

Resettlement Plan (Draft)

India: Delhi–Meerut Regional Rapid Transit System Investment Project

Addendum to Resettlement Plan – Proposed Stabling Yard at Jangpura including
Connecting Line from Sarai Kale Khan RRTS station

Last updated in March 2022

Prepared by the National Capital Region Transport Corporation (NCRTC), Government of
India for the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 17 November 2021)

Currency unit – Indian Rupee (₹)

₹1.00 = \$0.01343

\$1.00 = ₹74.4558

ABBREVIATIONS

ADB	Asian Development Bank
BPL	Below Poverty Line
BSR	Basic Schedule of Rates
CPR	Community Property Resources
DDA	Delhi Development Authority
DIMTS	Delhi Integrated Multi Modal Transit System
DH	Displaced Household
DP	Displaced People
EA	Executive Agency
EM	Entitlement Matrix
FGD	Focus Group Discussion
GC	General Consultant
GRM	Grievance Redress Mechanism
GRC	Grievance Redress Committee
IDFC	Infrastructure Development Financing Corporation
IP	Indigenous People
MPCE	Monthly Per Capita Consumption and Expenditure
NCR	National Capital Region
NCRTC	National Capital Region Transport Corporation
NCT	National Capital Territory
NGO	Non-Government Organization
NTH	Non-Titleholder
OBC	Other Backward Class
PIU	Project Implementation Unit
PMO	Project Management Office
RF	Resettlement Framework
RFCTLARR	Right to Fair Compensation & Transparency in Land Acquisition, Resettlement & Rehabilitation
RISA	Resettlement Implementation Support Agency
RoW	Right of Way
RP	Resettlement Plan
R&R	Resettlement & Rehabilitation
RRTS	Rapid Rail Transit System
SIA	Social Impact Assessment
SPS	Safeguard Policy Statement
ST	Schedule Tribe
TH	Titleholder

NOTES

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

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EXECUTIVE SUMMARY

A. Project Description

1. National Capital Region Transport Corporation (NCRTC) - a Joint Sector company of Government of India and States of Delhi, Haryana, Rajasthan and Uttar Pradesh, is developing a rail based suburban transport system i.e., Regional Rapid Transit System (RRTS) for National Capital Region (NCR). The goal is to offer a rail based Sustainable Urban Transport System, to increase the quality of life of the citizens of National Capital Region (NCR) and provide them better access to goods and services. It is also aimed at creating employment opportunities and sustainable development, climate change mitigation resulting in a livable city environment i.e., health supportive environment with more allocation of road space to people rather than vehicles.

2. The proposed Project includes the stabling yard complex including various structures such as staff quarters, OCC & BCC, a passenger station at Jangpura and the connecting line from Sarai Kale Khan station to stabling yard (1.35 km) on elevated viaduct. This connecting line is an extended part of Delhi-Ghaziabad-Meerut RRTS corridor. The stabling yard will serve as a yard for stabling of RRTS trains and minor maintenance facilities for Rapid Rail Transit System.

3. This resettlement-planning document is for the proposed stabling yard and the connecting line from Sarai Kale Khan station to stabling yard and to be treated as an addendum to the main Delhi-Ghaziabad-Meerut RRTS corridor RP. The RP of Delhi -Ghaziabad-Meerut has already been finalized by NCRTC, reviewed & accepted by ADB.

B. Scope of Land Acquisition and Resettlement

4. As per the technical design, the stabling yard and the connecting line alignment of 1.35 km will be constructed mostly on government land. The proposed stabling yard and connecting line is designed such that no land acquisition from private owners is required.

5. The land acquisition and resettlement impact assessed through project census survey includes acquisition of government land and 09 private structures. It was found that 0.0432 hectares of government land has 3 households as occupancy tenants on connecting line SKK to Jungpura and 08 individual flats owned by 08 households in an apartment/building will be affected as falling within the corridor of impact i.e 5m either side of the viaduct due to safety reasons. These 08 individual flats needs to be purchased/acquired or temporarily shifted as per wish of flat owners. One temporary structure, open from three side belong to Resident Welfare Association (RWA) will also be affected. In addition to 9 private structures, there are 5 public properties (Annexure-5) also affected due to the proposed alignment. The impact is found significant because all 08 households will be physically displaced/temporarily shifted. The summary findings are presented in the following Table.

Table 1: Summary Project Impacts

Impact	Unit/Number
Government Land Acquisition with Occupancy Tenants (hectare)	0.0432
Government Land Acquisition (hectare)	18.9621
Affected Households	11

Impact	Unit/Number
A. Physically Displaced Households	08
B. Economically Displaced Households (Occupancy Tenants)	03
C. Structure Affected	9*
D. Significant Impact (Households)	08
Total Affected Persons	69
Total Significantly Affected Persons	36
Vulnerable Households	0
Affected Public/Government Properties	05

* Out of 9 structures, 8 are privately owned and one is owned by RWA.

Source: Census Survey, 3-9 December 2020

C. Socio-economic Information and Profile

6. The project will impact 11 households and 69 DPs, which includes 37 male (53.6%) and 32 female (46.4%). The average household size is found 6 due to some large joint families. The sex ratio among the DPs is 865. 89% of the DPs belong to general category of caste and only 11% to Other Backward Class (OBC). Majority of DPs are Hindu by religion and only 11% are Sikh. Not a single DP is found vulnerable.

D. Stakeholders Consultation and Participation

7. Public consultations were conducted at two locations attended by 20 persons (17 male and 3 female) in the project to ensure peoples' participation during the project census survey. Aiming at promotion of public understanding and fruitful solutions of developmental problems such as local needs and problem and prospects of resettlement, various sections of DPs and other stakeholders were consulted through focus group discussions and individual interviews. A plan for additional rounds of consultations with DPs and other stakeholders is included in the RP, which will form part of the further stages of project preparation and implementation. The Resettlement Implementing Support Agency (RISA), already hired for entire alignment of Delhi-Ghaziabad-Meerut RRTS will be entrusted with the additional task of conducting these consultations during RP implementation, which will involve disclosure on compensation, assistance options, and entitlement package and income restoration measures suggested for the project.

8. To keep more transparency in planning and for further active involvement of DPs and other stakeholders, the project information will be disseminated through disclosure of resettlement planning documents. The Implementing Agency (IA) will provide relevant resettlement information, in a timely manner, in an accessible place and in a form and language(s) understandable to displaced persons and other stakeholders.

E. Legal Framework

9. The legal framework and principles adopted for addressing resettlement issues in the Project have been guided by the existing legislation and policies of the Government of India (GoI), the Government of Delhi, NCRTC and Asian Development Bank. Prior to the preparation of the RP, a detailed analysis of the existing national and state policies was undertaken and an entitlement matrix has been prepared for the project. This RP is prepared based on the review and analysis of all applicable legal and policy frameworks of the country and ADB policy requirements. The gaps between the policies have been identified and addressed to

ensure that the RP adheres to the SPS (2009) requirements. This addendum to RP is compliance with the RF and Entitlements adopted for the main RP.

10. All compensation and other assistances will be paid to all DPs prior to their displacement. After payment of compensation, DPs would be allowed to take away the materials salvaged from their dismantled houses and no charges will be levied upon them for the same. The value of salvaged materials will not be deducted from the overall compensation amount due to the DPs.

F. Entitlements, Assistance and Benefits

11. Private property will be directly purchased from the owners as per the policy for direct purchase of private land by NCRTC through negotiation. In case of failure of negotiation in direct purchase of land/structure, the required land/structure would be acquired as per the provisions of RFCTLARR 2013 Act. For titleholders in case of land acquisition, the date of publication of preliminary notification for acquisition under section 11 of the RFCT in LARR Act – 2013 will be treated as the cut-off date. The government land with occupancy tenants required for the project will be acquired in accordance with the provisions laid down in the entitlement matrix. Titleholders with land only are not found affected. Whereas the non-titleholders are not found during census survey. However, any non-titleholder who settles in the affected areas after the cut-off date i.e. 3 December 2020 (start date of census survey) will not be eligible for compensation. They, however, will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures materials will not be confiscated, and they will not pay any fine or suffer any sanction.

G. Relocation of Housing and Settlements

12. There are 8 titleholder households who will be losing their shelter (individual flats) and therefore, require relocation/temporary shifting. The IA will provide adequate and appropriate cash compensation at full replacement cost to the titleholders for their lost structures including eligible relocation assistance.

H. Income Restoration and Rehabilitation

13. The project impact reveals that there is no impact on livelihood of DPs due to loss of land and residential structures. The entitlement proposed for the project has adequate provisions for restoration of livelihood of the affected communities if found in any case.

I. Resettlement Budget and Financing Plan

14. The resettlement cost estimate for this project includes eligible compensation, resettlement assistance and support cost for RP implementation. The support cost, which includes staffing requirement, monitoring and reporting, involvement of RISA in project implementation and other administrative expenses are part of the overall project cost. Contingency provisions have also been made to take into account variations from this estimate. The total budget for the proposed project RP is Rs. 273.14 million.

J. Grievance Redressal Mechanism (GRM)

15. A two-tier Grievance Redressal Committee (GRC) has been established at the

headquarter level and at PMO level with the primary objective of providing a mechanism to mediate conflict and cut down on lengthy litigation. It will also provide people, who might have objections or concerns about their assistance, a public forum to raise their objections and through conflict resolution, address these issues adequately.

K. Institutional Arrangement

16. The Executing Agency (EA) for the project is India's Ministry of Housing and Urban Affairs (MoHUA) acting through the National Capital Region Transport Corporation (NCRTC). NCRTC- the Project Implementation Unit (PIU) has already set up the Project Management Office (PMO) at Delhi, headed by Chief Project Manager (CPM) assisted by Deputy Project Managers. This office will be functional for the whole Project duration. The PIU has engaged a resettlement implementation support agency (RISA) for supporting it in implementation of RP.

L. Implementation Schedule

17. Implementation of RP mainly consists of compensation to be paid for affected structures and rehabilitation and resettlement activities. The time for implementation of resettlement plan will be scheduled as per the overall project implementation. The civil works in the sections where land acquisition and resettlement is involved will only commence after all compensation has been paid and relocation has been completed for project and rehabilitation measures are in place.

M. Monitoring and Reporting

18. RP implementation for the project by the RISA will be closely monitored by the IA. Keeping in view the significance of resettlement impacts of the overall project, the monitoring mechanism for this project will have both internal monitoring by PMO and external monitoring by an independent external monitoring consultant. PMO responsible for supervision and implementation of the RP will prepare monthly progress reports on resettlement activities and submit to PIU. PIU will submit semi-annual RP monitoring reports to ADB to determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement.

I. PROJECT DESCRIPTION

A. Introduction

1. National Capital Region Transport Corporation (NCRTC)- a Joint Sector company of Government of India and States of Delhi, Haryana, Rajasthan and Uttar Pradesh is developing a rail based suburban transport system i.e. Regional Rapid Transit System (RRTS) for National Capital Region (NCR). The objective is to provide continuous availability of affordable, reliable, safe, secure and seamless transport system in the urban agglomeration of Delhi, Ghaziabad, and Meerut so as to reduce the accidents, pollution, travel time, energy consumption and anti-social incidents as well as to control urban development and land use for sustainability and regional development.

2. Efficient movement of people and goods within the NCR is a primary concern for the planned development of the NCR. The existing transport system within the region, consisting of a variety of modes like private and public road transport, existing rail system is inadequate and there is urgent need to enhance the regional transport system.

3. The proposed RRTS is based on the recommendation of 'Integrated Transport Plan for NCR' with perspective year 2032 which emphasizes the need for development of settlements outside the National Capital Territory (NCT) of Delhi, providing inter-connection between Delhi and settlements and relieving pressure on the existing transport routes converging at NCT-Delhi. A total of 8 RRTS corridors have been proposed, out of which three RRTS corridor namely Delhi-Ghaziabad-Meerut, Delhi-Sonapat - Panipat and Delhi-Gurugram - Rewari - Alwar, have been prioritized and taken up for implementation in the first phase.

4. The Goal is to offer a rail based Sustainable Urban Transport System, Smart and Healthy Cities to increase the quality of life of the citizens of NCR and provide them better access to goods and services. It also aimed at creating employment opportunities and sustainable development, climate change mitigation resulting in a livable city environment i.e., health supportive environment with more allocation of road space to people rather than vehicles.

B. Project Description

5. Delhi – Ghaziabad – Meerut RRTS corridor is identified as one of the prioritized corridors to be taken up in first phase of RRTS project. The Detailed Project Report (DPR) for this corridor has been prepared by Delhi Integrated Multi Modal Transit Systems (DIMTS), a joint venture of Govt. of Delhi and IDFC (a financial institution promoted by Government of India) in 2016. The National Capital Region Transport Corporation (NCRTC), New Delhi is the implementing agency (IA) with its head quarter at New Delhi.

6. Delhi - Ghaziabad - Meerut RRTS corridor is being co-financed by Asian Development Bank (ADB), Asia Infrastructure Investment Bank (AIIB) and New Development Bank (NDB). The Resettlement Plan (RP) for this RRTS corridor as per ADB's policy for Social Safeguard was carried out by NCRTC in 2018-19 and approved by ADB in Feb. 2020 in which certain modifications were done as per the interaction with AIIB and the RP was finalized in June 2020. This RP complies with the applicable State Government, Government of India legal framework and ADB Safeguard Policy Statement 2009. Based on the large resettlement

impacts, the Delhi-Ghaziabad-Meerut RRTS Project was categorized as Category 'A'¹ for Involuntary Resettlement (IR) and category 'C' for Indigenous People.

7. Sarai Kale Khan RRTS station is the originating point of Delhi-Ghaziabad-Meerut RRTS corridor and also originating point for other two prioritized corridors namely Delhi-Alwar and Delhi-Panipat. For the stabling of trains for the morning operation and for minor maintenance of RRTS trains a stabling yard near Sarai Kale Khan terminus station has been planned. The estimated land requirement for this stabling yard including other facilities is 18.9621 hectare. Out of 18.9621 Ha, 17.21 Ha pertains to MoHUA, balance pertains to DDA, DJB, SDMC and DUSIB. NCRTC identified the abandoned factory premises of M/s Hindustan Prefab Limited (HPL) at Jangpura as the likely site for the above stabling yard and approached Ministry of Housing and Urban Affairs (MoHUA), Govt. of India, for the allotment of 17.21 Ha land for setting up of stabling yard including operation building, offices and residential buildings etc. Ministry of Housing & Urban Affairs have already allotted 12 Ha. of land to NCRTC and approval in principle issued for 5.21 Ha. Other departments have also been agreed in principle to transfer the balance land.. The total length of this viaduct from Sarai Kale Khan RRTS station to stabling yard at Jangpura is approximately 1.35 km.

8. At the time of preparation of Resettlement Plan for Delhi-Meerut RRTS corridor, the stabling yard location and the alignment of the connecting line from Sarai Kale Khan RRTS station to the stabling yard was not finalized and hence these components were not included in the approved Resettlement Plan for Delhi-Meerut RRTS corridor.

9. This addendum covers the Resettlement Plan for this stabling yard at Jangpura and connecting line from Sarai Kale Khan RRTS station to stabling yard (hereinafter termed as "Project"). Since, this addendum to RP is an extended part of original RP for Delhi-Ghaziabad-Meerut RRTS corridor, the Category for Involuntary Resettlement (IR) and Indigenous People will remain the same. A list of project-affected habitations is given in **Table 2**.

Table 2: List of Project Affected Habitations

S.N.	Name of Habitation	Name of Block/Ward	Name of District	Name of State	Chainage (Km)	
					From	To
1	Sarai Kale Khan	Nizamuddin	South East Delhi	Delhi	1.100	1.200
2	Siddhartha Extension Pocket C	Bhogal	South East Delhi	Delhi	1.400	1.650

Source: Census Survey, 3-9 December 2020

10. The connecting line from Sarai Kale Khan RRTS station to stabling yard at Jangpura, originates from Sarai Kale Khan RRTS station and ends at stabling yard at Jangpura in South East Delhi. As per the present planning, the stabling yard complex at Jungpura comprises of (i) Stabling yard for stabling of trains with minor maintenance facilities (ii) A commuter station (iii) Operation Control Centre (OCC) and Backup Control Centre (BCC) and (iv) Multi-story Staff Quarters with associated facilities. The location map of the project corridor including stabling

¹According to ADB Safeguard Policy Statement (SPS-2009), Involuntary Resettlement Category A: Significant means 200 or more affected people will experience major impacts, which are defined as (i) being physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating). Involuntary Resettlement Category B: Not Significant include involuntary resettlement impacts that are not deemed significant as per the ADB Operational manual Involuntary Resettlement Category C: No involuntary resettlement impacts. A resettlement plan is required in case of both category A and B project

yard is given in **Figure-1**.

Figure 1: Location Map of Proposed alignment from Sarai Kale Khan station to Jangpura and Stabling Yard (Option-3)



Source: PMO, NCRTC New Delhi

11. The entire line lies in two blocks of South East Delhi namely Bhogal and Nizamuddin and the stabling yard comes under Jangpura.

C. Corridor of Impact (Col)

12. Based on the technical review of pillar construction methods and assessment of minimum operational requirements, 10.50 meters wide corridor i.e shadow of viaduct as operational area and 5 m either side from the edge of the viaduct due to safety reason thus totaling to 20.5 m as "Corridor of Impact" (Col). However, for founding level acquisition is considered for 8 m width. For the stabling yard component, the major area of impact is limited to the premises of an abandoned factory, which is a government land parcel already allotted to NCRTC. All government land required for the project is available in principle.

D. Minimizing Resettlement

13. During the finalization of the alignment of the connecting line, various alternate alignment options were explored so as to minimize the adverse impact on land acquisition and resettlement. Due to highly developed highways and railway line network along with continuous habitation around Jungpura area, the connecting line will mandatorily pass through

settlement only on the lines of all mass transport systems all over world including metro lines to serve the purpose. Sarai Kale Khan is common point for operation of all the three envisaged RRTS corridors namely Delhi-Meerut, Delhi-SNB and Delhi-Panipat and all the corridors are originating on elevated station only, therefore connecting Sarai Kale Khan to Jangpura stabling yard through viaduct is only technical option.. A length of 110 m of viaduct will pass through Sidhartha extension colony. Options study through/along Sidhartha Extension are described in the **Table 3**.

Table 3: Comparison of Alignment options for connecting line (viaduct) from Sarai Kale Khan Station to Jangpura Stabling Yard

Main Feature	Merits	Demerits	Final Decision	Reason for acceptance/ Rejection
Alignment Option-1				
By passing Siddhartha Extension Colony	Siddharth extension colony is not getting affected.	<p>This Alignment will have following disadvantages/technical issues:</p> <p>50 m span over Barapulla flyover is having sharp horizontal curve of 145 m. As per SoD the minimum radius of horizontal curve for the depot/stabling yard should not be less than 300m. Therefore, the alignment is technically not feasible.</p> <p>Further, the alignment will have a 122 m span viaduct with 65-degree skew angle at railway crossing. Out of 122 m span, 50 m length is on curve of 150m radius and 72 m length is straight. Due to space constraint, launching and movement of construction machinery and materials, 122 m single span viaduct is not possible.</p> <p>The feasibility of construction of an intermediate pier in the space available between the running tracks is also explored and found not feasible due to (i) OHE traction lines of 25 KV for Delhi Agra main line is a hinderance in mobilization of construction machinery in the intermediate space (ii) Construction will require block periods and shutdowns which will not permitted by railway.</p> <p>This alignment will be costlier due to additional requirement of 101 m span of viaduct on this alignment which can be avoided by choosing option II alignment.</p> <p>Parapet of RRTS viaduct is at a close proximity of 3m from G+4 building (near Barapulla Flyover).</p>	Not recommended	The alignment is costlier, difficult to construct and technically not feasible. Therefore, cannot be selected.
Alignment Option-2				
Inside Siddharth	Geometry of alignment is	24 no Flats inside Siddharth extension colony is getting affected.	Earlier recommended.	The radius of curve is 702.5

Main Feature	Merits	Demerits	Final Decision	Reason for acceptance/ Rejection
Extension colony affecting 24 no Flats	made smooth.	Alignment inside Siddharth extension colony is having horizontal curve of radius 702.25 m. The chances of wear and tear increase with reduction of radius.	It has been further improvised for option-III.	m which is more than compared to minimum technical requirement of 300m. 24 Numbers of flats would be affected inside Siddharth Extension which will have higher cost of compensation as well as higher number of displacements. Hence not selected.
Alignment Option-3				
Inside Siddharth Extension colony affecting 8 numbers of Flats	<p>Number of affected flats are reduced to 8 number from 24 numbers. Thus, 16 number affected flats are being saved inside Siddharth Extension.</p> <p>Geometry of alignment is improvised to make it further smooth.</p>	8 numbers of Flats inside Siddharth extension colony is getting affected	Recommended	The radius of curve is 1500m which will ease out the vibration and noise. At the same time, it will affect only 8 no. of flats inside Siddharth Extension which will have lower cost of compensation, lesser pollution and lower number of displacements. Hence found most suitable and selected for construction.

