				
	Amount of Financial Assistance provided for Temporary Loss of Livelihood				
	No. of Employees of Commercial Establishment provided Financial Assistance				
	Amount of Financial Assistance provided to Employees				
Post-R&R Support	No. of Co-operative housing Societies Registered				
	No. of CHS provided Tenements for Social Amenities				
	No. of CHS to whom Interest on Maintenance Deposit paid				

The information should be based on and backed by detailed tables prepared in appropriate formats providing case-wise data covering PAP details (such as Name, ID No. Map. No., asset details {208 structures, land etc.}), eligibility, entitlement and benefit details and also dates of dealing with them. For GRC data, suitable details such as date of application of complainant, hearing, decision taken etc. should be added.

Part-II- Qualitative Monitoring format

- Notes / reports on consultations / negotiations carried with individual or groups of PAPs (e.g. commercial PAPs, PAPs with partly affected structures, community structures) including documentation of notices issued / correspondence, attendance sheets,

- minutes, photographs etc.
2. Notes on process followed for deciding eligibility, entitlements and delivery of entitlements in the form of allotment of alternative accommodation, payment of financial compensation etc. including related documentation.
 3. Notes on process adopted for valuation of various assets for deciding entitlements / compensation.
 4. Notes on process adopted for the relocation of Community structures such as religious places, public toilets and others.
 5. Notes on process adopted for the dealing with grievances by FLGRC and SLGRC.
 6. Notes on process adopted for establishment of need, identification and implementation of Livelihood support activities.
 7. Notes on process adopted for Post R&R support activities.
 8. Major issues faced during RAP implementation and actions taken to resolve it.
 9. Major lessons learned and documented.

Out of the various notes specified above, process notes will have to be mostly prepared one-time and revised in case of change in the process while other notes and documents will have to be prepared as per the events.

Signature
Name and Designation of the Reporting Officer

Date:

Annexure-VIII: Terms of Reference for Independent Evaluation Agency

1. Project Description

Mumbai authorities are in the process to implementing the Metro Project. The project involves construction of 182 Km long corridor. This project is being implemented by the Executing Agency (EA) with financial support of international funding agencies. The project gives utmost importance to the Rehabilitation and Resettlement of project affected families. Accordingly, a Resettlement Action Plan has been developed for implementation.

The project includes a provision for monitoring and evaluation of the implementation of the Resettlement Action Plan (RAP) by an external monitor. Therefore, the EA, which is the Executing Agency (EA) for this project, requires services of a reputed Social Sector specialist individual /firm for monitoring and evaluation of RAP implementation referred to as the "Independent Evaluation Agency"(IEA).

2. Scope of Work of IEA- Generic

- To review and verify the progress in resettlement implementation as outlined in the RAP
- To evaluate the effectiveness and efficiency of MMRDA and the concerned agency in RAP implementation.
- To assess whether resettlement objectives, particularly livelihoods and living standards of the affected persons have been restored or enhanced
- To assess the efforts of MMRDA and concerned agency in implementation of the 'Community Participation strategy' with particular attention on participation of vulnerable groups namely (i) those who are below poverty line (BPL), (ii) those who belong to Scheduled Castes (SC) and Scheduled Tribes (ST), (iii) Women headed families, (iv) elderly and (v) disabled persons.
- To assess resettlement efficiency, effectiveness, impact and sustainability, drawing both on policies and practices and to suggest any corrective measures, if necessary.

3. Scope of work- Specific

The independent evaluation agency (IEA) will be involved in evaluation of the resettlement efforts by the EA. The major tasks expected from the external evaluator are:

- Review pre-displaced baseline data on income and expenditure, occupational and livelihood patterns, arrangements for use of common property, social organization, community organizations and cultural parameters.
- To review and verify the progress in land acquisition/resettlement implementation of subproject on a sample basis and prepare reports for the EA.
- To evaluate and assess the livelihood opportunities and income as well as quality of life of affected persons of project induced changes.
- To evaluate and assess the adequacy and effectiveness of consultative process with affected persons, particularly those vulnerable, including the adequacy and effectiveness of grievance procedures and legal redress available to the affected parties and dissemination of information about these.
- Identify an appropriate set of indicators for gathering and analyzing information on resettlement impacts; the indicators shall include but not limited to issues like restoration of income and living standards and level of satisfaction by the Aps in post-resettlement period.