Source: PMO, NCRTC New Delhi

14. The above table shows that Option-III was preferred over other options to avoid resettlement impact on 16 residential flats of Siddhartha Extension. The alignment of the connecting line was finalized after considering merits and demerits of various alignment options. Due to the short distance between Sarai Kale Khan station and stabling yard, the alignment options are very limited and the final alignment passing through Sidharatha extension is the best possible technical option and thus acquisition of 8 residential flats is inevitable due to safety reasons. The comparison of plans showing option-3 (new alignment) and option-1 (old alignment) at Siddharth Extension and the design of the preferred alignment is given in figure- 2, 3 and 4.

Figure 2: Plan Showing Alignment of Siddharth Extension-New Alignment Proposed

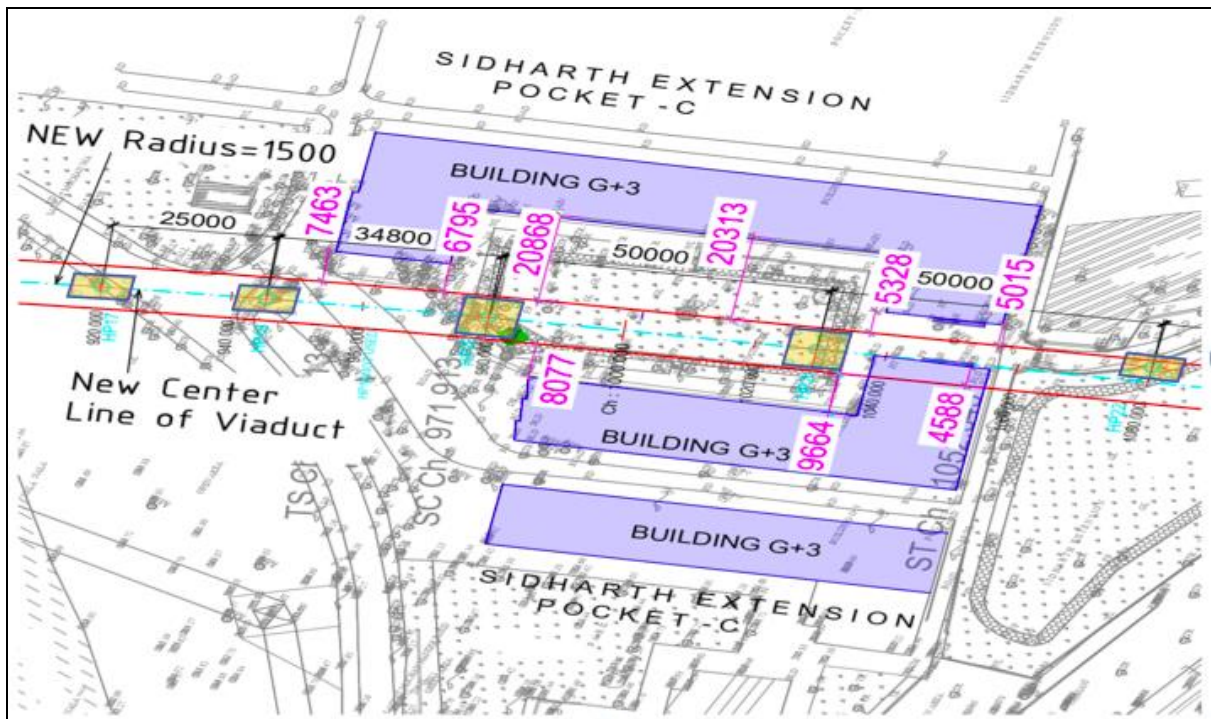


Figure 3: Plan Showing Alignment of Siddharth Extension-Old Alignment

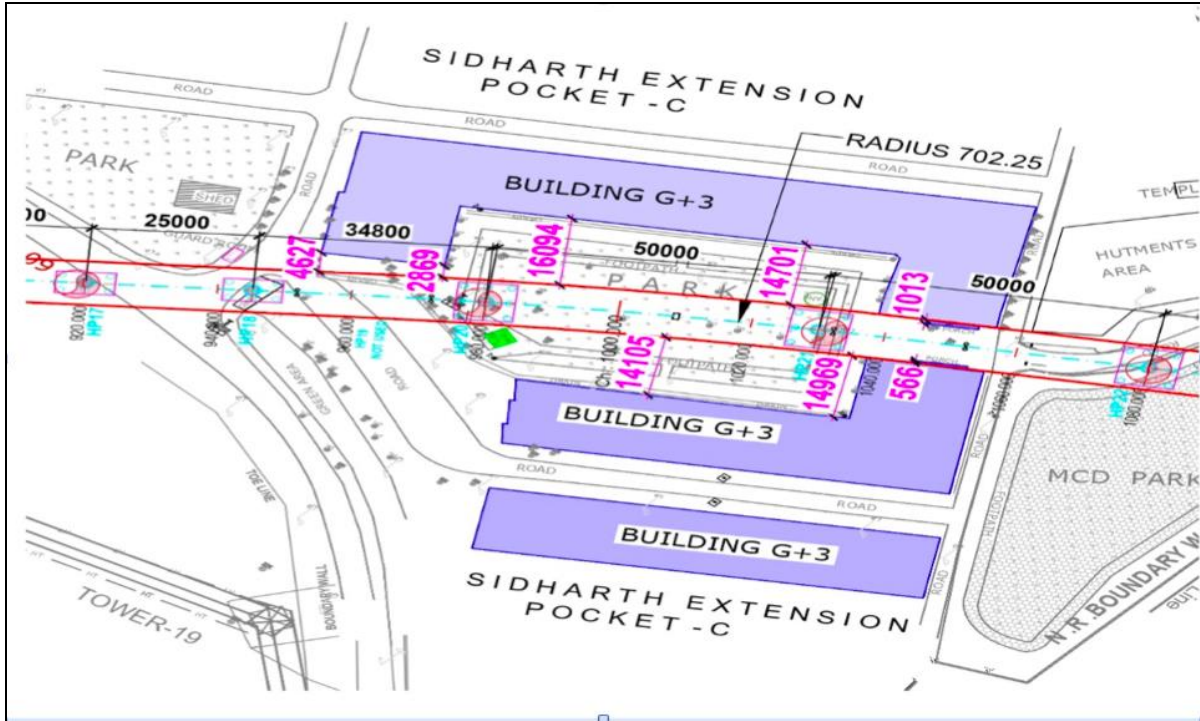
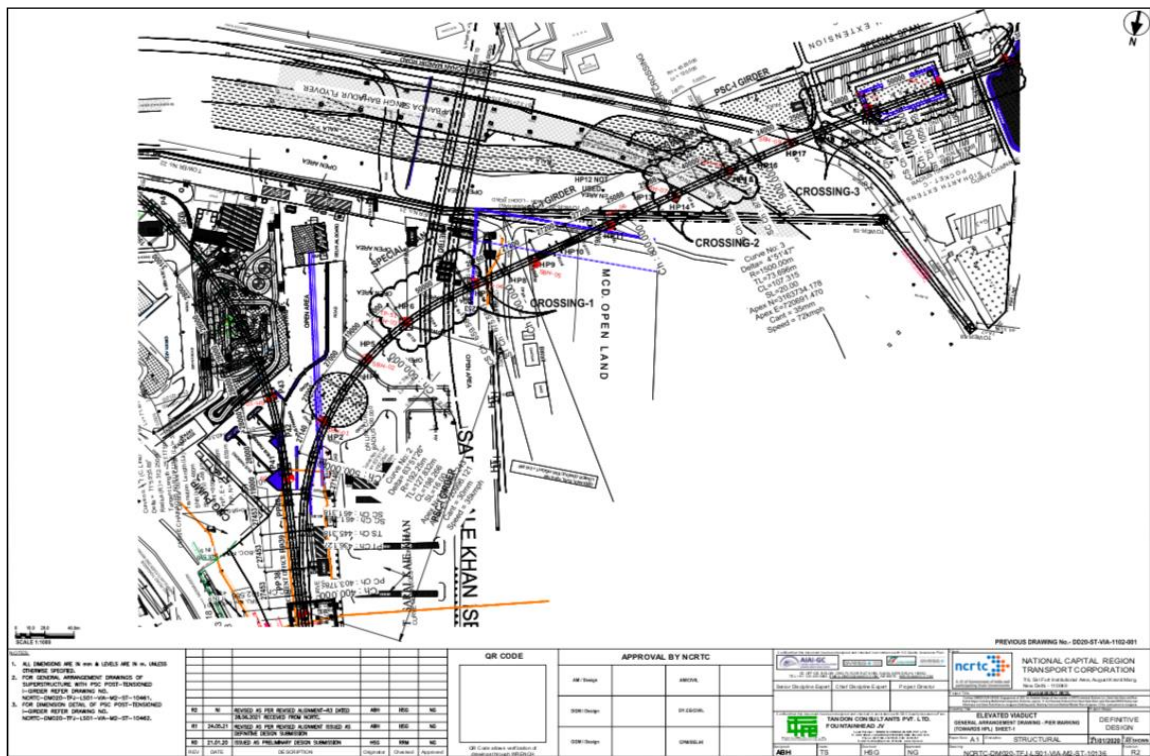


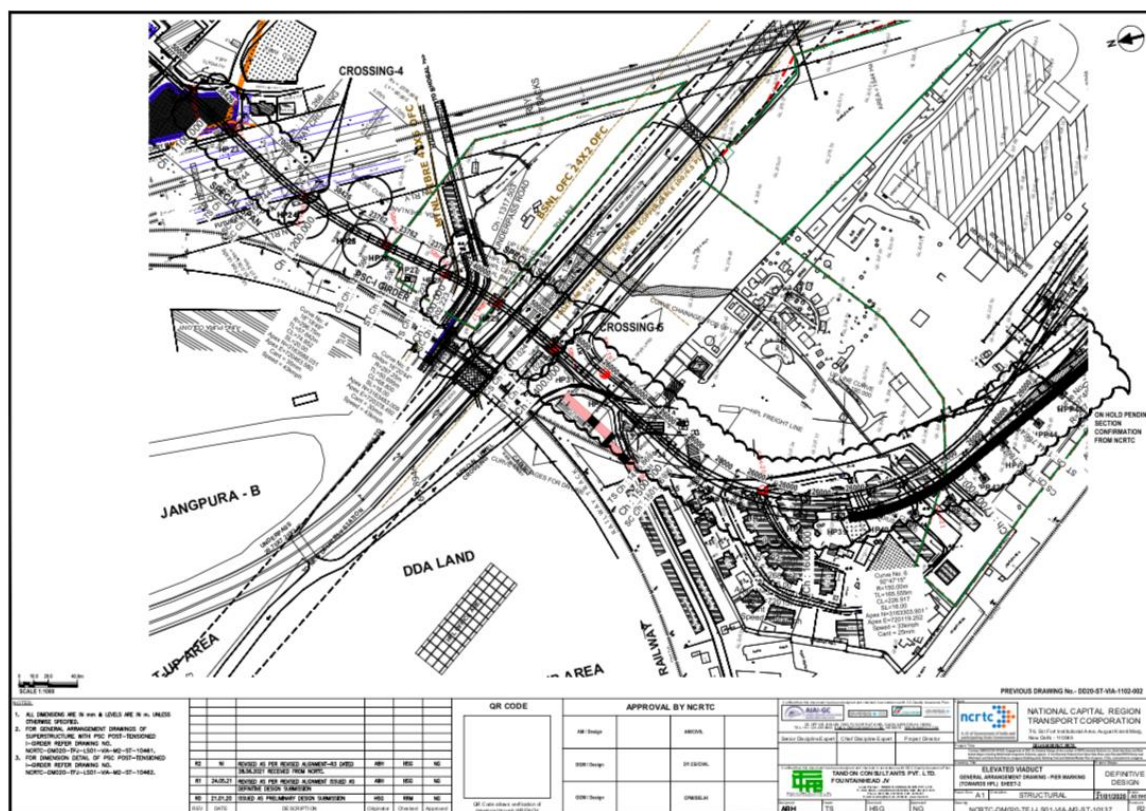
Figure 4: New Alignment Option-III



E. Scope and Objective of Resettlement Plan (RP)

15. The aim of this Resettlement Plan (RP) is to mitigate all such unavoidable negative impacts caused due to the project and resettle the displaced persons and restore their livelihoods. This RP has been prepared on the basis of project census survey findings and consultation with various stakeholders. The plan complies with ADB Safeguard Policy Statement, 2009 designed by ADB to protect the rights of the displaced persons and communities. The issues identified and addressed in this document are as follows:

- (i) Type and extent of loss of land and non-land assets, loss of livelihood, loss of common property resources and social infrastructure;
- (ii) Impacts on vulnerable groups like poor, women-headed household and other disadvantaged sections of society
- (iii) Public consultation and people's participation in the project;
- (iv) Existing legal and administrative framework and formulation of resettlement policy for the project;
- (v) Preparation of entitlement matrix, formulation of relocation strategy and restoration of businesses/income;
- (vi) R&R cost estimate including provision for fund and;
- (vii) Institutional framework for the implementation of the plan, including grievance redress mechanism, monitoring & reporting.



F. Methodology for Resettlement Plan

16. For preparation of RP, a detailed social impact assessment of the stabling yard and connecting line was carried out including resettlement screening, land acquisition planning, project census survey of affected assets and households and public consultation meetings. The details of methodology adopted for the social impact assessment is discussed in the following section.

1. Resettlement Screening

17. A social screening exercise was performed through a reconnaissance survey to gather first-hand information on impact of land acquisition and resettlement with specific attention on land use, presence of legal and/or illegal housing, traffic patterns, cultural resources, urban settlements and other sensitive areas. The aim of reconnaissance survey was to assess the scope of land acquisition and resettlement study and accordingly the detailed plan of action was prepared for the preparation of resettlement plan.

2. Resettlement Planning

18. Initially, the numbers of affected areas were identified as per the alignment and availability of government land was confirmed from the revenue department and NCRTC. The cross-sections design and land acquisition requirements were done as per the finalized alignment and census of all displaced persons (DPs) was carried out in the project. The objective of the census survey was to identify the persons who would be displaced by the project and to make an inventory of their assets that would be lost due to the project, which would be the basis of calculation of compensation.

19. A structured census questionnaire was used to collect detailed information on affected households/ properties for a full understanding of impacts in order to develop mitigation measures and resettlement plan for the DPs. The survey team was selected locally including some female familiar with local languages and the resettlement specialist trained the team and the survey was closely monitored on a regular basis. Additionally, socio-economic data was also collected from the affected households.

3. Public Consultation

20. To ensure peoples' participation in the planning phase and aiming at promotion of public understanding and fruitful solutions of developmental problems such as local needs of road users and problem and prospects of resettlement, various sections of displaced persons (DPs) and other stakeholders were consulted through focus group discussions, individual interviews and formal and informal consultations. The vulnerable sections of DPs and women were also included in this consultation process.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Land Acquisition Requirement

21. The construction of stabling yard and the connecting line from Sarai Kale Khan station to stabling yard at Jangpura on elevated viaduct is confined to almost entirely on the government land owned by different agencies. Only one land parcel owned by government with occupancy tenants and found to be of no use near Sarai Kale Khan will need to be acquired. Apart from this a multistory building block of a residential colony in Siddhartha Extension, will also be impacted. This impact is mainly due to the viaduct passing very close to

the flats, which may not be suitable for living during and after RRTS construction. It seen that the connecting line viaduct is not infringing with any of the buildings other then 8 flats but is passing very close to it.

22. As per the LAP prepared for proposed Project and R&R survey conducted, 18.9621 hectare of land needs to be acquired under this project. Out of the above land requirement, 17.21 ha of land will be required for stabling yard and 1.7089 ha of land is required for the connecting line component. For this stabling yard, Ministry of Housing & Urban Affairs have already allotted 12 Ha. of land to NCRTC and approval in principle issued for 5.21 Ha. Other departments have also been agreed in principle to transfer the balance land. The photographs of transferred land are presented in **Figure-5**. The land transfer letters are attached in **Appendix-1**. The acquisition of 1.186 Ha of government land with occupancy tenants will affect three households. The land acquisition requirement for the project is presented in the **Table 4**.

Table 4: Land Acquisition Requirements under the Project

Sl. No.	Type of Ownership	Area (Ha)	%	Households	%
1	Government Land with Occupancy Tenants	0.0432	0.23	3	100.0
2	Government Land under Connecting Line	1.7089	9.01	0	0.00
3	Government Land for Stabling Yard and Staff Quarter	17.21	90.76	0	0.00
Total		18.9621	100.00	3	100.0

Source: Land Acquisition Plan, NCRTC.

Figure 5: Photographs of stabling yard Land transferred to NCRTC



B. Resettlement Impacts

23. Based on the above requirement, the project impact assessed through project census survey includes both direct and indirect impacts. Direct impacts are observed due to loss of land and loss of residential structures. Also, the affected non-land assets include some government/public structures. In addition to the land acquisition and resettlement impacts, the indirect and induced impacts like noise pollution and vibration issue apprehended by the

residents of Siddharth Extension were considered and appropriate mitigation measures incorporated in the project design by NCRTC. The alternate option III as mentioned in para 13 and 14 of Chapter-I was recently considered further to avoid impact on 16 residential flats thereby reducing the impact from 24 flats owned by 22 households to 8 flats owned by 8 individual households.

24. A project census survey was carried out to identify the directly affected persons who would be displaced by the project and to make an inventory of their assets that would be lost due to the project, which would be the basis of calculation of compensation. The census survey of proposed stabling yard at Jangpura and the connecting line was carried out in between 3-9 December 2020. Due to construction related impact at Siddhartha Extension, a total of 8 households will be physically displaced. Three households will be economically displaced due to loss of a land parcel on which they are occupancy tenants. One structure used by Resident Welfare Association (RWA) would also be affected. The details are being provided in the **Table 5**.

Table 5: Number of Displaced Households

Category of Impact	No. of Household	%	TH	NTH
Physically Displaced Households (Owners of Residential Structure)	08	100.0	08	0
Economically Displaced Households (Occupancy Tenants)	03	100.0	03	0
Total	11	100.0	11	0

Source: Project Census Survey, 3-9 December 2020

25. The findings and magnitude of impacts are discussed in the following sections. The list of DPs is attached in **Appendix-3**.