- Review results of internal monitoring and verify claims through random checking at the field level to assess whether resettlement objectives have been generally met. Involve the PAPs, host population, and community groups in assessing the impact of resettlement for monitoring and evaluation purposes.
- Conduct both individual and community level impact analysis through the use of formal and informal surveys, key informant interviews, focus group discussions, community public meetings, and in-depth case studies of PAPs and host population from various social classes to assess the impact of resettlement.
- Identify the strengths and weaknesses of basic resettlement objectives and approaches, implementation strategies, including institutional issues, and provides suggestions for improvements in future resettlement policy making and planning.

4. Time frame and Reporting

The independent evaluation agency will be responsible for independent evaluation of the RAP implementation. The work is scheduled to start in and continue till the end of the project. The duration of RAP implementation is as per the given RAP time schedule. The evaluation report should be submitted to EA.

5. Qualifications

The evaluation agency will have significant experience in resettlement policy analysis and RAP implementation. Further, work experience and familiarity with all aspects of resettlement operations would be desirable.

Interested agencies should submit proposal for the work with a brief statement of the approach, methodology, staff strength, and relevant information concerning previous experience on evaluation of resettlement and rehabilitation implementation and preparation of reports.

6. Budget and Logistics

Copies of the proposal- both Technical and Financial- should be submitted and the budget should include all cost and any other logistics details necessary for resettlement monitoring. Additional expense claims whatsoever outside the budget will not be entertained.

Annexure-IX: AIIB Policy on the Project-affected People’s Mechanism Dec. 7, 2018

Introduction

The Environmental and Social Policy (ESP) of the Asian Infrastructure Investment Bank (AIIB) guides sound environmental and social management of AIIB-financed projects (Projects). The ESP provides a mechanism for public consultation and disclosure of information on the environmental and social risks and impacts of Projects and for use of Project-level Grievance Redress Mechanisms (Project-level GRMs). The ESP also provides that AIIB will establish a mechanism to receive submissions from Project-affected people who believe they have been or are likely to be adversely affected by AIIB’s failure to implement the ESP.

This Policy, adopted by the Board of Directors, establishes such a mechanism, known as the Project-affected People’s Mechanism (PPM). The Complaints- resolution, Evaluation and Integrity Unit (CEIU)¹ shall be responsible for the proper functioning of the PPM.

While the President manages AIIB under the supervision of the Board of Directors pursuant to Article 29(4) of AIIB’s Articles of Agreement, this Policy recognizes that the President has delegated significant aspects of this management authority in relation to investment operations to the Vice President and Chief Investment Officer; and Vice President, Policy and Strategy. Accordingly, where in this Policy any action is required of Management, the term “Management” shall mean Vice President and Chief Investment Officer; and Vice-President, Policy and Strategy.

This Policy is deemed a “major policy” of the Board of Directors, in accordance with Article 26 of AIIB’s Articles of Agreement.

This Policy shall enter into effect on 31 March 2019 and applies to all Projects² whose Financings are under consideration or approved on or subsequent to that date. Projects whose Financings are under consideration or approved prior to that date are subject to this Policy provided the relevant submission in relation to any

¹This is the new name for the Compliance, Effectiveness and Integrity Unit proposed in the Oversight Mechanism paper for consideration in the September 2018 Board Meeting. This footnote will be deleted once the PPM is approved.

²A Project refers to a specific set of activities for which AIIB is (i) considering to provide Financing (ii) or has Approved Financing or (iii) has provided Financing. For purposes of this definition, AIIB will be deemed to be “considering to provide Financing” if the Project Summary Information Sheet (PSI) for the Project has been disclosed. Such Project is filed within the applicable time period set down in Section 4 (Time Limits for Filing).

PPM and its Functions

Functions: The PPM shall provide an opportunity for an independent and impartial review of submissions from Project-affected people who believe they have been or are likely to be adversely affected by AIIB's failure to implement the ESP in situations when their concerns cannot be addressed satisfactorily through Project- level GRMs or AIIB Management processes. AIIB's accountability is to be enhanced through the following three functions of the PPM:

Handling of Project Processing Queries (Project Processing Queries), the objective of which is to enable Project-affected people to obtain rapid resolution of their concerns over simple matters which arise during AIIB's environmental and social due diligence of a Project and which do not require dispute resolution; they may include inquiries about the consultation process related to a Project or requests to address any environmental nuisance such as dust, noise or mobility restrictions experienced during Project preparation.

Dispute Resolution Function (Dispute Resolution), which shall seek to facilitate a dialogue between AIIB, the Project-affected people and/or Client³ with a view to agreeing on actions to mitigate known and quantifiable, potential or actual material adverse environmental or social impacts that arise during AIIB's environmental and social due diligence of a Project or during Project implementation.

Compliance Review Function (Compliance Review), which is designed to investigate allegations by Project-affected people that AIIB has failed to comply with its obligations under the ESP in its environmental and social due diligence of a Project or its oversight of the Project during implementation, thereby causing or being likely to cause material adverse environmental or social impacts on the Project-affected people and, if the allegations are substantiated, to review any action plan proposed by Management to address these impacts.

In carrying out the PPM functions, the PPM shall have the following competencies:

- To determine the eligibility of submissions.
- To assess the submissions and make determinations regarding them.
- To carry out such other tasks as are reasonably related to the discharge of the above competencies.

³ **Client** means the recipient of the Bank financing for a Project and any other entity responsible for implementation of the Project (see the ESP).

MD-CEIU: The Managing Director, CEIU (MD-CEIU) shall represent the PPM in all matters before the Board of Directors and the President. The MD-CEIU shall have unimpeded access to the Policy and Strategy Committee of the Board of Directors to report on the work of the PPM.

Resourcing: The President shall ensure that the PPM is adequately resourced and staffed in order to fulfill its functions. The President shall also ensure that the MD- CEIU has full access to AIIB's staff and files, including electronic files, relevant to submissions received and processed by the PPM, and will ensure that AIIB personnel fully cooperate with the PPM.

Persons Who May File a Submission

Two or more Project-affected people (Requestors) may file a submission. They may authorize an in-country representative (Authorized Representative) to file a submission on their behalf. In exceptional situations, when in-country representation is unavailable, the Requestors may designate an individual or organization outside of the country as their Authorized Representative to file a submission.

Time Limits for Filing a Submission

Project Processing Query may be submitted after the Project summary information (PSI) in relation to a Project has been disclosed by AIIB and before the approval of the Financing.⁴

Request for Dispute Resolution or Compliance Review may be submitted (i) after the PSI in relation to a Project has been disclosed by AIIB, in case of Dispute Resolution and (ii) after the approval of the Financing, in case of Compliance Review, and before one of the following dates:

For Sovereign-backed Financings: The Closing Date.⁵ In exceptional circumstances where the Client continues to be bound by environmental and social undertakings beyond the Closing Date, the PPM may consider the request as eligible if it is submitted during the 24 months following the Closing Date.

For Nonsovereign-backed Financings: the date 24 months following the date of the last disbursement of AIIB's funds or, in the case of guarantees, the date 24 months following the date of the last disbursement under the underlying obligation or, in the case of equity funding, prior to AIIB's exit from its investment.

⁴ "Financing" means a Sovereign-backed Financing and Nonsovereign-backed Financing (for details, see AIIB's Operational Policy on Financing.)

⁵ "Closing Date" means: (a) for loans the date specified in the Loan Agreement (or such later date as the Bank shall establish by notice to the Loan Parties) after which the Bank may, by notice to the Loan Parties, terminate the right of the Recipient to withdraw from the Loan Account (for details, see General Conditions for Sovereign-Backed Loans, Appendix, No. 8.); and (b) for guarantees, the date of completion of the Project.

Eligibility of Submissions

A submission shall be ineligible to be considered by the PPM, if:

- It does not relate to a Project that has been approved for financing by AIIB or in relation to which a PSI has been disclosed;
- It is anonymous;
- It raises allegations of Prohibited Practices⁶ or relates to procurement;
- It relates to any AIIB policy other than the ESP;
- It relates to the adequacy of the ESP;

The Project is co-financed with another multilateral development bank (MDB) or bilateral development organization and AIIB has agreed to the application of the environmental and social policies and procedures and to rely on the Independent Accountability Mechanism (IAM) of such institution;

- It is filed outside of the time limits set out in this Policy;
- The Requestors have not made good faith efforts to resolve the issues with the Project-level GRM and with Management or have not indicated to the satisfaction of the PPM why they have been unable to do so;
- It raises issues that have already been considered by the PPM, unless there is new evidence or circumstances not known at the time of the previous submission; or
- It has been filed fraudulently, with frivolous, malicious or improper intent or to gain undue competitive advantage.