C. Loss of Government Land with Occupancy Tenant in the Project

26. The land acquisition for the project will affect three occupancy tenant households on government land with 33 DPs and the area of acquisition will be a total of 0.0432 hectare. The land to be acquired is found barren and not in use. Three households affected due to acquisition are enumerated on the basis of Court order, which states that “...the suit of the plaintiffs is decreed for a decree of declaration that they are in possession of land in Khasra No. 457 min measuring 2 Bighas situated in the revenue state of Village Kilokari, Delhi as occupancy tenants. Their name be recorded in revenue record as such”. The eligibility will be subject to verification by the competent authority in light of the court order and the revenue record of the said land as provided in **Appendix-4**.

D. Loss of Private Structures in the Project

27. Due to the proposed project work, 8 residential flats owned by 8 displaced households in a multistory apartment building and one structure in the same premises belonging to Resident Welfare Association in Siddhartha Extension will be affected. All the structures being affected are residential and permanently constructed. As all the 8 displaced households are losing shelter, the intensity of impact is termed as significant. The details of loss of structures are presented in the **Table 6**.

Table 6: Loss of Private Structures in the Project

S. N.	Impact Category	Status	No. of Structure	DHs	No. of PAPs
1	Ownership	Titleholder	8	8	36
2	Type of Structure	Residential	8	8	36
3	Use of Structure	Residential	8	8	36
4	Type of Construction	Permanent	8	8	36
5	Intensity of Impact	Significant	8	8	36

Source: Project Census Survey, 3-9 December 2020

E. Loss of Livelihoods in the Project

28. Due to loss of government land with occupancy tenants, three families will be economically displaced. However, there is no loss of livelihood since the land being affected is not in use for any productive/livelihood purpose.

F. Loss of Public Properties

29. In terms of loss of public properties, five boundary walls owned by government agencies like DTIDC, NDMC, SDMC, PWD, HPL are found to be impacted as presented in the **Table 7**, and the list of those properties are presented in **Appendix 5**. Based on the census survey, it is confirmed that the loss of public properties will not result in livelihood loss for any person.

Table 7: Type Public Property Affected under the Project

Sl. No.	Public Properties	No. of Structure	Need Relocation
a	Boundary Wall	5	00
	Total	5	00

Source: Project Census Survey, 3-9 December 2020

III. SOCIO-ECONOMIC INFORMATION AND PROFILE

A. General Socio-economic Profile of DPs

30. The project will impact 11 households and 69 DPs, which includes 37 male (53.6%) and 32 female (46.4%). The average household size is found 6 due to some large joint families. The sex ratio among the DPs is 865. The caste wise distribution of DPs shows 89% general category and 11% Other Backward Class (OBC). Majority of DPs belongs to Hindu by religion while, the 11% are Sikh. Not a single DH is found vulnerable. The details of DPs being affected in the connecting line from Sarai Kale Khan RRTS station to stabling yard are presented in the **Table 8**.

Table 8: Demographic Profile of Displaced Persons

Sl. No.	Indicators	Number	%
1	Total Displaced Households	11	100
2	Total Displaced Person	69	100
3	Male	37	53.6
4	Female	32	46.4
5	Average Size of Household (Person per HH)	6	
6	Sex Ratio (Female per 000' male)	865	
7	OBC Category	1	11

Sl. No.	Indicators	Number	%
8	General Category	8	89
9	Hindu	8	89
10	Sikh	1	11
11	Vulnerable Households ²	0	0

Source: Census Survey, 3-9 December 2020

B. Annual Income Level of the Displaced Households

31. None of the DPs were found having an average annual income below Rs. 101,304 (Official Poverty Level³). The survey reveals that 05 (45.4%) households are earning upto Rs. 8,00,000 per year, 4 (36.4%) has average income Rs. 8,00,000 to 1,000,000 per year and rest 2 (18.2%) of displaced households were reported to be earning more than Rs.10 lakh per year. The average income level of households in the project area is summarized in the **Table 9**.

Table 9: Annual Income Level of the Displaced Households

Sl. No.	Annual Income Categories in (Rs)	No. of Households	%
1	Below 101,304	0	0.0
2	Above 101,304 and up to 800,000	5	45.5
3	Above 800,000 and Below 1,000,000	4	36.4
4	Above 1,000,000	2	18.2
Total		11	100.0

Source: Census Survey, 3-9 December 2020

C. Educational Status of DPs

32. The educational status of DPs reveals that there is only one female DP who is found illiterate. Among the DPs, 18 % are matric, 51.5 % are graduate and 26 % are above graduate. This data excludes the children below 6 years. The gender-segregated details of educational status of DPs are presented in the **Table 10**.

Table 10: Educational Status of DPs

Sl. No.	Educational status of DPs	Male	%	Female	%	Total	%
1	Illiterate	0	0.0	1	3.2	1	1.5
2	Literate	0	0.0	0	0.0	0	0.0
3	Up to middle	1	2.9	1	3.2	2	3.0
4	Below metric	0	0.0	0	0.0	0	0.0
5	Matric	2	5.7	10	32.3	12	18.2
6	Graduate	21	60.0	13	41.9	34	51.5
7	Above graduate	11	31.4	6	19.4	17	25.8
Total		35	100.0	31	100.0	66	100.0

Note: DPs below 6 years of age are excluded.

Source: Census Survey, 3-9 December 2020

² Vulnerable groups are those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples (ST in Indian context), and those without legal title to land.

³ <http://pib.nic.in/newsite/PrintRelease.aspx?relid=108291>

D. Occupational Status of DPs

33. The occupational pattern of DPs excluding children below six years, reveals that 25.8% DPs are engaged in service sector. Among other categories, 7.6% DPs are in business, 9.1% are in professional jobs and none are found unemployed. The details of occupational status of DPs are summarized in the **Table 11**.

Table 11: Occupational Status of DPs

Sl. No.	Occupational status of DPs	Male	%	Female	%	Total	%
1	Service	11	31.4	6	19.4	17	25.8
2	Business	5	14.3	0	0.0	5	7.6
3	Agriculture	0	0.0	0	0.0	0	0.0
4	Study	6	17.1	0	0.0	6	9.1
5	Housewife	0	0.0	20	64.5	20	30.3
6	Labour	1	2.9	0	0.0	1	1.5
7	Unemployed	0	0.0	0	0.0	0	0.0
8	Professional	4	11.4	2	6.5	6	9.1
9	Old/ inactive	8	22.9	3	9.7	11	16.7
Total		35	100.0	31	100.0	66	100.0

Note: DPs below 6 years of age are excluded.

Source: Census Survey, 3-9 December 2020

E. Number of DPs considered as Separate family as per LA Act

34. There are various categories of DPs as summarized in the **Table 12** who are treated as separate family as per the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act, 2013. As per the Act, an adult of either gender with or without spouse or children or dependents shall be considered as separate family for the purpose of this Act.

Table 12: Number of DPs considered as Separate family as per LA Act

Sl. No.	Categories of DPs	No. of DPs	%
1	Son > 18 years	5	41.7
2	Daughter/Sister > 18 years	3	25.0
3	Divorcee/Widow	4	33.3
Total		12	100.0

Source: Census Survey, 3-9 December 2020

F. Project Impact on Indigenous People

35. The Census 2011 does not identify any Schedule Tribe household in the State of Delhi. Since the project alignment is in the Indian capital and falling mostly in urban area, no ST population is found affected. However, special provisions have been made in the entitlement matrix of RP to deal with such an issue.

G. Project Impact on Women

36. There is no Women Headed Household (WHH) affected in the project. Women share equal or some time more burden than her counterparts when incidence of displacement is

happened. So far as the significance of impact on women is concerned, all of them are losing their shelter (flats). There is no impact found on livelihood of the displaced households. The negative impacts of the project on females will be taken up on a case-to-case basis and assistance to these households will be treated on a priority basis. During disbursement of compensation and provision of assistance concerns of women if any, will be taken on priority. Additionally, women headed households are considered as vulnerable and provision for additional assistance has been made in the entitlement of the RP. Provision for equal wage and health safety facilities during the construction will be ensured by the EA/IA.

IV. STAKEHOLDERS CONSULTATION AND PARTICIPATION

A. Stakeholders in the Project

37. Consultations with various stakeholders were carried out during various phases of project preparation. The stakeholders in the project are both primary and secondary. The primary stakeholders are project displaced persons (DPs), project beneficiaries, Executing Agency, Implementing Agency especially the officials in NCRTC. The secondary stakeholder includes the revenue officials, RWA heads, local administrative officers, NGO and business communities in the area.

B. Public Consultation in the Project

38. Public consultations were arranged at the stage of project preparation to ensure peoples' participation in the planning phase of this project and to treat public consultation and participation as a continuous two-way process beneficial in projecting planning and implementation. Aiming at promotion of public understanding and fruitful solutions of developmental problems such as local needs and problem and prospects of resettlement, various sections of DPs and other stakeholders were consulted through focus group discussions and individual interviews.

C. Methods of Public Consultation

39. Consultations and discussions were held with the affected families and other stakeholders. All displaced households were consulted while interacting with them during the project census survey. Consultation meetings were organized to get wider public input from both the primary and secondary stakeholders. The consultation methods followed to elicit required information (their views & opinions) are detailed below in **Table 13**.

Table 13: Methods of Public Consultations

Stakeholders	Consultation Method
Displaced Persons	Through Census Survey involving head of the household as respondent
RWA, SCWF Head/representative of DPs	Through Focus Group Discussions (FGD) at affected location
Local communities	Through Focus Group Discussions (FGD) at affected location
Women's groups	Through Focus Group Discussions (FGD) at affected location
Vulnerable groups (SC, BPL, PH)	Through Focus Group Discussions (FGD) at affected location
Executing Agency, Implementing Agency	Individual interview, discussion, joint field visit
Line Departments/Agencies	Individual meeting/interview, discussion

D. Scope of Consultation and Issues

40. All the survey and consultation meetings were organized with prior information to the displaced persons and participants. Women members of the survey team assisted women to present their views on their particular concerns. During the consultation process, efforts were made by the survey teams to:

- (i) Ascertain the views of the DPs, with reference to RRTS alignment and minimization of impacts;
- (ii) Understand views of the community on land acquisition, resettlement issues and rehabilitation options;
- (iii) Identify and assess the major socio-economic characteristics of the areas to enable effective planning and implementation;
- (iv) Obtain opinion of the community on issues related to the impacts on community property and relocation of the same;
- (v) Examine DPs' opinion on problems and prospects of transport related issues;
- (vi) Identify people's expectations from project and their absorbing capacity;
- (vii) Finally, to establish an understanding for identification of overall developmental goals and benefits of the project.

E. Findings of Focused Group Discussions (FGD)

41. During the resettlement survey, FGDs were conducted in affected localities along the project alignment with prior intimation. The participants in these FGDs are not limited to the place of meeting or DPs only but it also included other interested parties from the affected localities.

42. In addition to the individual consultation with all displaced households during census survey, a total of 20 persons (3 females and 17 males) were consulted in 2 consultation meetings/focused group discussions. The consultations by NCRTC with RWA and SCWF are continued and some of the issues raised by the people and the response given by NCRTC is provided in **Appendix- 2**. Some of the major issues that were discussed and feedback received from them during the census are summarized in the **Table 14**. The list of participants and consultation photographs are presented in the **Appendix-6 & 7**. Summary of DP's concerns and preferences toward relocation and resettlement were discussed and are recorded in Chapter VII: Relocation of Housing and Settlements.

Table 14: Summary findings of Consultations

Issue	Discussion/Suggestion	Measures Taken
Existing surface transport and communication problem	The existing transport facility is sufficient and this alignment going to stabling yard is not useful for us. There will be only maintenance depot.	The alignment is part of Delhi-Ghaziabad-Meerut RRTS and therefore is important. Secondly the Sarai Kale Khan RRTS station which is planned as a major multi-modal transport is only at 1.5 kms from the stabling yard. NCRTC has also planned a station at Stabling yard which will be very useful to the residents of Siddhartha Extension

Issue	Discussion/Suggestion	Measures Taken
Positive project impact	The positive project impacts perceived by the local people are all direct and fast access to many facilities.	The alignment is planned to provide maximum connectivity to the area and benefits to the local people.
Negative project impacts	<p>Loss of assets like residential flats. There are 104 flats in their residential block. All are adjoining with each other, and if some flats are demolished than the other flats will also be affected. NCRTC should consider the above aspect.</p> <p>Further it is expected to create noise pollution and vibration issue to the flats.</p>	<p>Base line data for noise has been collected during the month of January 2021. Noise levels is ranging between 58.2 dB(A) to 82.4 dB(A) against the noise limit of GOI and World bank EHS of 45 dB(A) to 55 dB(A). Considering high base line values of noise CRRi was assigned to carry out noise and vibration levels studies and remedial measures for mitigation due to any rise of these levels due to RTS operations. CRRi report also indicated noise level between 63.3 dB(A) to 99.7 dB(A).</p> <p>Since they have been living in noise level more than approx. 100% over the standard level, they are concerned that operation of RTS will enhance it further. CRRi has suggested mitigation measures in their report and accordingly cost implication as suggested by CRRi has been considered in EIA report. Further NCRTC has given assurance through various correspondences to restrict noise and vibration levels within the base line levels</p> <p>All losses to the structures (flats and structure i.e., guard room belongs to RWA) will be compensated at replacement cost. However, the residential flats are not directly affected. 08 flats are being considered for security /safety reasons. Other flats are away from the Corridor of Impact and hence are not affected. Noise barrier and other suitable measures are included in the Project design to mitigate indirect impacts including operational inconveniences for the nearby flats. The project aims at minimizing the resettlement impacts wherever feasible.</p>

Issue	Discussion/Suggestion	Measures Taken
Rate of compensation	Compensation at market rate and should be sufficient to purchase a similar flat in other parts of City.	The compensation will be determined in accordance with the provisions in NCRTC's direct purchase policy which provides for fair price in line with the prevailing cost.
Option for relocation	Willingness for self-relocation and cash compensation. Majority of the DPs want cash compensation.	The affected people will be given cash compensation for loss of their assets. The RISA will assist the DPs during the process.
Income Restoration	Loss of livelihood and income due to change of place.	There will be no loss of livelihood or income of any of the DPs.
Consultation and participation	People want more consultation during project implementation and want to participate in the project	Public consultation will continue throughout the project cycle. RISA will assist people in participation at various stages. Apart from the above, IA will continue to hold public consultation during project implementation
Road safety	During construction of RRTS, road and traffic problem will arise for which proper road safety measures should be included in the project.	Proper road safety measures are incorporated in the project design. Special measures like signage, traffic barriers, speed breakers at public and market places, deputing of traffic marshal etc. will be provided by the project. Co-ordination shall be maintained with the concerned authorities in traffic management.
Transparency in Project Implementation	The project should ensure transparency in implementation and quality control	There are provisions like GRC at two levels and the public can have direct access to Implementation Office for any complaint or grievances

F. Consultation with Officials and Other Stakeholders

43. Other stakeholders in the project such as Implementation Agency especially the officials in NCRTC, staff in PMO (CPM-Delhi of NCRTC), the concerned district administration and the revenue officials were also consulted on various issues. The details of some of such consultations are summarized in the **Table 15**.

Table 15: Details of Consultation with Officials and Other Stakeholders

Sl. No.	Name and Designation	Issue discussed
1	Mr. U. W. Hood, GGM / Project, NCRTC	Social studies and impact assessment under Sarai Kale Khan to Stabling Yard section, project proposal, alignment, detailed, design report, LA and R&R issues in the project,

2	Mr. Y.C. Srivastava CE/General	Change in alignment of SKK RRTS, Impact minimization on Siddharth Extension, etc.
3	Mr. Subodh Kumar, CPM Delhi, NCRTC	Coordination between field offices, land acquisition and R&R issues under the project
4	Mr. Raees Ahmad Khan, Dy. Chief Engineer, Delhi, NCRTC	Day to day coordination and progress, requirement of information and data on LAP and design of Delhi section
5	Mr. R K Jala, DGM, Land/NCRTC, Delhi	Day to day coordination and progress, requirement of information and data on LAP and design of Delhi section
6	Mr. Manoj Kumar, Executive Engineer, Delhi, NCRTC	Facilitation in Census survey, alignment fixing, requirement of information and data on LAP and design of Sarai Kale Khan to stabling yard section. Minimization of Impact, New alignment.
7	Mr. Devansh Gautam, Engineering Associate, Delhi, NCRTC	Day to day coordination and progress, requirement of information and data
8	Vikram Singh, JE, NCRTC	Day to day coordination and progress, requirement of information and data
9	Mr. Peeyush Srivastava, Dy CE (Civil), NCRTC	Information and data on LAP and design of Jangpura stabling yard

G. Plan for further Consultation in the Project

44. The effectiveness of the R&R program is directly related to the degree of continuing involvement of those affected by the Project. Several additional rounds of consultations with DPs will form part of further stages of project preparation and implementation. The Resettlement Implementation Support Agency (RISA) already engaged for Delhi-Ghaziabad-Meerut RRTS by NCRTC will also be entrusted with the task of conducting these consultations during RP implementation of Sarai Kale Khan to stabling yard connecting line, which will involve disclosure on compensation, assistance options, project related employment, entitlement package and income restoration measures suggested for the project. The consultation will continue throughout the project implementation period. The following set of activities will be undertaken for effective implementation of the RP:

- (i) In case of any change in engineering alignment planning, the DPs and other stakeholders will be consulted for minimization of resettlement impacts, development of mitigation measures etc.
- (ii) Together with the RISA, the PMO will conduct information dissemination sessions in the project area and solicit the help of the local community/ leaders and encourage the participation of the DP's in Plan implementation.
- (iii) During the implementation of RP, RISA will organize public meetings, and will appraise the communities about the progress in the implementation of project works, including awareness regarding RRTS construction.
- (iv) Consultation and focus group discussions will be conducted with the vulnerable groups⁴ to ensure that they understand the process and their needs are specifically

⁴Vulnerable groups are those below the poverty line, the landless, the elderly, women and children, and Indigenous

taken into consideration.

(v) To make reasonable representation of women in the project planning and implementation, they will be specifically involved in consultation.

45. A Public Consultation and Disclosure Plan will be prepared by PMO/RISA for the project as per the format below in **Table 16**.

Table 16: Format for Public Consultation and Disclosure Plan

Activity	Task	Timing	Agencies	Remarks
Public Notification	Notify eligibility cut-off date for NTH		PIU/PMO/RISA	Not required
Disclosure of RP	Translate Summary RP in Hindi and disclose at PMO	March -2022	PIU /PMO/RISA	
Distribution of R&R information leaflet	Prepare R&R information leaflet and distribute to DPs	March -2022	PIU/PMO/RISA	Resident Welfare Association (RWA) and Sidhartha Extension, Senior Citizen Welfare Forum shall be informed through email regarding availability of EIA & RP etc. on NCRTC website. For others by March/April 2022.
Internet disclosure of the RP	Post RP on ADB and/or IA website	March-2022	ADB/PIU	
Consultative meetings during joint measurement survey	Face to face meetings with DPs	April -2022	PMO/RISA	
Disclosure of updated RP	Disclosure after joint measurement survey	July2022	PMO/RISA	If required
Internet disclosure of the updated RP	Updated RP posted on ADB and/or IA website	July -2022	ADB/PIU	If required

H. Information Disclosure

46. To keep more transparency in planning and for further active involvement of DPs and other stakeholders, the project information will be disseminated through disclosure of this document in similar manner adopted for the main RP. RISA will disseminate relevant information through public consultations and other channels and will pay specific attention to ensure those who are illiterate receive information on a timely basis. A draft version of this addendum will be disclosed to displaced persons.

V. LEGAL FRAMEWORK

Peoples (ST in Indian context), and those without legal title to land.