Further, a request for Compliance Review shall be ineligible if:

- It relates to actions or inactions that do not involve AIIB's failure to comply with the ESP or otherwise raises issues unrelated to AIIB's failure to comply with the ESP;
- It relates to activities, parties or impacts beyond the reasonable control of AIIB (including the conduct of the Client or any third party, unless that conduct is directly relevant to assessment of AIIB's compliance with the ESP);
- It relates to laws, policies, or regulations of AIIB's Member government, unless they directly relate to AIIB's compliance with the ESP;

⁶See, the Bank's [Policy on Prohibited Practices which provides definitions of Prohibited Practices](#).

- It relates to matters concurrently under arbitral or judicial review, save when the Board of Directors authorizes the PPM to process such request; or
- It relates to the subject matter of an ongoing Project Processing Query or a Dispute Resolution.

Processing of Submissions

Submission: The submission shall identify the Requestors making the submission. The Requestors shall be encouraged but not required to indicate under which PPM function they propose their submission to be reviewed. Other information to be included in the submission shall be detailed in the sample submission form to be set out in the Rules of Procedure for the PPM.

Language of Submission and Other Written Communications With the PPM: The submission may be written in English or in any official or national language of the Requestors' country. The

PPM's acknowledgment of submission receipt shall be in English and in the language of the submission, if such language is not English.

Thereafter, PPM's communications with the Requestors shall be in English. The PPM shall also translate the substantive part of these communications into the submission language if such language is not English. However, the English language version of AIIB's communications shall prevail in the case of a discrepancy between the English and translated version.

Acknowledgement of Receipt of Submission: The PPM shall acknowledge receipt of a submission to the Requestors and recommend the most suitable processing option based on submission content, timing and eligibility criteria, taking the Requestors' proposal, if any, into account. The Requestors' decision on which process they wish to pursue will, however, be final, subject to the submission meeting the applicable requirements of Section 4 (*Time Limits for Filing a Submission*) and Section 5 (*Eligibility of Submissions*).

Screening for Eligibility; Registration: The PPM shall determine whether the submission meets the eligibility criteria set out in Section 5.1 and inform the Requestors, Management and the Board of Directors of its determination. If the submission meets such eligibility criteria, it shall be registered in the PPM registry.

Site Visits: The PPM may, unless the Member in which the Project is located objects, undertake site visits to the Project area at any time after a submission has been filed, in order to better understand submission issues and possible ways to address them. If the Member rejects a site visit request, the PPM will inform the Board of Directors and shall conduct its review on the basis of the available evidence. In the spirit of AIIB's partnership with its Members assistance from Members in facilitating timely PPM site visits is anticipated.

Project Processing Queries: Once the submission has been registered in the PPM registry, the PPM shall provide a copy of it to Management. Management shall provide its response to the submission. The PPM shall facilitate a constructive.

dialogue between Management, the Client, the Requestors and any other relevant parties to identify solutions to address the concerns raised. The Project Processing Queries shall be handled as promptly as possible in order to facilitate resolution of concerns during Project preparation.

Requests for Dispute Resolution

Once the submission has been registered in the PPM registry, the PPM shall provide a copy of it to Management. Management shall provide its response to the submission.

The PPM shall forward Management's response to the submission to the Requestors. Management shall forward its response to the Client.

The PPM shall seek consent of the parties to the dispute to undertake dispute resolution and document the agreed approach and methodology, as well as identified issues and timelines for the dispute resolution process.

The PPM shall aim to facilitate the formulation and signing of a dispute resolution agreement containing a time-bound, monitorable implementation schedule for specific agreed actions.

The PPM shall monitor the implementation of the dispute resolution agreement in accordance with the agreed schedule.

The PPM shall prepare a summary of action taken to resolve the dispute.

The PPM shall encourage the parties to the dispute to reach an agreement. However, if an agreement is unlikely to be reached within a reasonable period of time, the PPM may terminate the review of the submission.

Any party to the dispute may terminate the dispute resolution process at any stage of the review. In such case, the Requestors may submit a request for Compliance Review, provided that it meets the eligibility criteria for such submission.

Requests for Compliance Review

Once the submission has been registered in the PPM registry, the PPM shall provide a copy of it to Management. Management shall provide its response to the submission, including its view, if any, on whether the submission meets the eligibility criteria set out in Section 5.2 (*Eligibility of Submissions*).

Based on the information provided in the submission, Management's response (including any actions proposed by Management to address the issues raised in the submission), and additional information obtained during site visits, from the Board Director concerned and any local authorities or agencies involved in the Project, the PPM shall determine whether

submission meets the eligibility criteria set out in Section 5.2 and decide whether to recommend that the Board of Directors approve the commencement of the Compliance Review. The PPM may decide that another course of action in lieu of a Compliance Review is appropriate. In such case, it shall also decide whether approval by the Board of Directors of such course of action is required. If the PPM decides not to recommend a Compliance Review or other course of action, it shall submit to the Board of Directors and Management for information a report explaining its decision.

If the PPM recommends approval of the commencement of the Compliance Review or other appropriate course of action, the decision of the Board of Directors shall be communicated by the PPM to the Requestors and by Management to the Client.

If the Board of Directors approves the PPM's recommendation to commence the Compliance Review, the PPM shall seek comments from the Policy and Strategy Committee of the Board on the terms of reference for Compliance Review and share the final terms of reference with the Board of Directors for information. The PPM shall form a Project-specific task force to be chaired by the MD-CEIU, to carry out the Compliance Review. The Requestors, the Client, local authorities and agencies involved in the Project, the Board Director concerned, Management and other AIIB staff shall be provided an equal opportunity to be heard during the Compliance Review.

If at any point during the Compliance Review the PPM learns of arbitral or judicial proceedings involving substantive issues raised in the submission, the PPM shall assess the implications of such parallel processes and submit a recommendation to the Board of Directors on whether to continue with the Compliance Review. As an interim measure, the PPM may suspend the Compliance Review until the Board of Directors decides on the matter.

Once the Compliance Review has been completed, the PPM shall prepare a draft Compliance Review report. The PPM shall circulate the draft Compliance Review report to the Requestors for comment and to Management for a response. Management shall circulate the draft report to the Client for comment.

Management shall prepare its response to the PPM's draft Compliance Review report and seek comments on it from the Client. Management shall update its response, taking into account comments received.

If the PPM determines that there has been noncompliance with the ESP, Management shall also prepare a proposed Management Action Plan (MAP). The MAP shall include actions to address issues set out in the PPM's draft Compliance Review report. Management shall circulate its draft MAP to the Client and Requestors for comment. Management shall update the MAP, taking into account comments received, and send it to the PPM for comment.

The PPM shall then finalize the Compliance Review report taking into account Management's response (and the MAP, if applicable) and send it to Management. Management shall then finalize the MAP, if applicable, to address the findings of the final Compliance Review report.

The PPM shall submit to the Board of Directors its final Compliance Review report. Management's response and the MAP, if applicable, shall be attached to the final Compliance Review report. The MAP shall be subject to the approval of the Board of Directors.

Management shall monitor and submit monitoring reports to the Board of Directors on the implementation of the MAP in accordance with timelines specified in the MAP. The PPM shall review Management's monitoring reports.

Effect of a Submission on the Project

The fact that a submission has been found eligible shall not affect ongoing Project preparation or implementation. The review by the PPM of an eligible submission shall not prevent Management from addressing the issues it raises directly with the Request of the Client. During its review, the PPM may consider action taken by Management to address issues raised in the submission.

The PPM shall inform Management in writing if, during its review of the submission, it identifies that the information about the Project-level GRM or the PPM has not been adequately disclosed or that the Project-level GRM has not been established or that it is ineffective. The MD-CEIU shall inform the President if Management fails to take action to address such matters within a specified period following the PPM's notice to Management, in order to enable the President to work with Management to address such matters. If appropriate action is not taken within a set period of time following the PPM's notice to the President, the MD-CEIU shall inform the Board of Directors of the situation on a confidential basis.