A. Introduction

47. The legal framework and principles adopted for addressing resettlement issues in the project have been guided by the existing legislation and policies of the Government of India (GOI), the Government of Delhi and the Asian Development Bank. Prior to the preparation of the RP, a detailed analysis of the existing national and state policies was undertaken. The section below provides details of various national and state level legislations studied and their applicability for the project. This RP is prepared based on the review and analysis of all applicable legal and policy frameworks of the country and ADB policy requirements.

B. Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (RFCTLARR), 2013

48. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act - 2013) has been effective from January 1, 2014 after receiving the assent of the President of Republic of India. The Act replaced the Land Acquisition Act, 1894.

49. 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 land 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.

50. Section 27 of the Act defines the method by which, market value of the land shall be computed under the proposed law. Schedule I outlines the proposed minimum compensation based on a multiple of market value. Schedule II outline the resettlement and rehabilitation entitlements to land owners and livelihood losers, which shall be in addition to the minimum compensation per Schedule I.

C. NCRTC's Policy for Direct Purchase of Private Land/Property required for RRTS Projects in Delhi

51. NCRTC has formulated a policy for direct purchase of private land/property required for RRTS projects in Delhi in 2020. This policy entails NCRTC to directly negotiate and purchase any affected land in Delhi from willing sellers. The copy of the Policy is attached in **Appendix-8**.

D. ADB's Safeguard Policy Statement (SPS), 2009

52. The objectives of ADB's SPS (2009) with regard to involuntary resettlement are: (i) to avoid involuntary resettlement wherever possible; (ii) to minimize involuntary resettlement by exploring project and design alternatives; (iii) to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and (iv) to improve the standards of living of the displaced poor and other vulnerable groups.

53. ADB's SPS (2009) covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (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. It covers displaced persons whether such losses and involuntary restrictions are full or partial, permanent or temporary.

54. The three important elements of ADB's SPS (2009) are: (i) compensation at replacement cost for lost assets, livelihood, and income prior to displacement; (ii) assistance for relocation, including provision of relocation sites with appropriate facilities and services; and (iii) assistance for rehabilitation to enhance, or at least restore, the livelihoods of all displaced persons relative to national minimum standard of living.

E. Comparison of Government and ADB Policies

55. The new Act 'The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013', which has integrated provisions of National Rehabilitation and Resettlement Policy (2007) with that of The Land Acquisition Act (LAA) of 1894 (as amended in 1984), recognizes titleholders and non-titleholders affected by land acquisition. The squatters, encroachers and those present in RoW and other government land are excluded from the purview of this Act.

56. RFCT in LARR Act – 2013 has come into effect from January 1, 2014. This Act is both complement the revision of the NRRP (2007) and decreases significantly the gaps between the LA Act 1894 and ADB's SPS, 2009. The Act also expands compensation coverage of the principal Act by requiring that the value of trees, plants, or standing crops damaged must also be included and solatium being 100% of the all amounts inclusive. The Act furthermore meets ADB requirements for all compensation to be paid prior to project taking possession of any land and provision of R&R support including subsistence grant and transportation cost.

57. Therefore, the RFCT in LARR Act – 2013 has established near equivalence of the government's policies with those of ADB's SPS, 2009. Adoption of the below principles for the project has ensured that both are covered in their application to this project. A comparison of ADB and GoI policy and measures to fill the gaps is presented in the **Table 17**.

Table 17 : Comparison of ADB and GoI Policy

S.No.	Aspect	ADB Safeguard Requirement	RFCTLARR Act, 2013	Measures to Bridge the GAP
1	Screen the project	Screen the project to identify past, present, and future involuntary resettlement impacts and risks. Conduct survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement	4 (l) it is obligatory for the appropriate Government intends to acquire land for a public purpose to carry out a Social Impact Assessment study in consultation with concern Panchayat, Municipality or Municipal Corporation, as the case may be, at village level or ward level in the affected area. The Social Impact Assessment study report shall be made	Screening of project in line with the IR checklist of ADB, towards Enabling identification of the Potential Resettlement impacts and associated risks.

S.No.	Aspect	ADB Safeguard Requirement	RFCTLARR Act, 2013	Measures to Bridge the GAP
			available to the public in the manner prescribed under section 6.	
2	Consultation with stake holders and establish grievance redress mechanism	Carryout consultations with displaced persons, host communities and concerned NGO. Inform all displaced persons of their entitlements and resettlement options.	Whenever a Social Impact Assessment is required to be prepared under section 4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report. The Land Acquisition Rehabilitation and Resettlement Authority shall be established 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.	No gap between SPS and RFCTLARR.
3	Improve, or at least restore, the livelihoods of all displaced, and payment at replacement cost	Improve or restore the livelihoods of all displaced persons through: (i) land- based resettlement strategies; (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.	The Collector having determined the market value of the land to be acquired shall calculate the total amount of compensation to be paid to the land owner (whose land has been acquired) by including all assets attached to the land. Livelihood losers are eligible for various rehabilitation grants.	No gap between SPS and RFCTLARR. Assets to be compensated at replacement cost without depreciation and other Livelihood assistances and income restoration measures will be included.
4	Assistance for displaced persons	Provide physically and economically displaced persons with needed assistance	Schedule I, provides market value of the land and value of the assets attached to land. Schedule II provides R&R package for land owners and for livelihood losers including landless and special provisions for Scheduled Tribes.	No gap between SPS and RFCTLARR. Entitlement Matrix outlines compensation and assistance for DPs
5	Right of users	Provide legal and affordable access to land and resources in rural areas and appropriate income sources and legal and affordable access to adequate housing in urban area.	No specific measures are found.	The Metro Railways Act, 1978 acquire the right of users under sub-section (2) of Section 13 by compensating their loss at 10% of amount determined

S.No.	Aspect	ADB Safeguard Requirement	RFCTLARR Act, 2013	Measures to Bridge the GAP
				under sub-section (1) for that land, building, street, road or passage.
6	Improve standard of living of displaced vulnerable groups	Improve the standards of living of the displaced poor and other vulnerable groups, including women-headed families, to at least national minimum standards	RFCTLARR only provide special provisions scheduled tribe.	Provisions outlined in ADB SPS will be followed for the project
7	Negotiated Settlement	Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status	RRFCTLARR only apply in case of land acquired/purchased for PPP projects and for Private Companies. Section: 2. (2), and 46.	Provisions outlined in ADB SPS will be followed for the project. The EM provisions which is in compliance with the SPS requirement will fully apply for all modes of land procurement i.e. direct purchase and compulsory acquisition.
8	Compensation For non-title holders	Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.	Non-titleholders on acquired land area is only included but not clear about non-titleholders in existing govt. land	Provisions outlined in ADB SPS will be followed for the project.
9	Requirement of RP	Prepare a resettlement plan / indigenous peoples plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.	Preparation of Rehabilitation and Resettlement Scheme including time line for implementation. <i>Section: 16. (1) and (2). Separate development plans to be prepared. Section 41</i>	No gap between SPS and RFCTLARR. RP will be prepared for project with impact.

S.No.	Aspect	ADB Safeguard Requirement	RFCTLARR Act, 2013	Measures to Bridge the GAP
10	Public disclosure	Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders	Under clause 18, the Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the <i>Panchayat</i> , Municipality or Municipal Corporation. As the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the <i>Tehsil</i> , and shall be published in the affected areas, in such manner as may be prescribed and uploaded on the website of the appropriate Government.	In addition to the publishing of the approved resettlement plan, the RF includes provision for disclosure of the various documents pertaining to RP implementation.
11	Cost of resettlement	Include the full costs of measures proposed in the resettlement plan and indigenous peoples plan as part of project's costs and benefits. For a project with significant involuntary resettlement impacts and / or indigenous peoples plan, consider implementing the involuntary resettlement component of the project as a stand-alone operation.	16. (I) Upon the publication of the preliminary notification under sub-section (I) of section 11 by the Collector, the Administrator for Rehabilitation and Resettlement shall conduct a survey and undertake a census of the affected families, in such manner and within such time as may be Prescribed, which shall include: (a) particulars of lands and immovable properties being acquired of each affected family; (b) livelihoods lost in respect of land losers and landless whose livelihoods are primarily dependent on the lands being acquired; (c) a list of public utilities and Government buildings which are affected or likely to be affected, where resettlement of affected families is involved; (d) details of the amenities and infrastructural facilities which are affected or likely to be affected, where resettlement of affected families is involved; and (e) details of any common property resources being acquired'	No gap between SPS and RFCTLARR. Cost of resettlement will be covered by the EA/IA.
12	Taking over possession before Payment of compensation	Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.	38 (I) The Collector shall take possession of land after ensuring that full payment of compensation as well as rehabilitation and resettlement entitlements are paid or tendered to the entitled persons within a period of three months for the compensation and a period of six months for the monetary part of rehabilitation and resettlement entitlements	No gap between SPS and RFCTLARR.

S.No.	Aspect	ADB Safeguard Requirement	RFCTLARR Act, 2013	Measures to Bridge the GAP
			listed in the Second Schedule commencing from the date of the award made under section 30.	
13	Monitoring	Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plans have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.	48 (I) The Central Government may, whenever necessary for national or inter-State projects, constitute a National Monitoring Committee for reviewing and monitoring the implementation of rehabilitation and resettlement schemes or plans under this Act.	For project, Monitoring mechanism and frequency will follow ADB SPS based on categorization.

F. R&R Policy Framework for the Project

58. Based on the above analysis of government provisions and ADB policy, the following resettlement principles are adopted for this Project, which is similar to the entitlement matrix and measures agreed under the RF and RP for the main project.

(i) Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks. Measures to avoid and minimize involuntary resettlement impacts include the following: (i) explore alternative alignments or locations which are less impacting, (ii) ensure the appropriate technology is used to reduce land requirements, (iii) modify the designs, cross sections, and geometrics of components to minimize the ROW and ensure involuntary resettlement is avoided or minimized.

(ii) Carry out meaningful consultations with displaced persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and indigenous peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the concerns of displaced persons. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks

are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.

(iii) Improve, or at least restore, the livelihoods of all displaced persons through; (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement cost for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.

(iv) Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities;

(ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

(v) Improve the standards of living of the displaced poor and other vulnerable groups, including women-headed households, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.

(vi) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for all compensation, relocation and rehabilitation measures, except land. .

(vii) Prepare a resettlement plan elaborating on the entitlements of displaced persons, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule. This resettlement plan will be approved by ADB prior to contract award.

(viii) Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders.

(ix) Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.

(x) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.

(xi) Monitor and assess resettlement outcomes, their impacts on the standard of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

G. Valuation of Assets

59. The valuation of affected land and structures will be governed by the following process:

60. Land surveys for determining the payment of compensation would be conducted on the basis of updated official records and ground facts. The land records containing information like legal title, and classification of land will be updated expeditiously for ensuring adequate cost compensation and allotment of land to the entitled displaced persons. Records as they are on the cut-off date will be taken into consideration while determining the current use of land. The economically unviable residual land remaining after the land acquisition will be acquired as per the provisions of RFCT in LARR Act, 2013. The owner of such land/property if desires so, will have the right to seek acquisition of his entire contiguous holding/ property provided the residual land is economically unviable. However, the Collector will decide on the viability and acquisition of such land under section 94 (1-4) of RFCTLARR Act, 2013 and his decision will be termed as final.

61. The methodology for verifying the replacement cost for each type of loss will be calculated as per the provision made in the RFCT in LARR Act -2013, which takes into account market value, additional solatium, transitional value etc. and therefore, equivalent to the replacement cost⁵ defined in the SPS 2009.

1. Valuation of Land

62. The Collector shall adopt the following criteria in assessing and determining the market value of land:

- (i) the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- (ii) the average sale price for similar type of land situated in the nearest areas or nearest vicinity area; or
- (iii) consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects, whichever is higher.

63. Where the market value as per above paragraph cannot be determined for the reason that: (a) the land is situated in such area where the transactions in land are restricted by or under any other law for the time being in force in that area; or (b) the registered sale deeds or agreements to sell for similar land are not available for the immediately preceding three years; or (c) the market value has not been specified under the Indian Stamp Act, 1899; the appropriate authority, the State Government concerned shall specify the floor price or minimum price per unit area of the said land based on the Price calculated in the manner specified in the paragraph in respect of similar types of land situated in the immediate adjoining areas.

⁵ According to ADB's SPS, a full replacement cost will be calculated based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client will consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns and crop production, availability of land in the project area and region, and other related information. The borrower/client will also collect baseline data on housing, house types, and construction materials. Qualified and experienced experts will undertake the valuation of acquired assets. In applying this method of valuation, depreciation of structures and assets should not be taken into account.

64. The market value calculated as per above shall be multiplied by a factor of (a) 1 (one) to 2 (two) in rural areas based on the distance of project from Urban Area as notified by the State Government; and (b) one in urban areas.

65. Solatium amount equivalent to 100% of the market value (M) will be added.

Hence;

The cost of land in rural areas = $M \times 2 + 100\%$ solatium

The cost of land in urban areas = $M \times 1 + 100\%$ solatium

2. Valuation of Building and Structure

66. The cost of buildings will be estimated based on updated Basic Schedule of Rates (BSR) as on date without depreciation, and additional 100% solatium will be added as per the requirement of the Act. The engineer from building department will also assess the viability of the remaining part of the structure during verification and valuation in consultation with the affected households. During valuation of structure/building following parameters should be taken in to account:

- (i) Distance to be traveled
- (ii) Sources (local or foreign) and the cost of various materials
- (iii) Who will build the structures (owner or contractor) and whether they will use the hired labor or their own labor;
- (iv) Obtaining cost estimates by meeting at least three contractors/suppliers in order to identify cost of materials and labor
- (v) Identifying the cost of different types of houses of different categories and compare the same with district level prices.

67. Even after payment of compensation, DPs would be allowed to take away the materials salvaged from their dismantled houses and shops at the owner's own cost, and no charges will be levied upon them for the same. In case any structures is not removed by the DPs in stipulated 60 days period, a notice to that effect will be issued intimating that DPs can take away the materials so salvaged within 48 hours of their demolition; otherwise, the same will be disposed by the project authority without giving any further notice.

3. Valuation of Trees

68. Compensation for trees will be based on their full replacement cost. The District Magistrate, for the purpose of determining the market value of trees and plants attached to the land acquired, shall use the services of experienced persons/agencies in the field of agriculture, forestry, horticulture, sericulture, or any other field, as may be considered necessary by him.

69. Trees standing on the land owned by the government will be disposed off through open auction by the concerned Revenue Department/ Forest Department. DPs will be provided with an advance notice of three months prior to relocation. Further, all compensation and assistance will be paid to DPs at least 60 days prior to displacement or dispossession of assets.

70. For temporary impact on land and common resources, any land required by the project

on temporary basis will be compensated in consultation with landowners and will be restored to previous or better quality. Implementation issues can be found in the Entitlement Matrix.

H. Procedure for Land/Property Acquisition under the Project

71. Land/Property acquisition under the Project will be done as per the NCRTC's policy "Direct Purchase of Private Land/Property required for RRTS Projects in Delhi". As per the SPS-2009, the ADB policy does not apply in case of negotiation and therefore if land/property is being acquired through NCRTC policy, none of the provisions of the entitlement matrix will be applicable. However, ADB requires this land acquisition through negotiated settlement to be verified by an independent Third-Party. In this project the External Monitor already engaged by NCRTC will act as third party and verify the negotiated land/property acquisition.

72. In case of failure of negotiation, land/property for the Project will be acquired through RFCTLARR Act – 2013 and in such cases; all provisions of the entitlement matrix mentioned in this RP will apply. The process for land acquisition as per RFCTLARR will be as follows:

- (i) Submission of requisition for land acquisition along with other required document to concerned District Authority.
- (ii) Notification by Government for commencement of consultation and SIA.
- (iii) Completion of SIA study culminating in SIA report.
- (iv) Conduct public hearing for SIA
- (v) Constitution of SIA Group to appraise SIA study report.
- (vi) Submission of appraisal of SIA report and recommendations by expert group.
- (vii) Preliminary notification for acquisition of land under section 11 of the Act.
- (viii) Up-dation of land records by LA Authority
- (ix) Hearing of objection under section 15 of the Act.
- (x) Preparation of R&R Scheme and disclosure
- (xi) Declaration that land is required for public purpose under section 19.
- (xii) Hearing of objection under section 23 of the Act.
- (xiii) Declaration of final award by collector.
- (xiv) Payment of full amount of compensation
- (xv) Payment of monetary part of R&R.
- (xvi) Taking possession of land acquired.
- (xvii) Infrastructural component of R&R package to be provided.
- (xviii) Displacement of affected families.

VI. ENTITLEMENTS, ASSISTANCE AND BENEFITS

A. Introduction

73. The project will have two types of displaced persons i.e., (i) persons with formal legal rights to land and structure lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws. The involuntary resettlement requirements apply to all two types of displaced persons. The project involves land acquisition but no legal titleholders will be affected, the RP describes provision for all type of DPs and formulated the entitlement matrix, which is similar to the entitlement matrix and measures agreed under the RF and RP for the main project.

B. Cut-off-Date for Entitlement

74. For titleholders in case of land and structure acquisition, the date of publication of preliminary notification for acquisition under section 11 of the RFCTLARR Act – 2013 will be treated as the cut-off date. For non-titleholders, the cut-off date will be the start date of the census survey, which is 3 December 2020. The cut-off date for non-titleholders will be officially declared by the EA/IA along with the disclosure of RP. DPs who settle in the affected areas after the cut-off date will not be eligible for compensation. They, however, will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures /materials will not be confiscated, and they will not pay any fine or suffer any sanction.

C. Project Entitlement

75. In accordance with the R&R measures outlined in the previous chapter, all displaced households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets and scope of the impacts including socio-economic vulnerability of the displaced persons and measures to support livelihood restoration if livelihood impacts are envisaged. The displaced persons will be entitled to the following five types of compensation and assistance packages:

- (i) Compensation for structures (residential/ commercial) and other immovable assets at their replacement cost;
- (ii) Compensation for the loss of land, crops/ trees at their replacement cost;
- (iii) Assistance in lieu of the loss of business/ wage income and income restoration assistance;
- (iv) Assistance for shifting and provision for the relocation (if required), and
- (v) Rebuilding and/ or restoration of community resources/facilities.

76. **Loss of land** will be compensated at replacement cost plus refund of transaction cost (land registration cost, stamp duties etc.) incurred for purchase of replacement land within the time frame mentioned in the entitlement matrix. DPs with traditional title/occupancy rights will also be eligible for full compensation for land at replacement value. If the residual plot(s) becomes not viable then three options are to be given to the DP, subject to his acceptance which are (i) the DP remains on the plot, and the compensation and assistance paid to the tune of required amount of land to be acquired, (ii) Compensation and assistance are to be provided for the entire plot including residual part, if the owner of such land wishes that his residual plot should also be acquired by the IA, the IA will acquire the residual plot and pay the compensation for it. The viability of such plot would be certified by concerned sub-divisional magistrate (SDM) and concerned building department of the PWD. (iii) If the DP is from vulnerable group, compensation for the entire land by means of land for land will be provided if DP wishes so, provided that land of equal productive value is available. The replacement of land option will be considered by the District Collector/SDM while acquiring land wherever feasible alternate land is available. All fees, stamp duties, taxes and other charges, as applicable under the relevant laws, incurred in the relocation and rehabilitation process, are to be borne by the EA/IA. Each titleholder family losing land will be entitled for following assistances.

- (i) One time resettlement allowance of Rs. 50,000.
- (ii) One time assistance option from: (i) Where jobs are created through the

project, employment for at least one member of the displaced family with suitable training and skill development in the required field; or (ii) one-time payment of Rs. 500,000.

77. **Loss of Structures** will be compensated at replacement value with other assistance to the DPs losing structure. The details of entitlement will be as:

- (i) Compensation for structure at the replacement cost to be calculated as per latest prevailing basic schedules of rates (BSR) without depreciation.
- (ii) Right to salvage materials from structure and other assets with no deductions from replacement value.
- (iii) One-time Resettlement allowance of Rs. 50,000
- (iv) One-time financial assistance of Rs. 25,000 to the families losing cattle sheds for reconstruction
- (v) One time shifting assistance of Rs. 50,000 towards transport costs etc.

78. **Loss of livelihood** due to loss of primary source of income – No loss of livelihood is envisaged under the Project and therefore no provision made in this regard.

79. **Loss of trees and crops** will be compensated by cash compensation. The entitlements to the DPs losing trees will be compensated for trees based on timber value at market price, and compensation for perennial crops and fruit trees at annual net product market value multiplied by remaining productive years; to be determined in consultation with the Forest Department for timber trees and the Horticulture Department for other trees/crops.

80. **Additional assistance to vulnerable households** (Vulnerable households includes BPL, SC, WHH, Non-titleholder, and disabled) will be paid with special assistance as detailed below. The following provision in addition to the compensation for lost assets will ensure that the vulnerable people affected under the Project will be able to improve their standard of living or attain at least national minimal level.

- (i) One-time lump sum assistance of Rs. 25,000 to vulnerable households. This will be paid above and over the other.
- (ii) Receive preference in income restoration training program under the project.
- (iii) Preference in employment under the project during construction according to their acquired skills.
- (iv) Access to basic utilities and public services.

81. **Loss of community infrastructure/common property resources** will be compensated either by cash compensation at replacement cost to the community (registered trust, society or committee as appropriate) or will be reconstructed and restored in consultation with the affected community.

82. **Temporary Impacts on agricultural land** due to plant site for contractor etc. will be eligible for cash compensation for loss of income potential including:

- (i) Any land required by the Project on a temporary basis will be compensated in consultation with the landholders.
- (ii) Rent/lease at market value for the period of occupation
- (iii) Compensation for assets at replacement cost
- (iv) Restoration of land to previous or better quality
- (v) Location of construction camps will be fixed by contractors in consultation with

Government and local community.

(vi) 60 days advance notice regarding construction activities, including duration and type of temporary loss of livelihood.

(vii) Cash assistance based on the minimum wage/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.

(viii) Assistance to mobile vendors/hawkers to temporarily shift for continued economic activity.

83. **Any unanticipated impacts** due to the project will be documented during the implementation phase and mitigated based on provision made in the Entitlement Matrix of this RP.

D. Entitlement Matrix

84. An Entitlement Matrix has been developed, that summarizes the types of losses and the corresponding nature and scope of entitlements; and is in compliance with National/ State Laws and ADB SPS-2009 (**refer to Table 18**). Appropriate compensation and assistance will be fully paid prior to any physical or economic displacement. Under the Project it is proposed that all land will be procured through negotiation using NCRTC's direct purchase policy- 2020. In case of failure of negotiation, the land will be acquired through RFTCTLARR Act-2013 and the provisions of proposed entitlement matrix will apply. Additionally, the provisions of entitlement matrix will also apply for non-titleholders affected under the project.

85. All compensation and other assistance⁶ will be paid to all DPs prior to their displacement. After payment of compensation, DPs would be allowed to take away the materials salvaged from their dismantled houses and shops and no charges will be levied upon them for the same. The cost of salvaged materials will not be deducted from the overall compensation amount due to the DPs. A notice to that effect will be issued intimating that DPs can take away the materials.

Table 18: Entitlement Matrix

	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	(i) Land for land to vulnerable DPs if land of equal productive value is available. (ii) One time Resettlement allowance ⁷ of	(i) Compensation accounts for all taxes and fees, and does not account for any depreciation. (ii) Re-titling to be completed prior to project completion	(i) The DM will certify availability of land and/or determine replacement value as per the procedures outlined in the

⁶ While compensation is required prior to dispossession or displacement of affected people from their assets, the full resettlement plan implementation, which may require income rehabilitation measures, might be completed only over a longer period of time after civil works have begun. Displaced people will be provided with certain resettlement entitlements, such as land and asset compensation and transfer allowances, prior to their displacement, dispossession, or restricted access.

⁷ The RFTCLARR Act-2013 specifies that each affected family shall be given one time Resettlement Allowance of

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<p>Rs. 50,000 per affected family⁸</p> <p>(iii) Each affected family shall be eligible for choosing one time assistance option from:</p> <p>(i) Where jobs are created through the project, employment for at least one member of the affected family with suitable training and skill development in the required field;</p> <p>or (ii) One-time payment of Rs. 500,000 per affected family.</p> <p>(iv) All displaced families⁹ will receive monthly subsistence allowance¹⁰ of Rs. 3,000 10 for one</p>	<p>(iii) For option of choosing job created through project job will be paid at living wage and monitored by IA.</p> <p>(iv) Claim against stamp duty reimbursement on purchase of replacement land will be valid till one yr from the date of award. The replacement land shall be purchased in the name of Land loser or his/her spouse.</p>	<p>subsequent sections of this document. IA will ensure provision of notice. IA will verify the extent of impacts through a 100% survey of DPs and determine assistance.</p> <p>(ii) Under NCRTC purchase Policy the valuer will determine value of land and structures.</p>

Rs. 50,000 only.

⁸ 'Family' includes a person, his or her spouse, minor children, minor brothers and minor sisters dependent on him. Widows, divorcees and women deserted by families shall be considered separate family. An adult of either gender with or without spouse or children or dependents shall be considered as a separate family – as defined under RFCTLARR Act–2013.

⁹ "Displaced family" as defined by the RFCTLARR 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.

¹⁰ The RFCTLARR Act–2013 provides for monthly subsistence allowance equivalent to three thousand rupees per month for a period of one Year from the date of award.

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				year (total Rs. 36,000) from the date of award. (v) Fees, taxes, stamp duty and other charges related to replacement Land. (vi) In case of compulsory acquisition, RFCTLARR-2013 will apply.		
1-b	Loss of private land	Agricultural land, homestead land or vacant plot	Tenants and leaseholders (having written and registered tenancy/lease documents)	Compensation for rental deposit or unexpired lease amount (such amount will be deducted from the compensation of land owners).	Land owners will reimburse tenants and leaseholders land rental deposit or unexpired lease	IA will confirm land rental and ensure tenants and leaseholders receive reimbursement for land rental deposit or unexpired lease. IA will ensure provision of notice.
2-a	Loss of Government land	Vacant plot, Agricultural land, homestead land	Tenant and Leaseholders (having written and registered tenancy/lease documents)	Compensation for rental deposit or unexpired lease amount (such amount will be deducted from the compensation of the lessor.		IA will ensure provision of notice and identify vulnerable households.
2-b	Loss of Government land	Vacant plot, Agricultural land, homestead land,	Non-titleholders Squatters ¹¹ , Encroachers ¹²	(i) 60 days advance notice to shift from occupied land. (ii) Notice to harvest standing seasonal crops.		IA will ensure provision of notice and will identify vulnerable households.
Residential Structures						
3-a	Loss of residential	Residential structure and	Legal titleholders	(i) Each affected family shall be	(i) Compensation accounts for all	(i) DM will verify

¹¹ Squatters are those who have no recognizable rights on the land that they are occupying.

¹² 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.

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
	structure	other assets ¹³		<p>eligible for choosing one time assistance option from:</p> <p>(a) Replacement cost of the structure and other assets (or part of the structure and other assets, if remainder is viable) without depreciation; or</p> <p>(b) In Rural area, the displaced family will be provided with the option of constructed house as per PMAY specifications in lieu of cash compensation; or</p> <p>(c.) In Urban area, the displaced family will be provided with the option of constructed house of minimum 50 sq. m. plinth area in lieu of cash compensation.</p> <p>(ii) Fees, taxes, stamp duty and other charges related to replacement structure.</p> <p>(iii) At least 60 days advance notice to shift.</p> <p>(iv) Right to salvage materials from structure and other assets¹³ with no deductions from replacement value.</p> <p>(v) One-time financial assistance of Rs. 25,000 to the families losing cattle sheds for</p>	<p>taxes and fees, and does not account for any depreciation.</p> <p>(ii) In case cattle shed is owned jointly by more than one family</p>	<p>replacement value. IA will verify the extent of impacts through a 100% survey of DHs to determine assistance, verify and identify vulnerable households</p> <p>(ii) The IA will ensure distribution of assistance equally among all the affected families.</p>

¹³ Other assets include, but is not limited to walls, fences, sheds, wells, etc.

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				reconstruction (vi) All displaced families will receive one time shifting assistance of Rs. 50,000 towards transport costs etc.		
3-b	Loss of residential structure	Residential structure and other assets	Tenants and leaseholders (having written and registered tenancy/lease documents)	(i) At least 60 days advance notice to shift. (ii) Replacement cost of part/whole of structure constructed by the tenant/leaseholder, and this will be deducted from the compensation amount of the owner. (iii) Compensation for rental deposit or unexpired lease. (iv) Right to salvage materials (of the portion constructed by tenants or leaseholders) from structure and other assets. (v) One time Resettlement allowance of Rs. 50,000 per affected family (vi) All displaced families will receive one time shifting assistance of Rs. 50,000 towards transport costs etc.	Land/structure owners will reimburse tenants and leaseholders rental deposit or unexpired lease.	DM will verify replacement value. IA will verify the extent of impacts through 100% surveys of DHs to determine assistance, verify and identify vulnerable households.
3-c	Loss of residential structure	Residential structure and other assets (Government Land)	Non-titleholders (Squatters, Encroachers)	(i) At least 60 days advance notice to shift. (ii) Replacement cost of structure constructed by the squatter (iii) Right to salvage materials from structure and other assets (iv) One time		IA will verify the extent of impacts through a 100% survey of DHs determine assistance, verify and identify vulnerable households.

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				Resettlement allowance of Rs. 50,000 per affected family in case of relocation (v) All displaced families (in case of relocation) will receive one time shifting assistance of Rs. 50,000 towards transport costs etc.		
Commercial Structures						
4-a	Loss of commercial structure	Commercial structure and other assets	Legal titleholders	(i) At least 60 days advance notice to shift. (ii) Replacement cost of the structure and other assets (or part of the structure and other assets, if remainder is viable) without depreciation. (iii) Fees, taxes, stamp duty and other charges related to replacement structure. (iv) Right to salvage materials from structure and other assets with no deductions from replacement value. (v) One-time financial assistance of Rs. 25,000 to the families losing shop for reconstruction of shop. (vi) All physically displaced families will receive one time shifting assistance of Rs. 50,000 towards transport costs etc.	Compensation accounts for all taxes and fees, and does not account for any depreciation.	DC will determine replacement value. IA will verify the extent of impacts through a 100% survey of DHs determine assistance, verify and identify vulnerable households.
4-b	Loss of commercial structure	Commercial structure and other assets	Tenants and leaseholders (having written and	(i) At least 60 days advance notice to shift. (ii) Replacement	Land/structure owners will reimburse tenants and leaseholders	DC will determine replacement value. IA will

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
		(Government Land)	registered tenancy/lease documents)	cost of part/whole of structure constructed by the tenant/leaseholder, and this will be deducted from the compensation amount of the owner. (iii) Compensation for rental deposit or unexpired lease. (iv) Right to salvage materials (of the portion constructed by tenants or leaseholders) from structure and other assets. (v) All physically displaced families will receive one time shifting assistance of Rs. 50,000 towards transport costs etc.	land rental deposit or unexpired lease.	verify the extent of impacts through a 100% survey of DHs determine assistance, verify and identify vulnerable households.
4-c	Loss of commercial structure	Commercial structure and other assets (Government Land)	Non-titleholders (Squatters, Encroacher)	(i) At least 60 days advance notice to shift. (ii) Replacement cost of structure constructed by the squatters and encroachers (iii) Right to salvage materials from structure and other assets (iv) One time Resettlement allowance of Rs. 50,000 per affected family in case of relocation (v) All displaced families (in case of relocation) will receive one time shifting assistance of Rs. 50,000 towards transport costs etc.		EA will verify the extent of impacts through a 100% surveys of DHs determine assistance, verify and identify vulnerable households.
Livelihood						
5	Loss of	Livelihood	(i) Legal titleholder	(i) One time financial	.	(i) EA will

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
	livelihood		<p>losing agricultural land, business/commercial establishment</p> <p>(ii) Family with traditional land right losing agricultural land or other source of livelihood</p> <p>(iii) Commercial tenant</p> <p>(iv) Commercial leaseholder</p> <p>(v) Employee in commercial establishment</p> <p>(vi) Share-croppers</p> <p>(vii) Agricultural laborer (long term)</p> <p>(viii) Artisans</p> <p>(ix) Commercial Squatters and encroachers</p>	<p>assistance of minimum Rs. 25,000 for skill up-gradation training to DPs opted for (one member of the affected family)</p> <p>(ii) Preference in employment under the project during construction.</p> <p>(iii) Monthly subsistence allowance of Rs. 3,000 for one year (total Rs. 36,000) from the date of award in case of relocation.</p>		<p>verify the extent of impacts through a 100% survey of DHs determine assistance, verify and identify vulnerable households.</p> <p>(ii) For Agricultural laborer (long timer) Only those who are in fulltime / permanent employment of the land owner, will be eligible for this assistance. Seasonal agricultural laborers will not be entitled for this assistance.</p>
Trees and Crops						
6	Loss of trees and crops	Standing trees and crops	<p>(i) Legal titleholder</p> <p>(ii) Family with traditional land right</p> <p>(iii) Agricultural tenant/ leaseholder</p> <p>(iv) Sharecroppers</p> <p>(v) Squatter/Encroacher</p>	<p>(i) Advance notice of 60 days to harvest crops, fruits, and timbers.</p> <p>(ii) Compensation for standing crops in case of such loss, based on an annual crop cycle at market value</p> <p>(iii) Compensation for trees based on timber value at market price, and compensation for perennial crops and fruit trees at annual net product market value multiplied by remaining productive years; to be determined by Revenue Department in consultation with the</p>	<p>(i) Harvesting prior to acquisition will be accommodated to the extent possible</p> <p>(ii) Work schedules will avoid harvest season.</p> <p>(iii) Seasonal crops will be given 60 days notice. If notice cannot be given, compensation for standing crops will be compensated at market value.</p> <p>(iv) Market value of trees/crops has to be determined.</p>	<p>IA will ensure provision of notice. DC will undertake valuation of standing crops, perennial crops and trees, and finalize compensation rates in consultation with DPs.</p>

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				Forest Department for timber trees and the Horticulture Department for other trees/crops.		
Vulnerable						
7	Impacts on vulnerable DPs	All impacts	Vulnerable DPs	<p>(i) One time lump sum assistance of Rs. 25,000 to vulnerable households. This will be paid above and over the other assistance provided in items 1- 6.</p> <p>(ii) Receive preference in income restoration training program under the project.</p> <p>(iii) Preference in employment under the project during construction.</p> <p>(iv) Access to basic utilities and public services</p>	Vulnerable households will be identified during the census and implementation of project.	<p>(i) IA will verify the extent of impacts through a 100% surveys of DHs determine assistance, verify and identify vulnerable households.</p> <p>(ii) The IA will conduct a training need assessment in consultations with the displaced persons so as to develop appropriate income restoration schemes.</p> <p>(iii) Suitable trainers or local resources will be identified by IA in consultation with local training institutes.</p>
Right of Users						
8	Loss of right of users on land or building.	Loss of access, enjoyment or other restrictions	Legal title holders, owner, family with customary rights.	<p>(i) Compensate affected land or building at replacement cost.</p> <p>(ii) Option to be given to DPs for choosing not to acquire land permanently and provide user right with availing 10% of the land value</p>	<p>(i) The amount will be determined by an order of the DC or competent authority.</p> <p>(ii) In case of DP opting for user right, a formal agreement to that effect will be signed between DP and requiring agency</p>	<p>(i) The IA will identify such impacts and resolve them on case-to-case basis.</p> <p>(ii) The IA shall ensure access to land and assets in case of both permanent acquisition and agreement on user right.</p>

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
Temporary Loss						
9	Temporary loss of land ¹⁴	Land temporarily required for sub-project construction	Legal titleholders Family with traditional land right	(i) Any land required by the Project on a temporary basis will be compensated in consultation with the landholders. (ii) Rent at market value for the period of occupation (iii) Restoration of land to previous or better quality ¹⁵ . (iv) Location of construction camps will be fixed by contractors in consultation with Government and local community as per EMP provisions.	(i) Assessment of impacts if any on structures, assets, crops and trees due to temporary occupation. (ii) Site restoration.	DC will determine rental value and duration of construction site in consultation with DPs. IA will ensure compensation is paid prior to site being taken-over by contractor. Contractor will be responsible for site restoration.
10	Temporary disruption of livelihood	Access to land and other livelihood sources	Legal titleholders, non-titled DPs	(i) 60 days advance notice regarding construction activities, including duration and type of disruption. (ii) Cash assistance based on the minimum wage/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. ¹⁶ (iii) Assistance to mobile vendors/hawkers to temporarily shift for continued economic activity. ¹⁷	Identification of alternative temporary sites to continue economic activity.	(i) DM will determine income lost. (ii) Contractors will perform actions to minimize income/access loss.
Common Resources						

¹⁴ Temporary possession of land for project purpose can be taken only for three years from the date of commencement of such possession/occupation.

¹⁵ 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.

¹⁶ 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.

¹⁷ For example assistance to shift to the other side of the road where there is no construction.

	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
11	Loss and temporary impacts on common resources	Common resources	Communities	Replacement or restoration of the affected community facilities – including public water stand posts, public utility posts, temples, shrines, graveyards etc.	Follow ADB SPS	IA and Contractor.
Other						
12	Any other loss not identified	-	-	Unanticipated involuntary impacts will be documented during the implementation phase and mitigated based on provision made in the RF.	-	IA will finalize the entitlements in line with ADB's SPS, 2009

VII. RELOCATION OF HOUSING AND SETTLEMENTS

A. Basic Provision for Relocation

86. The IA will provide adequate and appropriate cash compensation at full replacement cost for lost land and structures including eligible relocation assistance.

B. Need for Relocation

87. Despite being a linear project and efforts made to minimize the resettlement impacts, the proposed project will affect residential structures as a result of which physical displacement will arise and therefore need for relocation is envisaged in the project. Efforts are made through various provisions in this resettlement plan to mitigate negative social impacts on displaced persons and communities by supporting relocation of affected households.

88. In this project 08 flats in a multistory building/apartment are being affected owned by 08 titled households and need relocation. One guard room belonging to RWA which is temporary structure without any wall and covered with tin shed measuring 3.95 m in length and 3.3mt in height needs to be relocated in adjoining Govt land/land provided by RWA with equivalent or better specification at the cost of NCRTC. For relocation of these households the IA will provide adequate and appropriate cash compensation at full replacement cost to the titleholders for their lost structures including eligible relocation assistance. Acquisition of land with occupants as tenant will impact 3 households and their concern will also be taken care off due to economic displacement without loss of livelihoods.

C. Relocation and Compensation Option by DPs

89. To understand and know the relocation options, DPs were consulted during the census survey and out of 08 households losing residential flats, all (100%) have opted for self-relocation. The details are provided in **Table 19**.

Table 19: Relocation Option by the Displaced Households

Sl. No.	Relocation Options	No. of Households	%
1	Self-Relocation	08	100.0
2	Project Assisted Relocation	0	0.00
3	Not Found/Responded	0	0.00
Total		08	100.0

Source: Census Survey, 3-9 December 2020

90. In case of land, the choice of DPs is further supported by their compensation option as 100% DPs losing land opted for cash compensation. The details of compensation measures opted by DPs are given in **Table 20**.