If, during its review of the submission, the PPM concludes that continued Project preparation or implementation may potentially result in irreversible material adverse impacts that have not been adequately addressed in accordance with the ESP, the PPM shall inform Management in writing of such possible impacts and the reasons for reaching this view. The PPM may also request Management to consider the matter and take appropriate action to address the situation. In such case, the MD-CEIU shall inform the President if Management fails to take action to address these matters within a specified period of time following the PPM's notice to Management, in order to enable the President to work with Management to address such matters. If appropriate action is not taken within a set period of time following the PPM's notice to the President, the MD-CEIU shall inform the Board of Directors of the situation on a confidential basis.

Disclosure

Disclosure of information by the PPM shall be carried out in accordance with the Bank's Policy on Public Information. Accordingly, unless a request for confidentiality has been granted by the PPM, all eligible submissions, PPM acknowledgements of receipt of such submissions and PPM eligibility reports for all submissions shall be disclosed on the PPM website.

The following additional information will be disclosed on the PPM website:

In the Case of a Project Processing Query: a summary of actions taken at the Project level.

In the Case of a Dispute Resolution: The Dispute Resolution agreement (if the parties agree to disclose the agreement) or, if no Dispute Resolution agreement has been reached or if the parties do not agree to disclose it, a summary of the Dispute Resolution process and its outcomes; and Dispute Resolution monitoring reports.

In the Case of a Compliance Review: The decision of the Board of Directors on PPM's recommendation to approve the Compliance Review or other course of action; the terms of reference prepared by PPM for the Compliance Review; the final Compliance Review report; Management's response to the Compliance Review report; the MAP approved by the Board of Directors; and any periodic MAP status reports.

Confidentiality; Retaliation

Confidentiality: The Requestor may request confidentiality for a variety of reasons, including risk of retaliation. The request for confidentiality and the reasons for the request shall be provided with the submission. The request for confidentiality shall be considered by the PPM and all reasonable efforts will be made to grant confidentiality. The PPM will advise all PPM personnel, and Management will advise all other AIB personnel, of their obligations to ensure the requested confidentiality when handling any submissions received. If, however, confidentiality becomes an impediment to eligibility assessment or to effective resolution of issues raised, the PPM shall advise the Requestors of such concerns and seek to agree on how to proceed. Failing such agreement, the PPM may terminate the review of the submission.

Retaliation Risk: The PPM shall recognize and assess the risks of retaliation against the Requestors, any in-country Authorized Representative and, if determined by the PPM, other relevant persons in connection with a submission. The PPM shall advise the Requestors and the in-country Authorized Representative about the inability of the PPM to assist with the physical protection measures and explore with them if confidentiality of the identity of the Requestors or the in-country Authorized Representative and, if applicable, other relevant persons and/or any other information would mitigate the retaliation risks.

Co-financing

In cases where the Project is co-financed with another MDB or bilateral development organization and AIIB has agreed to apply the environmental and social policies and procedures of such institution and to rely on the co-financier's IAM to handle submissions from Project-affected people under the Project, the PPM shall coordinate closely with the co-financier's IAM on the handling of the submissions and report to the Board of Directors on the outcome of the review by the co-financier's IAM of these submissions.

General Provisions

Periodic Reporting to the Board of Directors: The PPM shall submit periodic reports to the Board of Directors on the status of the submissions, including on the implementation status of the MAPs.

Outreach, Learning and Training: The PPM shall raise awareness of the opportunities it provides with Clients and other stakeholders that may be interested in, or affected by, AIIB-financed Projects. The PPM shall also collaborate with the other IAMs and MDBs and systematically capture and share lessons learned to enhance effective implementation of the ESP.

Implementation: The President shall issue a Directive, which, among other things, will authorize the MD-CEIU to issue and when necessary, interpret the Rules of Procedure for the PPM to ensure the effective and efficient implementation of this Policy.

Review of the Policy: The Policy shall be reviewed no later than five years from its adoption. The MD-CEIU shall initiate and guide the review. The review shall take into account the views gathered through public consultations, including with Project-affected communities, AIIB's Members, clients and other stakeholders.