Table 20: Compensation Option by Households

Sl. No.	Compensation Options	No. of Households
1	Cash for Land loss	03
2	Cash for Structure loss	08
3	Structure for Structure loss	00
Total		11

Source: Census Survey, 3-9 December 202

D. Relocation Strategy

91. As stated above, the Project has significant resettlement impacts on 08 DPs who are losing their individual residential flats. All the structures affected in the project as per provisions made in the entitlement matrix will be eligible for the following:

- (i) Compensation for structure will be paid at the replacement cost to be calculated as per latest prevailing basic schedule of rates (BSR) without depreciation,
- (ii) One-time Resettlement allowance of Rs. 50,000 per affected household
- (iii) Shifting assistance to all structures at Rs. 50,000 per structure,
- (iv) Right to salvage materials from structure and other assets with no deductions from replacement value

92. To help the DPs losing structures in getting all above entitlements and relocating themselves, following relocation strategy will be adopted in the project:

- (i) At least 60 days advance notice before demolition of structure.
- (ii) Their dismantled structures materials will not be confiscated, and they will not pay any fine or suffer any sanction.
- (iii) The RISA engaged for RP implementation will assist DPs during verification of assets and will provide necessary counseling on payment of compensation and assistance.
- (iv) The RISA will assist the project authorities in ensuring a smooth transition (during the part or full relocation of the DPs), helping the DPs to take salvaged materials and shift.
- (v) In close consultation with the DPs, the RISA will fix the shifting dates agreed with the DPs in writing and the arrangements desired by the DPs with respect to their entitlements.
- (vi) RISA will also assist IA in economic relocation of households losing commercial structures and will ensure that after relocation the livelihood of economically displaced

households has been restored to the pre-project level.

(vii) In case of self-relocation also, the RISA will assist the DPs in finding alternative land within the area if so desired by the DPs in consultation with local committee and other beneficiaries in the locality.

E. Relocation Strategy for Public Properties

93. There are 5 public properties enumerated to be affected under the project as provided in table 7 of this RP. The CPRs are government structures and will be compensated/replaced in the way as found suitable after due consultation with the owner (government agency).

VIII. INCOME RESTORATION AND REHABILITATION

A. Loss of Livelihoods in the Project

94. The project impacts reveal that the due to construction of connecting line from Sarai Kale Khan RRTS station to stabling yard, will require acquisition of one land parcel and 08 residential flats only. The project will not impact livelihood of any DPs. Therefore, no specific livelihood plan or measures to restore income are required. However, during implementation the RISA hired for Delhi-Ghaziabad- Meerut RRTS project will ensure that if any livelihood issue comes up will be addressed as per the entitlement matrix of this RP.

IX. RESETTLEMENT BUDGET AND FINANCING PLAN

A. Introduction

95. The resettlement cost estimate for this project includes eligible compensation, resettlement assistance and support cost for RP implementation. The additional support cost, which includes staffing requirement, monitoring and reporting, involvement of RISA in project implementation and other administrative expenses are part of the overall project cost. The unit cost for structures and other assets in this budget has been derived through field survey, consultation with affected families, relevant local authorities and reference from old practices. Contingency provisions have also been made to take into account variations from this estimate. Some of the major items of this R&R cost estimate are outlined below:

- (i) Compensation for barren land at their replacement cost
- (ii) Compensation for structures (residential flats) and other immovable assets at their replacement cost
- (iii) Subsistence allowance in lieu of the loss of business and livelihood
- (iv) Compensation for trees
- (v) Assistance in lieu of the loss of business/ wage income/ employment and livelihood
- (vi) Assistance for shifting of the structures
- (vii) Special assistance to vulnerable groups for their livelihood restoration
- (viii) Cost for implementation of RP.

B. Compensation

96. **Land:** The actual compensation for land at replacement cost will be determined by valuer under NCRTC's purchase policy and or by District Collector under RTFCLARR Act 2013. The cost of land as per the Govt. notification is attached in **Appendix-9**.

97. **Residential Flats and other structures:** For the purpose of cost estimate, the prevailing government rates for flats in Siddhartha Extension at Rs. 13500 per sq. ft was taken. However, the professional valuer, taking into account the latest BSR without depreciation, will calculate the actual compensation.

C. Assistance

98. All title-holder DPs losing land/structure will be eligible for one time resettlement allowance of Rs. 50,000/- (Rupees Fifty Thousand Only) per affected family.

99. Titleholder DPs losing land/structure will be eligible for one time assistance of Rs. 5,00,000/- (Rupees Five Lakh Only) per affected family.

100. Titleholder DPs losing structure will be eligible for one time shifting assistance of Rs. 50,000/- (Rupees Fifty Thousand Only) towards transport costs.

D. Compensation for Government Property

101. The unit cost for government structure is calculated as per market value of construction in the project area. The average rate for permanent structures without land has been calculated at Rs. 18,000/ sq. mt, semi-permanent structures have been calculated at Rs. 12,000/sq.mt, and temporary structures have been calculated at the rate of Rs. 8,000/sq.mt.

E. RP Implementation and Support Cost

102. NCRTC has already engaged the RP implementing agency (RISA), which will be utilized, for the implementation of RP for connecting line and stabling yard. A lumpsum provision of Rs 5,00,000 has been made for payment to RISA, if admissible for providing their services for the implementation of RP for the connecting line and stabling yard. Similarly, the external monitor consultant already engaged by NCRTC shall be assigned the job of carrying out external monitoring of RP implementation for stabling yard and connecting line. A lumpsum provision of Rs 2,00,000 for payment to the above agency, if admissible, has been made in the budget. For grievance redress process and carrying out consultation during project implementation a lump sum of Rs. 5,00,000/- (Rupees Five Lakhs only) is provided. The other cost of RP implementation and administrative activities will be a part of existing departmental expenditure.

F. R&R Budget

103. The total R&R budget for the proposed project RP works out to Rs. 273.14 million. A detailed indicative R&R cost is given in **Table 21**.

Table 21: R&R Budget

S. N.	Item	Unit	Rate	Amount
A	<i>Compensation for Land</i>	<i>in Sq.mt.</i>	<i>Sq.mt</i>	<i>in Rupees</i>
1	Compensation for Occupancy Tenant for Government Land	432	As per LA Authority*	0
	Subtotal A			0
B	<i>Compensation for Structure</i>	<i>in Sq. mtr.</i>	<i>Rupees</i>	

S. N.	Item	Unit	Rate	Amount
1	Compensation for Residential Flats	1080	71952	77708160
			100% solatium	155416320
2	Compensation for RWA structure	23.1	10000	231000
			100% solatium	462000
3	Compensation for CPR (Government structures mainly boundary walls)	13.6	18000	244800
	Subtotal B			234062280
C	Assistance	Number		
1	One time assistance to titleholder	23**	500000	11500000
2	Resettlement allowance to all DPs	23**	50000	1150000
3	Shifting assistance to DPs losing structure (flats)	8	50000	400000
	Subtotal C			13050000
D	RP Implementation Support Cost	Number		
1	Additional Cost of RISA for RP Implementation	1	500000	500000
2	Grievance Redressal & Consultation Cost	Lump sum	500000	500000
3	Additional Cost for External Monitoring Expert	1	200000	200000
	Subtotal D			1200000
Total (A+B+C+D)				248312280
Contingency (10%)				24831228
GRAND TOTAL				273143508

* The cost of compensation for occupancy tenant will be as per the decision of Competent Authority with reference to Court Order and therefore no estimate is provided under the table.

** Including 12 DPs above 18 years of age and treated as separate family as per RFCTLARR 2013. The number of such DPs is subject to verification during implementation of RP. However, if land is procured through direct purchase policy of NCRTC, the assistance type and estimate will be adjusted accordingly.

G. Source of Funding and Fund Flow Management

104. The cost related to resettlement will be borne by the IA. The IA will ensure allocation of funds and availability of resources for smooth implementation of the project R&R activities. In the case of assistance and other rehabilitation measures, the IA can directly pay the money or any other assistance as stated in the RP to DPs based on the micro plan prepared by RISA. The RISA will be involved in facilitating the disbursement process and resettlement program.

X. GRIEVANCE REDRESS MECHANISM

105. A project-specific grievance redress mechanism (GRM) has been established to receive, evaluate and facilitate the resolution of displaced people's concerns, complaints and grievances about the social and environmental performance. The two-tire Grievance Redressal Committee (GRC) at PMO level i.e. at CPM-Delhi office and at PIU/HQ level will be available to redress any grievances from this connecting line. The details of GRM structures are as given in main RP.

XI. INSTITUTIONAL ARRANGEMENT

A. Institutional Requirement

106. The RP will be implemented as per the institutional arrangement made for the main Delhi- Ghaziabad-Meerut RRTS Project.

107. **Project Implementation Unit at HQ level:** The overall project is being managed by NCRTC headquarter headed by the Chief Engineer/General who has the overall responsibility to supervise the RP implementation work with the help of expert from General Consultant (GC). The CE/Gen is assisted by a designated Environmental and Social (E&S) Officer (of the rank of Deputy General Manager) at HQ level to coordinate with ADB, PMO and State level land acquisition and RISA.

108. **Project Management Office Level:** The Chief Project Managers appointed for the Delhi- Ghaziabad-Meerut RRTS Project is the head the PMO. A PMO level E&S Officer at the rank of Deputy Project Manager is appointed/designated to manage the Project level resettlement activities and coordinate with Land Acquisition Officer, GC and RISA.

B. Resettlement Management

109. The IA will do the overall coordination, planning, implementation, and ensure that adequate finances for costs related to land acquisition and resettlement for the project is allocated. The GC will support IA to ensure timely and effective implementation of RP. The Resettlement Implementation Support Agency (RISA) already engaged by the IA to assist in the implementation of the RP would play the role of a facilitator and will work as a link between the PMO and the displaced community.

XII. IMPLEMENTATION SCHEDULE

A. Introduction

110. Implementation of RP mainly consists of compensation to be paid for affected structures and rehabilitation and resettlement activities. All activities related to the land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. The IA and PMO will ensure that no physical or economic displacement of displaced households will occur until: (i) compensation at full replacement cost has been paid to each displaced person for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan are provided to the displaced persons; and (iii) a comprehensive income and livelihood rehabilitation program, supported by adequate budget, is in place to help displaced persons, improve, or at least restore, their incomes and livelihoods. The civil works in a section will commence only after all compensation and relocation has been completed and rehabilitation measures are in place. However, the section that does not require land acquisition and R & R can be taken up for construction.

B. R&R Implementation Schedule

111. A composite implementation schedule for R&R activities in the project including various sub tasks and time line matching with civil work schedule is prepared and presented in the form of **Table 22**. However, the sequence may change or delays may occur due to circumstances beyond the control of the Project and accordingly the time can be adjusted for the implementation of the plan. The implementation schedule can also be structured package

wise. The entire stretch can be divided in to various contract packages and the completion of resettlement implementation for each contract package shall be the pre-condition to start of the civil work at that particular contract package.

Table: 22 R&R Implementation Schedule

Sl. No.	Activity	2021				2022		
		1	2	3	4	1	2	3
Project Preparation								
1	Conduct census survey							
2	Preparation of LAP/RPs							
3	ADB and Government approval of RP							
4	Additional work assigned to RISA for SKK RRTS							
5	Procurement of civil works							
Land Acquisition								
6	Payment of Compensation and assistance							
7	Relocate houses							
8	Clear the ROW							
Construction								
9	Issue notice for start of civil works							
10	Civil works							
Ongoing Activities								
11	Grievance Redressing							
12	Consultations with DPs							
13	Internal Monitoring							
14	Additional work assigned External Monitoring for SKK RRTS							

XIII. MONITORING AND REPORTING

A. Need for Monitoring and Reporting

112. Monitoring and reporting are critical activities in involuntary resettlement management in order to ameliorate problems faced by the DPs and develop solutions immediately. Monitoring is a periodic assessment of planned activities providing midway inputs. It facilitates change and gives necessary feedback of activities and the directions, which they require. In other words, monitoring apparatus is crucial mechanism for measuring project performance and fulfillment of the project objectives.

B. Monitoring in the Project

113. RP implementation for the project by the RISA will be closely monitored by the IA. Keeping in view the significance of resettlement impacts of the project and being categorized overall as 'A', the monitoring mechanism for this project will have both internal monitoring by PMO and external monitoring by an external expert/agency.

C. Monitoring by PMO

114. One of the main roles of PMO will be to see proper and timely implementation of all

activities in RP. Monitoring will be a regular activity for PMO and Resettlement Officer at this level will see the timely implementation of R&R activities. Monitoring will be carried out by the PMO assisted by RISA and monthly reports on the progress of RP Implementation will be prepared. PMO will collect information from the project site and assimilate it in the form of monthly report to assess the progress and results of RP implementation and adjust work program where necessary, in case of delays or any implementation problems as identified. This monitoring will form part of regular activity and reporting on this will be extremely important in order to undertake mid-way corrective steps. Details of monitoring indicators are presented in main RP.

D. External Monitoring

115. The external monitoring of RP will be undertaken by an independent External Monitor/Consultant not involved in the day-to-day supervision of the project. The main objective of this monitoring is to supervise overall monitoring of the project and submit a bi-annual report to determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement. The external monitoring expert already engaged by NCRTC will be entrusted with the job of external monitoring of the "Project". The external monitor will assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring.

116. The EM will undertake a post-resettlement evaluation of the effectiveness of RP implementation with comparison to baseline information. This will be carried out after 6 months of DPs relocation.

E. Reporting Requirements

117. The PMO, responsible for supervision and implementation of the RP will prepare monthly progress reports on resettlement activities and submit semi-annual reports to ADB through PIU.

118. The external monitoring expert responsible for monitoring of the RP implementation will submit a semi-annual review report to PIU to determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement.

119. All the resettlement-monitoring reports will be disclosed to DPs as per procedure followed for disclosure of resettlement documents by the IA. The monitoring reports will also be disclosed on ADB Website.

APPENDIX 1: GOVERNMENT LAND TRANSFER LETTER (1)

		<p>No. L-II-A-1(1916)/PC /286 Government of India Ministry of Housing & Urban Affairs Land & Development Office</p>	
		<p>Nirman Bhawan, New Delhi Dated: 05th July, 2019</p>	
To	<p>Shri Vinay Kumar Singh, Managing Director, National Capital Region Transport Corporation Ltd. (NCRTC), 7/6, AMDA Building, Siri Fort Institutional Area, August Kranti Marg, New Delhi-110049. (Fax: 011-41066953)</p>		
Sub:	<p>Allotment of land measuring 12 Hac. to NCRTC at Jangpura (previously allotted to HPL) for RRTS installations.</p>		
Sir,	<p>I am directed to convey the sanction of the President of India for allotment of land measuring 12 Hac. at Jangpura (as shown in L.D.O Plan No.4101), out of land previously allotted to Hindustan Pre-Fab Ltd. (HPL), to the National Capital Region Transport Corporation Ltd. (NCRTC) for RRTS installations, subject to the change of land use by the allottee itself, for respective areas.</p>		
2.	<p>The allotment will be subject to the usual terms and conditions to be given in the Memorandum of Agreement and Lease Deed which shall inter-alia also include the following:-</p>		
(i)	<p>The allottee will pay the land cost @ Rs.475.32 lakh per acre and Re.1/- per annum as ground rent. This rate was valid upto 31.03.2016. The land rates are under revision and the NCRTC shall also be required to pay the difference of premium, in case, the same are revised upward, with retrospective effect.</p>		
(ii)	<p>The date of allotment will be the date of issue of this letter.</p>		
(iii)	<p>The allottee will use the land for the purpose for which it has been allotted and not for any other purpose.</p>		
(iv)	<p>The attention of National Capital Region Transport Corporation Ltd. (NCRTC) is invited to the various directives under Swachh Bharat Mission and to adhere to the same strictly. They are required to ensure through their agencies to keep the construction material properly sanitation/ hygiene arrangements for labourers residing/working at site ensuring that no open defecation is observed.</p>		

-: 2 :-

- (v) The allottee shall ensure that space utilization is undertaken only on lease/sub-lease/licence/on concession basis and not on freehold basis. Land may normally not be leased/sub-leased/licensed/given on concession basis for residential development. The allottee will also put in place an efficient lease management mechanism to regulate such lease/sub-lease/licence/concession.
- (vi) Environmental clearances, where required, shall be obtained by the allottee or by the developers with whom the allottee enters into lease/sub-lease/licence/concession agreement for commercial utilization.
- (vii) While developing properties at or adjacent to Railway Stations, due attention shall be given to security related aspect and building the necessary design features in the project in consultation with police and security agencies in a time bound manner.
- (viii) The removal of the structures/encroachments, if any, on the allotted land will be the responsibility of the allottee.
- (ix) The trees, if any, standing on the plot shall remain as Government property and shall not be removed or otherwise disposed of without obtaining the prior permission of this Office. Trees on the allotted land will be felled only with the approval of the competent authority and the amount so realized by disposing the trees shall be remitted to the land owning agency. The tree cutting shall be subject to all required statutory clearances and compensatory forestation, etc.
- (x) The allottee will ensure that services lying under the requested land and nearby/close proximity should not be affected.
- (xi) The allottee shall execute the Memorandum of Agreement and Lease Deed at their own cost.
- (xii) The allottee shall deposit Ground Rent on yearly basis in advance, whether it is demanded or not.
- (xiii) The land in question falls under the Local Jurisdiction of the New Delhi Municipal Council (NDMC)/South Delhi Municipal Corporation.
- (xiv) In event of dissolution of the NCRTC, the land allotted and the assets created thereon will be transferred to an institution having similar aims and objectives with prior approval of the Government on payment of such compensation that may be determined by the Lessor in its absolute discretion.

- 3 :-

- (xv) The allottee shall be required to construct the said building in conforming with the architectural surroundings of the area.
- (xvi) The President of India or his nominee may at any time inspect the site on cause to be inspected the site and the premises thereon with or without any prior notice to allottee. Refusal to allow inspection of the premises shall amount to violation of terms calling for suitable action including re-entry of the property.
- (xvii) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions and also the terms and conditions to be given in the Memorandum of Agreement and Lease Deed will amount to cancellation of the allotment of land.
- (xviii) The land will be initially given on licence basis by signing a Memorandum of Agreement (MoA) and the money deposited at the rate mentioned at 2(i) above, will be treated as security for due performance of the agreement and when the terms of Memorandum of Agreement are successfully completed within the stipulated times, the land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.
- (xix) The allottee is required to pay the following amount on account of Licence Fee and Premium :-

(a) Premium of 12 Hac. land @ Rs.4,75,32,000/- per acre (provisional)	=	Rs.1,40,94,66,396/-
(b) Ground Rent for 99 year @ Re.1/- p.a.	=	Rs. 99/-
(c) Cost of preparation of Memorandum of Agreement (MoA)	=	Rs. 100/-
Total =		Rs.1,40,94,66,595/-

3. If the above terms and conditions are acceptable to the allottee, the acceptance thereof may please be communicated in writing and an amount of **Rs.1,40,94,66,595/-**, may be paid to the Govt. account. If the payment is not received within the stipulated time, interest as applicable, shall be charged till the date payment is made.

4. The payment may be made through RTGS/NEFT/IMPS, within 45 days from the date of issue of this letter, failing which you are liable to pay the interest @ 10% per annum on the demanded amount. The details of Bank Account etc. for RTGS/NEFT/IMPS are as under:-

Bank's Name	:	AXIS Bank Ltd.
Branch	:	Nirman Bhawan, New Delhi
Account No.	:	007010200032948
Bank's IFSC Code	:	UTIB00000007
TAN No.	:	DELL02985D

- 4 :-

5. This issues with the concurrence of Integrated Finance Division, Ministry of Housing & Urban Affairs, vide their Note # 32 to Note # 34 dated 14.02.2019.

Yours faithfully,


(Rajeev Kumar)

Deputy Land & Development Officer
Tel. No. 2306 1296

Copy to:-

- 1) The Pay and Accounts Officer (Sectt.), Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
- 2) The Principal Director of Audit, Economic & Service Ministries, AGCR Building, I.P. Estate, New Delhi.
- 3) The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi along with a copy of LDO Plan No. 4202 Bhikaji Cama Place.
- 4) Integrated Finance Division, MoHUA.
- 5) The Chief Planner, TCPO, Vikas Bhawan, I.P. Estate, New Delhi along with a copy of LDO Plan No. 4202 Bhikaji Cama Place.
- 6) ADG(Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of LDO Plan No. 4202 Bhikaji Cama Place.
- 7) Drawing Section, L&DO.
- 8) Accounts Section, L&DO.
- 9) Guard File.
- 10) PS to Hon'ble Minister (HUA).
- 11) PSO to Secretary(HUA)/PS to JS(A, L&E)


Deputy Land & Development Officer

GOVERNMENT LAND TRANSFER LETTER (2)

Government of India
Ministry of Housing & Urban Affairs
Land & Development Office
Nirman Bhawan, New Delhi

No. L-II-A1(1916)2020/454

Dated: 3rd Nov. 2020
October 2020

To

The Managing Director,
National Capital Region, Transport Corporation (NCRTC),
7/6, Siri Fort Institutional Area,
August Kranti Marg,
New Delhi-110049.

Sub: In Principle allotment of Balance Land 5.21 hectare land
At Jungpura.

Sir,

I am directed to refer to NCRTC's Letter No. NCRTC/MOHUA/Land/19-A dated 11.02.2020 and 12.06.2020 regarding subject mentioned above and to say that the proposal has been examined and considered in this office for allotment of balance portion of 5.21 ha. of land out of 17.21 ha. land at Jungpura .

With the approval of Competent Authority, it has been decided to allot the balance portion of land to NCRTC on vacation by HPL.

Yours faithfully,



(Satish Kumar Singh)
Dy. Land & Development Officer
Tel. No. 2306 1448

APPENDIX 2: RESPONSE OF NCRTC TO RWA/ SRWF



राष्ट्रीय राजधानी क्षेत्र परिवहन निगम
(भारत सरकार एवं प्रतिभागी राज्य सरकारों का एक संयुक्त उपक्रम)
National Capital Region Transport Corporation
(A Joint Venture of Government of India and Participating State Governments)

No. NCRTC/CPM/D/SIDDHARTH_EXTN./201 /97/अ + I>

Date: 17.08.2021

TO,

The Siddhartha Extension Sr. Citizens' Welfare Forum (Regd.),
Porta Cabin Near Gate No. 3s
Pocket 'C', Siddhartha Extension,
New Delhi-110014.

(Kind Atten.: Sh. M.M. Gupta)

Sub: Implementation of Delhi-Ghaziabad-Meerut Regional Rapid Transit System (RRTS) Corridor — Properties/Flats falling in Siddhartha Extension on stabling line alignment of NCRTC

Of: (i) NCRTC's office letter no. NCRTC/Genl./1/Vol.III dated 05.07.2021
(ii) Letter Rio. SS10/F/SID_EXTN /O1Q/O/13 Dt. 11.11.2020
(iii) Letter No. SSWF/SID_EXTN./201 /20/136 Dt. 05.11.2020
(ix) NCRTC's office letter no. NCRTC/CPM/D/MISC/0019/69/p.51 dated 05.08.2021

Kindly refer to your above referred letters through which you have raised concerns on health, safety and social related issues due to passing of RRTS Stabling Yard alignment through Siddhartha Extn. Pocket-C. Brief on Stabling alignment was communicated vide this office letter dated 05.07.2021 (reference-(i)). However, for your better understanding and appreciation regarding RRTS project, following information is shared:-

A. (i) NCR in India, being the largest in country^o and one of the largest urban agglomerations in the world, is currently facing issues of severe congestion and unprecedented pollution levels, which is caused by uncontrolled urban sprawl followed by high transport demand. In order to address these concerns and empower citizens through improved efficient mobility and promote sustainable socio-economic growth of National Capital Region, Functional Plan on Transport for NCR-2032 has recommended development of Regional Rapid Transit System (RRTS) across the NCR.

(ii) RRTS is a high-speed (Design speed of 180 kmph and average speed close to 100 kmph), high capacity rail-based commuter transit system serving traffic nodes at about 5-10 km. It will significantly reduce the travel time between

Registered & Corporate Office:

7/8, सिरि फोर्ट इंस्टीट्यूशनल एरिया, अगस्त क्रान्ति मार्ग, नई दिल्ली 110049
7/8, Siri Fort Institutional Area, August Kranti Marg, New Delhi 110049

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regions, towns of NCR served by it. Such transport solution will support the goal of sustainable economic and social development of the region, with protection of decaying environment.

(iii) RRTS is a large-scale strategic infrastructure project and has been included in the National Infrastructure Pipeline (NIP), recently finalized by the Task Force headed by Secretary, DEA and unveiled by Hon'ble Finance Minister. Furthermore, the Project is included as a medium-term measure in 'Comprehensive Action Plan' (CAP) for Air Pollution Control in Delhi & NCR' and forms an integral part of recommendation of 'High Powered Committee on Decongesting Traffic in Delhi'.

(iv) RRTS will significantly reduce traffic congestion on the roads due to modal shift in favour of public transport through a high-speed, high-throughput, environmentally friendly, safe, secure, rail-based public transport. Further, there will be a significant reduction in COC emissions (about 1000 Tonnes/Day) as a result of shift of commuters from road-based transport to RRTS. Pollution reduction will also accrue additional economic benefits such as savings due to improved health of citizens, reduced expenditure on treatment of diseases/medicines, etc.

B. Considering importance of RRTS project for achieving socio-economic-environmental benefits, the RRTS projects have been viewed favourably by various constitutional and statutory authorities:

1. In the matter of M.C. Mehta v/s Union of India and others (Writ Petition (C) No. 13 02 Of 1984. On January 18, 2019, Hon'ble Supreme Court of India observed that this project is "absolutely necessary and there should be no delay on the part of concerned authorities". In the same case, the Hon'ble Supreme Court on 06.13.2019 observed that "the corridor (Delhi Meerut) is absolutely necessary for Rapid Transport to ease the out growing congestion and for reducing the pollution."
- a. In November 2019, due to alarming increase in air pollution in NCR, Hon'ble Supreme Court had banned the construction activities in Delhi NCR. However, Hon'ble Supreme Court passed an order On 16.12.2019 stating "Considering the importance of the project in question for reducing the pollution in Delhi, we permit the construction activity relating to project even during nighttime."
3. NCRTC has also been permitted project alignment through Yamuna river flood plain by the National Green Tribunal (NGT) and Yamuna Standing Committee.



- 4- Hon'ble Supreme Court⁵ in one of the cases, had banned all construction in sanitary land fill sites. However, in case of RRTS project, considering its importance, Hon'ble Supreme Court vide order dated August y, 2020 has allowed construction of elevated viaduct over Millennium Park, which is a sanitary land fill site.

C. Issues/difficulties raised vide above referred letters has been deliberated below along with NCRTC's comments:

1. FEW SUGGESTIONS

SN	SUGGESTIONS	NCRTC COMMENTS
1.	There is lack of awareness of <u>the</u> project among residents w.r.t. <u>exact</u> route and its cutting through the colony, location of pillars commencing from outer ring road till end. As it concerns movement of heavy traffic e.g., school buses/ lorries, ambulance, etc. covering of <u>Barapullah</u> Nails for road expansion to ease traffic has to be examined.	<ul style="list-style-type: none"> • NCRTC has shared the details of alignment passing through <u>Sidhartha</u> Extension. Required drawings were shared vide letter under reference (iv) dated 08.08.2020. • NCRTC has already clarified the location of Piers in the colony to all the three groups individually during the visits and it was clarified that due to permanent structures of RRTS, traffic in <u>Sidhartha</u> Extension will not get affected. • NCRTC will make proper workable and good arrangement of traffic movement during temporal⁶ phase or construction also.
2.	Exploring <u>other</u> options of parking yards: - To <u>explore</u> other options to make the parking yard e.g., in Millennium Park, adjoining to <u>Nizamuddin</u> station parking yards.	<ul style="list-style-type: none"> • <u>Various</u> alternate <u>options</u> for the Viaduct and Yard were explored to avoid the above residential colony but no other techno-commercial option was found technically feasible. • Viaduct is crossing the <u>colony</u> as elevated structure at a height of about 4 m from ground level.

J. SOME UPDATES

SN	UPDATES	NCRTC COMMENTS
1.	The area is water logged since	<ul style="list-style-type: none"> • The ground conditions can only be



	<p>2010, and is on records. Foundations of all types of construction are deemed to be submerged in water and in process of degeneration. When the area was rehabilitated, it was all dry land and foundations laid as per normal DDA standards, without any consideration of such circumstances arising in future. Over a period of time say, after few decades, and degeneration process getting quite active, shall it with stand to the vibrations generated by new metro trains besides risks of natural phenomena of earthquake tremors etc. In addition, there exists Indian Railway traffic, having multiplied manifolds, over a period of time which also transmits vibrations, as is being experienced by many residents. Proposed Rapid Metro traffic is bound to add to our woes.</p>	<p>ascertained by Geo-Technical investigation for which permission from RWA was requested. However, Permission is still awaited.</p> <ul style="list-style-type: none"> • NCRTC will take all reasonable precautions at the appropriate time once NOC is granted for geotechnical investigations in the complex. • NCRTC is a professional organization and mandated by Govt to construct a state of the art high speed rail-based system at an estimated cost of Rs. 30,274 .. All precautions and measures towards structural stability of NCRTC structures and also for adjoining structures shall be considered while designing the structure. • It is assured that NCRTC is fully equipped to undertake the design of heavy structures in all type of soils including for underground structures.
2.	<p>Flat nos., falling between 19s to 220 are likely to be affected the most out of which some are already identified by NCRTC, while in the left out, SC-111e which is besides common walks — 2 parallel rows on both sides are not included. Besides quite a few other blocks can be considered. We are in total dark about the criterion adopted in identifying some as affected flats, in isolation.</p>	<ul style="list-style-type: none"> • NCRTC has already carried out the social impact assessment of this connecting line and will incorporate the same as an addendum to the approved SIA report. • NCRTC will follow the recommendations of SIA report which is under scrutiny by ADB. SIA will be shared once approved by ADB.
3.	<p>Lots of input costs, energy is added to raw flats by residents</p>	<ul style="list-style-type: none"> • The issue will be addressed Cb eligible flat overs if applicable.

	apprised	
4.	All communication by individuals etc., when replied by NCRTC, need to be marked with a copy to RWA/Senior Citizens Forum.	<ul style="list-style-type: none"> Communication remains a confidential matter between NCRTC and individual flat owners.
5.	Were some other locations examined /eliminated, before zeroing on the present site/plan?	<ul style="list-style-type: none"> Replied against item no. 2 of "Fen' Suggestions" as mentioned above.
6.	that are NCRTC's plans for impacted flats.	<ul style="list-style-type: none"> NCRTC will follow Resettlement Plan, which is under final scrutiny with ADB. The copy of the same shall be made available shortly after the approval of competent authority.
7.	NCRTC's assurance on safer /security concerns while work remains in progress.	<ul style="list-style-type: none"> NCRTC is a professional organization and executing project work with high level of safety norms. Delhi-Meerut Corridor construction work is in progress on the median of the road having heavy traffic movements. All safety measures are being taken in professional manner. NCRTC shall meet requisite safety/securi requirements during construction period and even afterwards as required.
8.	Assurance to examine unidentified concerns & ill are likely to arise in future and during implementation	<ul style="list-style-type: none"> NCRTC is committed to deal all the residents' objection it till this project right from start to completion and thereafter.
9.	Restoration of parks, roads and other children's installed recreations facilities etc.	<ul style="list-style-type: none"> NCRTC is committed to do all restorations works if disturbed due to RRTS project. This has already been briefed/communicated /assured to all the three-groups representing one Sidhartha Extension. NCRTC is committed to maintain existing facilities like Park, Roads and other children recreation



	to satisfy their one needs/ requirements	
4	This area is ideally located on outer Ring Road and Yamuna banks and well connected to Railway stations, Bus terminals, Hospitals, children's schools, etc.; all within 10 kms radius and Airport about 25 kms.	<ul style="list-style-type: none"> This RRTS project will further enhance connectivity in Delhi NCR area and All improve connectivity significantly.

3. INFORMATION REQUIRED FROM NCRTC

SN	UPDATES	NCRTC COMMENTS
1.	What all clearance/NOC's, NCRTC has already obtained from agencies like DDA, SDMC, Environments, pollution board, noise pollution and what are defined limits WITH CURRENT VALUES. How much green area is likely to be used, which trees are to be felled etc., with copy of documents/clearances.	<ul style="list-style-type: none"> NCRTC has obtained all required clearances from concerned Authorities before starting the construction work. For tree cutting permission, survey will be conducted after NOC is issued by RWA. No green area is likely to be used on permanent basis other than required for three piers.
2.	What are required parameters national/international and being followed, when you cut through an existing urbanized residential complex allotted by DDA with over 32 years of historical habitation? - Noise levels - Vibrations limit to withstand sagging structures. a. the noise limit will be	<ul style="list-style-type: none"> No such parameters are defined for specific case. Study has already been conducted Noise and vibrations in Pocket-C, Sidhartha. Extension for RRTS Corridor. NCRTC confirms that noise level will not increase more than the existing noise levels due to movement of RRTS trains on the subject viaduct. Jail building will be carried out after it is permitted by RWA inside the
3	We admit we have shallow knowledge on the subject and the residents, within their natural right, deserve to be	No comments



		<u>installations</u> if disturbed in Pocket-C area of <u>Sidhartha</u> Extension.
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4. INFORMATION REQUIRED FROM NCRTC

SN	UPDATES	NCRTC COMMENTS
1.	<u>Structural Safety:</u> It is obvious that, at first hand, there is going to be adverse effect on the adjoining structures, on both sides of the track, taking into account its vicinity. The layout plan and study conducted need to be shared with the residents.	<ul style="list-style-type: none"> • There will not be any adverse effect on adjoining structures. In fact, piling will improve ground condition. • The method for Piling will be boring of pile instead of driving of pile by impact method. • NCRTC proposes to undertake structural survey of flats in complex adjoining to alignment before, during and after completion of project activities in the complex subject to issue of NOC.
2.	<u>Environmental Pollution:</u> It is obvious that the flats, as mentioned above, All face issues of environmental pollution due to noise, vibration, blockage of sunlight and air and depletion of the green area. The resident needs to be educated whether any study was done or not in this respect.	<ul style="list-style-type: none"> • NCRTC is committed not to increase the present levels of environmental pollution after and during construction of RRTS project. • NCRTC has already carried out Noise and Vibration study by CRRL. • NCRTC confirms that noise level will not increase more than the existing noise levels due to <u>existing</u> RK1's trains on the <u>subject</u> viaduct. • Sunlight study is in progress. It will be shared after completion.
3	<u>Health and well being of Senior Citizens and Children:</u> Whether any study has been conducted to evaluate short term and long term affects, in this serious matter, during construction and after putting it in operation? Is there any long term health plan on the anvil?	<ul style="list-style-type: none"> • NCRTC is committed not to increase the existing environmental conditions and pollution levels during construction and after construction. • NCRTC is constructing a professionally designed viaduct which will have no adverse health impact on the health of residents. If



		there is any apprehension, it may be spelt out.
4	Risk factors: There are apprehensions that being a giant construction whether or not there will be any risk during earthquakes or other natural calamities/disaster.	<ul style="list-style-type: none"> • NCRTC is a professional organization and is utilizing the services of international and national experts to undertake the design of heavy structures in all conditions including earthquake. • NCRTC has specialized experts such as General Consultant, Detailed Design Consultant, Team of Project Executing Contractors, who work as per laid down standards and good industry policies. • Construction activities are being taken up based on approved design & drawings and design takes care of earthquake forces.
5	Dangerous Ground Water Table: It is a matter of record in a litigation by one of the residents that the ground water table in the area is yep precarious, merely 1 to 2.5 meters and there have been incidents of ground sinking at different places, number of times. DJB had also undertaken a corrective action, on the direction of the Court in cobhäng. Cases of rupees. However, there is no study or details about its efficacy or impact. It is hoped NCRTC must also have taken into accounts this aspect and any report or document on this need to be shared.	<ul style="list-style-type: none"> • We are thankful for keeping NCRTC updated regarding ground water table in the area. We assure that NCRTC design team will take into account this information during design of viaduct. • NCRTC has not been provided NOC to assess and know technically the facts available regarding.
6	Clearances from concerned authorities: It is hope that necessary NOC or clearances must have been	NCRTC has obtained all required clearances from concerned Authorities before starting the construction work.

	obtained from the agencies like DDA, MCD, Central Pollution Control Board, etc. If so details to be divulged to the extent feasible.	
7	<u>Effects of the DMRC UG Metro Line passing through a part of the colony:</u> It is a matter of record that a section of the <u>Pipli</u> Line of DMRC has been laid UG, diagonally from Bankat <u>Mochan Mandir Marg</u> to flats in blocks <u>so-ABCD</u> to <u>ss-ABCD</u> . <u>There has been considerable</u> damage to the flats and some rehabilitation measures had also reportedly been taken. However, as per version of the residents they still feel lot of continuous vibration from the passing trains which tantamount to various apprehensions disturbing their peace of mind.	<ul style="list-style-type: none"> The subject matter does not pertain to <u>NCRTC</u>. NCRTC is not constructing underground tunnel through <u>Sidhartha Extension</u>.
8	<u>Totally ignoring the representations from RWA & Sr. Citizens Forum:</u> It as pointed that there have been various representations from Sr. Citizens' Welfare Forum & <u>RWA</u> , who have been writing from the initial stages of the Project. How can <u>NUU1'U</u> proceed u4thout n formal NOC from the above duly registered bodies? A clarification needs to be given in the matter. IN at all there are some5 the same may please be placed on record.	<ul style="list-style-type: none"> NCRTC is maintaining contact with all the three organizations of <u>sidhartha Extn</u>. NCRTC till approach the <u>coliccciii</u> ut appropriate time for NOC if required.



s- Some of the Concerns /Issues raised by residents during meetings and replied are under:


SN	Residents Concern	NCRTC Comments
1	Vibration and Noise pollution due to trains passing at <u>meta.g</u> meters above the residences.	<ul style="list-style-type: none"> • NCRTC has conducted study through an <u>independent</u> body CRRI for mitigating Noise & Vibrations Pollution. » NCRTC has already agreed to provide noise <u>barrier</u> if noise generated due to RRTS trains <u>will</u> be higher than existing ambient noise. • All necessary measures shall be adopted to keep the noise and vibration within permissible <u>limits</u> during construction as well as during train operations. • NCRTC committed not to increase in level of <u>vibration</u> and noise <u>from</u> the existing ambient <u>noise</u> levels.
2	Weakening of Structures due to Deep Pile Foundations	<ul style="list-style-type: none"> • Concerns of residents not correct. NCRTC <u>should</u> be allowed to access and know technical details of existing conditions. • Pile will strengthen the soil conditions of the <u>area</u>. • Deep foundations by boring of pile are <u>commonly</u> adopted practice for viaducts. There are several examples of similar kind of works executed in the vicinity of <u>residential/commercial</u> flats without weakening (i.e. e. is <u>big</u> <u>structures</u>). » NCRTC still confirm that an independent agency <u>will</u> be appointed to carry out structural survey <u>before</u> and after the construction of viaduct.
3	Damage to utility lines like Piped Natural Gas, <u>deli (lll)</u> , <u>gullll</u> water pipes etc.	<ul style="list-style-type: none"> • NCRTC being a professional organization <u>shall</u> undertake all <u>utili</u> diversions in <u>planned</u> manner at appropriate time. o <u>UICIU</u> tell <u>deploy</u> the specialized agencies for <u>shifting</u> of services like Gas pipeline etc. • If any utility system is damaged, it will be made good by NCRTC.
4	Blocking of Sunlight as the proposed width of	<ul style="list-style-type: none"> » Sunlight study is in progress. It <u>will</u> be shared <u>after</u> completion.

	the viaduct (10.63 m) is greater than the distance between the buildings (8.2	
5	Loss of rain water harvesting system and a park with green cover that consists of larger and old trees.	<ul style="list-style-type: none"> • Viaduct piers have been placed at the edge of the park, thus green cover in the park area will not get reduced. • Felling of trees would be kept to <u>care</u> minimum <u>with</u> provision of transplantation of trees as per statutory norms. <u>However</u>, NCRTC will plant additional trees as part of its plantation campaign. • NCRTC will construct <u>rainwater harvesting</u> system which will cater the viaduct. • NCRTC can take up plantation even before execution of project in the <u>Sidhartha</u> Extension, if suggested by residents.
6	Safety of residents, excessive noise pollution and structural safety of buildings during construction.	<ul style="list-style-type: none"> • Construction of RRTS is large public infrastructure project being executed <u>by</u> experienced professional technical experts with <u>deployment</u> of modern technologies. • NCRTL is doing construction of Delhi Meerut <u>Corridor</u> where high level of <u>safety</u> standards are being <u>followed</u>. • NCRTC has a well-developed multi-layer safety mechanism having teams from General Consultant, Detailed Design Consultant, Safety Team of Project Executing Contractors and that of NCRTC to take care of safety aspects. • Standard Safety, Health and Environment (SHE) guidelines shall be observed during project implementation. • Structural <u>safety of the adjoining buildings can</u> be <u>observed</u> through building sum C 7 <u>carried</u> out before and after the construction.
7	Hinderance to internet and mobile networks due to interference by electric <u>traction</u>	<ul style="list-style-type: none"> • Mobile and internet networks of residents in the <u>socio</u>/ won't be affected due to OHE <u>traction</u> of RRTS. • It can be appreciated that commuters travelling in DMRC/Railway network are



	<u>line.</u>	<u>able</u> to access internet from inside the train, <u>being</u> in the closer proximity to the OHE.
8.	<u>Risk</u> Factory — <u>Risk</u> <u>during</u> construction <u>due</u> to earthquake and natural calamities/disasters.	<p>RRTS is a high speed, high-capacity rail-based <u>commuter</u> system being developed by <u>experienced</u> professional and engineers.</p> <ul style="list-style-type: none"> Dedicated teams such of General Consultant, Detailed Design Consultant, Team of Project Executing Contractors, <u>their</u> designers and NCRTC team are <u>involved</u> in the design and construction for the designed performance and safety of <u>proposed</u> structures. Design takes care <u>of</u> all the forces as per <u>codal</u> provisions.
9.	Ignoring the <u>representation</u> from RWA & SCF	<ul style="list-style-type: none"> NCRTC is maintaining communication with <u>all the organisations</u> of <u>Sidhartha Extn.</u>
10.	Depletion of green <u>area</u> .	<ul style="list-style-type: none"> It will be ensured that available green area <u>remains</u> same and there is no depletion of green area. NCRTC can <u>take up</u> plantation even before <u>execution</u> of project in the <u>Sidhartha</u> Extension, if <u>suggested</u> by residents.
11.	Issue of Health Hazard for more <u>than 100</u> Senior Citizens and <u>children</u> living in the affected <u>RAIS</u> .	<ul style="list-style-type: none"> RRTS will significantly reduce <u>traffic congestion</u> on road due to modal shift in <u>favor</u> of public transport through a high-speed environment friendly, safe, secured, rail-based public transport system. NCRTC will assure that all required health <u>parameters remain</u> <u>within</u> the <u>Existing</u> limit³ and continuous monitoring mechanism will <u>be</u> developed during construction.

With Best Wishes,


 (Subodh Kumar)
 Chief Project Manager/Delhi
 |Email: cpm.delhi@ncrtc.in

APPENDIX 3: LIST OF TITLED DISPLACED PERSON

S.No.	Name Of The Village/Town	Chainage Kilometer	Plot No.	Name Of The Owner	Father/Husband Name	Use Of Land	Affected Area (In Hect.)	Scale Of Impact	Area Of Affected Structure (Sq.Mt)	Use Of Structure
1	Sarai Kale Khan (Kilokri)	1+100-1+200	457(Min)	Pritam Singh	Late-Ghanshyam	Barren	0.0432	Significant		
2				Devendra Kumar	Late Chetram					
3				Narendra Kumar						
4	Sidhartha Ext-Pkt-C	1+400-1+500		Rwa Sidharth Ext.		Resi		Significant	23.1	Guard Room
5	Sidhartha Ext-Pkt-C	1+500-1+600	220a	Dr.Arun Kr Goel	Late-Sri Krishn Kr Goel			Significant	135	Resi Flat
6	Sidhartha Ext-Pkt-C	1+500-1+600	220b	Rajeev Bajpai	Late-Satyanarayan Bajpai			Significant	135	Resi Flat
7	Sidhartha Ext-Pkt-C	1+500-1+600	220c	Dr.T.K Chakarvartry @Tapas	Late-H.K Chakarvarty			Significant	135	Resi Flat
8	Sidhartha Ext-Pkt-C	1+500-1+600	220d	Manish Karn	Vijay Shankar Prasad			Significant	135	Resi Flat
9	Sidhartha Ext-Pkt-C	1+500-1+600	219a	Sukhvinder Singh	Late-Amarjeet Singh			Significant	135	Resi Flat
10	Sidhartha Ext-Pkt-C	1+500-1+600	219b	K.K Mitra	Late-Shyam Sunder Mitra			Significant	135	Resi Flat
11	Sidhartha Ext-Pkt-C	1+500-1+600	219c	Ravinder Kumar	Late-Chhajju Ram			Significant	135	Resi Flat
12	Sidhartha Ext-Pkt-C	1+500-1+600	219d	Shakuntla	Prabhu Dayal Khobhar			Significant	135	Resi Flat

APPENDIX 5: LIST OF PUBLIC PROPERTY

S.No.	Name of the Village/Town	Chainage Kilometer	Ownership of Land	Use of Land	Name of the Owner	Affected Area of Structure (R. Mtr)	Use of Structure
1	SARAI KALE KHAN	0900-1100	Govt.	PARKING	D.T.I.D.C	10	Boundary Wall
2	SARAI KALE KHAN	1100-1200	Govt.	Barren	N.D.M.C	20	Boundary Wall
3	SIDHARTHAA EXT-PKT-C	1500-1600	Govt.	Barren	S.D.M.C	16	Boundary Wall
4	SARAI KALE KHAN	1200-300 &1400-1500	Govt.	NALA	S.D.M.C	20	Boundary Wall
5	SIDHARTHAA EXT-PKT-C	1500-1600	Govt.	PARK	S.D.M.C	20	Boundary Wall

APPENDIX 6: FINDINGS OF CONSULTATIONS

Sl. No.	Date and Location	Issues Discussed	Measures Taken	Name of Participants	Profession	Age	Sex
1	Date : 04-12-20 Locality: Siddhartha Ext,Pkt-C Ward: Bhogal District: South East Delhi	<ul style="list-style-type: none"> Problem with existing transport facilities. Importance of RRTS project in transportation. Negative impacts of the project Preferred type of compensation, Problem if any foresee in case of displacement. Alternate option in case of loss of livelihood. Suggestion if any in case of relocation. Participation of community in project planning and implementation. Concerns regarding land acquisition, resettlement and compensation in construction of RRTS project 	<ul style="list-style-type: none"> No improvement of transport facilities in this area. Because the alignment is passing through this area is for maintenance yard of RRTS. It is not for use of passenger transportation. Blockage of sunlight of flats. Greenery will be affected due to cutting of trees. Pollution will be increased. Playground of children and walking ground of Sr. citizen will be fully affected. Health related problem will be rise due to disturbance from noise and vibration in construction, even operation stage. Residents living in this block will be unsafe for all time. High risk of accidents during construction and operation stage, because it is passing very close to our houses and upon our buildings. Building May cracked due to heavy vibration during construction. Approach road will be disrupting during construction. It will be hamper the services of school buses and emergency services like, Fire Ambulance etc. Water level is only around 2M in this colony, so water logging will be a major issue during construction of RRTS pillars. Depreciation of cost of flats. NCRTC considering only 24 flats as affected flats. We are strongly opposing this thought. Total 104 flats in this residential block. All are adjoining with each other, so if the 24 flats will be demolish then how rest will not be affected. People suggesting that yard should be shifted at other place or alignment should be changed. This is 36 years old colony Mostly retired peoples living in this pocket. Their sentiments 	M.C.Gupta	Retired	76	M
				M.M.Gupta	Retired	74	M
				V.D.Sharma	Retired	70	M
				Surjeet Singh	Retired	69	M
				M.L.Ahuja	Retired	73	M
				P.K.Saha	Retired	62	M
				Mrs.K.Kapoor	Retired	69	F
				Dr.Ajita	Researcher	52	F
				Amarjeet Kaur Lamba	Teacher	48	F

Sl. No.	Date and Location	Issues Discussed	Measures Taken	Name of Participants	Profession	Age	Sex
			<p>attached with this colony. It should be regarded.</p> <ul style="list-style-type: none"> All 104 flats of this residential block should be considered as affected (In case there is no option to change the alignment). A new access road should be constructed and connect it to Barapula exit point for smooth vehicle movement of this colony. (In case there is no option to change the alignment). Park should be maintained properly after construction. (In case there is no option to change the alignment). Safety issues must be taken under consideration during project planning and execution. Local people must be consulted during construction and their issues (If any) should be solved immediately by project authority. 				
2	Date : 06-12-20 Locality: Siddhartha Ext,Pkt-C Ward: Bhogal District: South East Delhi	<ul style="list-style-type: none"> Problem with existing transport facilities. Importance of RRTS project in transportation. Negative impacts of the project Preferred type of compensation, Problem if any foresee in case of displacement. Alternate option in case of loss of livelihood. Suggestion if any in case of relocation. Participation of 	<ul style="list-style-type: none"> NCRTC should consider alternate alignment (If possible) Compensation should be calculated as per the area and space occupied currently by the individual residents and the quality of construction of the flats. If for some reasons, NCRTC is not able to reach the compensation amount to the satisfaction of the residents, then in that scenario; second option will be exercised of providing same size of flat and quality of construction to the affected residents. Same type of area/locality should be considered. The residents should be given bank guarantee of the value of 1.5 times of the mutually agreed value of the flats between NCRTC and residents, in case of residents being required to be relocated while exercising second option. 	Ram Mehrotra	Service	56	M
				Ashu Sharma	Business	42	M
				Arvind Tirpathi	Business	50	M
				Sukhvinder Sigh	Service	45	M
				Jitendra Kr Joshi	Business	58	M
				Tarun Arya	Business	40	M
				Nikhil Bhatnagar	Service	40	M
				Dr.Arun Goel	Doctor	60	M
				Manish Karn	Business	42	M
				Sachin Lamba	Service	42	M
				Dr.T.K.Chak arvarty	Doctor	64	M

APPENDIX 7: PHOTOGRAPHS AND LIST OF PARTICIPANTS IN FGD ALONG THE PROJECT CORRIDOR

Date : 04-12-20
Locality: Siddhartha Ext,Pkt-C
Ward: Bhogal
District: South East Delhi



Name	Profession	Age	Sex	Signature
Mikhail Bhat ^{nagar}	Service	40	m	[Signature]
Dr Arun Goyal	Doctor	60	m	[Signature]
manish kash	Business	42	m	[Signature]
SACHIN LAMBA	Service	42	m	[Signature]
Dr T.K. Chakr ^{varthy}	Doctor	64	m	[Signature]

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4. List of Participants

Name	Profession	Age	Sex	Signature
Ram Mehrotra	Service	56	m	[Signature]
Ashu Sharma	Business	42	m	[Signature]
Arvind Tripathi	Business	50	m	[Signature] (opinion ces per ear med)
Sukhwinder ^{singh}	Service	45	m	[Signature]
Jeetendra Kr ^{Joshi}	Business	58	m	[Signature]
Tarun Arora	Business	40	m	[Signature]

APPENDIX 8: DIRECT LAND/PROPERTY PURCHASE POLICY OF NCRTC

SN - 16

NATIONAL CAPITAL REGION TRANSPORT CORPORATION LIMITED
(A Joint Venture of Govt. of India and participating State Govts.)

Policy for Direct Purchase of Private Land /Property**Background**

1. Delhi -Ghaziabad -Meerut Corridor traverses a length of 13.15 Kms in NCTD. The alignment has been so finalized that major part of the alignment passes through Govt. Land. However, the viaduct passes through DDA and private land in Yamuna Khader area from Sarai Kale Khan to New Ashok Nagar Station. Further the alignment of the viaduct also passes very close to the some properties of the Sidharth Extension in the Sarai Kale Khan to Jangpura Section, which will be required to be demolished/acquired.

Objective

2. In view of the very lengthy and difficult exercise for acquisition of land and the need to ensure timely commissioning of the RRTS project, a policy has been formulated for acquisition of private land in Delhi. This policy will be implemented for very critical cases of private land requirement affecting the commissioning of project.

Salient Features

3. The salient features of the Policy for direct purchase of private land/property are as under :
 - i. Concerned CPM in charge of the project (the CPM) shall identify the minimum area of the critical land parcel, name of owners/occupants on the land, collect copy of ownership documents and enquire from owners whether they are willing to sell the land to NCRTC directly.
 - ii. CPM shall then initiate the proposal for in principle approval of Managing Director (MD) for direct purchase of land through Land Cell.
 - iii. A nominated standing committee consisting of the following 04 Heads of Department (HoDs') shall deal with the matter:
 - o CPM
 - o Chief Engineer/General
 - o GGM/Finance
 - o Legal Expert /GGM(Procurement)
 - iv. To assist the Committee, a Consultant having experience and expertise in the field of determining fair market value of land, verification of ownership documents, search of title, preparation of sale deed, registration with Sub-Registrar and mutation from Revenue Authorities, shall then be appointed. NCRTC shall empanel consultants with the aforesaid experience. For every assignment, financial bids shall be called from the empaneled consultants. The

Contd...2/-

-2-

appointment of the selected consultant will be approved by Director (Projects) on the recommendation of the Committee. The consultant shall recommend fair market value of the land and property for the consideration of the Committee.

- v. The valuation of the land / property shall also be carried out through two independent valuers to be appointed by Director (Project) on the recommendation of HODs' Committee. The valuers may be appointed out of the list of approved valuers of income tax department /CBDT. The valuation report by independent valuers shall be received in sealed cover and kept in safe custody of GGM/Fin. The sealed cover shall be signed by the HODs' Committee.
- vi. The HODs Committee shall submit a preliminary report to Director (Projects) based on the input given by the consultant. Thereafter, Director (Projects) shall order for opening the valuation report of the independent valuers. HODs Committee shall then negotiate with the owner/occupant of the land to arrive at the compensation to be paid.
- vii. Recommendations of the committee of HODs shall be reviewed by a Standing Committee of Directors to be nominated by MD, wherein one retired Senior Govt. Officer may also be associated, and the recommendations by the Standing Committee of the Directors shall be put up to MD for final decision.

APPENDIX 9: GOVERNMENT PROPERTY LAND RATES IN DELHI

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DELHI GAZETTE : EXTRAORDINARY

PART IV]

REVENUE DEPARTMENT

NOTIFICATION

Delhi, the 26th February, 2021

No. F. 1(2854)/Regn.Br./Div.Comm./HQ/2020/5453.—In exercise of power conferred by rule 4 of the Delhi Stamp (Prevention of Under-Valuation of Instruments) Rules, 2007 read with the Ministry of Home Affairs, Government of India S.O. 1736 (No. 2/5/61-Judl-II) dated the 22nd July, 1961 and Notification S.O. 2709 (41/2/66-Delhi), dated the 7th September 1966 and in supersession of this Government's Notification No. F. 1(953)/Regn. Br./Div.Com/HQ/2014/5943 dated the 22nd September, 2014, the Lt. Governor of the National Capital Territory of Delhi hereby notifies the relaxation in the minimum rates (Circle rates) for valuation of lands and immovable properties in Delhi for the purposes of the said Act and Rules made there under, as specified in Annexure-I annexed to this notification and since it is considered that these minimum rates should be brought into force at once, the Lt. Governor further directs that they shall come into force without previous publication.

The above rates, inter alia, shall be taken into consideration for registration of instruments relating to lands and immovable properties in Delhi by all the Registering Authorities under the provisions of the Indian Stamp Act, 1899 (2 of 1899) and the Indian Registration Act, 1908 (XVI of 1908) as in force in Delhi at the time of registration of instruments.

These revised rates shall come into force with immediate effect till 30/09/2021.

By Order and in the Name of the Lt. Governor
of the National Capital Territory of Delhi,

SANJEEV KHIRWAR, Principal Secy.-cum-Divisional Commissioner (Revenue)

Minimum Rates (Circle Rates) for valuation of land and properties for the purpose of payment of Stamp duty under Indian Stamp Act, as applicable to Delhi & registration fees under the Registration Act, 1908 in Delhi:-

TABLE 1

MINIMUM LAND RATE FOR RESIDENTIAL USE		
Category of the locality	Present minimum rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)	Effective Circle Rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)
A	774000	619200
B	245520	196416
C	159840	127872
D	127680	102144
E	70080	56064
F	56640	45312
G	46200	36960
H	23280	18624

TABLE 2

MINIMUM RATES FOR COST OF CONSTRUCTION FOR RESIDENTIAL USE		
Category of the locality	Present minimum rates of construction for residential use (in Rs. Per Sq.Mtr.)	Effective Circle Rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)
A	21960	17568
B	17400	13920

C	13920	11136
D	11160	8928
E	9360	7488
F	8220	6576
G	6960	5568
H	3480	2784

TABLE 3

MINIMUM RATES FOR COST OF CONSTRUCTION FOR COMMERCIAL USE		
Category of the locality	Present minimum rates of construction for commercial use (in Rs. Per Sq.Mtr.)	Effective Circle Rates for valuation of land for residential use (in Rs. Per Sq.Mtr.)
A	25200	20160
B	19920	15936
C	15960	12768
D	12840	10272
E	10800	8640
F	9480	7584
G	8040	6432
H	3960	3168

TABLE 4

MINIMUM RATES OF BUILT-UP FLATS UP TO FOUR STOREY				
Category of flats depending on plinth area (sq.mtr.)	Present minimum built-up rate (in rupees per sq. mtr.) for DDA colonies and Group Housing Society (in case of residential use)	Proposed minimum built-up rate (in rupees per sq. mtr.) for DDA colonies and Group Housing Society (in case of residential use)	Present minimum built-up rate (in rupees per sq. mtr.) for DDA colonies / Cooperative Housing Societies / flats by private builders (in case of commercial use)	Proposed minimum built-up rate (in rupees per sq. mtr.) for DDA COLONIES / Cooperative Housing Societies / flats by private builders (in case of commercial use)
Upto 30 sq. mtr.	50400	40320	57840	46272
Above 30 and upto 50 sq. mtr.	54480	43584	62520	50016
Above 50 and upto 100 sq. mtr.	66240	52992	75960	60768
Above 100 sq. mtr.	76200	60960	87360	69888