

Final Draft Resettlement Action Plan of Priority Section of N-S Corridor of LMRP

May 2016



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Lucknow Metro Rail Corporation Ltd

Final Draft Resettlement Action Plan of Priority Section of N-S Corridor of LMRP

Phase IA - Priority Section from Transport Nagar to Charbagh (8.5 km)

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Acronym

ADM	Additional District Magistrate
BPL	Below Poverty Line
BSR	Basic Schedule of Rates
CPM	Chief Project Manager
CPR	Common Property Resources
DC	District Collector
DM	District Magistrate
DPR	Detailed Project Report
EIB	European Investment Bank
FGD	Focus Group Discussion
GRC	Grievance Redressal Committee
IFI	International Financial Institution
LA	Land Acquisition
LAA	Land Acquisition Act
LAC	Land Acquisition Collector
LDA	Lucknow Development Authority
LMRC	Lucknow Metro Rail Corporation
LMRP	Lucknow Metro Rail Project
M&E	Monitoring and Evaluation
NGO	Non-Governmental Organisation
NRRP	National Rehabilitation and Resettlement Policy
PAF	Project Affected Family
PAP	Project Affected People
PIU	Project Implementation Unit
PMU	Project Management Unit
PP	Project Proponent
PWD	Public Works Department
R&R	Resettlement & Rehabilitation
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
RTFCTLARRA	The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
SEMU	Social and Environmental Management Unit
SIA	Social Impact Assessment
SLAO	Special Land Acquisition Officer
UP	Uttar Pradesh

Definitions

There are many terms used in this Resettlement Action Plan (RAP) which may need explanation. Hence, the definitions of such terms have been given in this section.

a) **Acquired land** means the land acquired under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other prevailing GOs for the Lucknow Metro Rail Project.

b) **Agricultural Land** means lands being used for the purpose of (i) Agriculture or horticulture; (ii) Dairy farming, poultry farming, pisciculture, sericulture, seed farming breeding of livestock or nursery growing medicinal herbs; (iii) Raising of crops, trees, grass or garden produce; and (iv) Land used for the grazing of cattle;

c) **Affected Area** means such area as may be notified by the Government of U.P under the relevant land acquisition acts for the purposes of land acquisition for the Project;

d) **Affected family** means:

i. A family whose land or other immovable property has been acquired for the Lucknow Metro Rail Project;

ii. A family which does not own any land but a member or members of such family may be agricultural labourers, tenants including any form of tenancy or holding of usufruct right, share-croppers or artisans or who may be running a commercial establishment in the Affected Area, whose primary source of livelihood stand affected by the acquisition of the land;

iii. The Scheduled Tribes and other traditional forest dwellers who have lost any of their forest rights recognized under the Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 due to acquisition of land;

iv. A family without formal title of ownership or use but who have established usage of public or private land by investing in immovable objects, crops woods, trees, fruit bearing trees, vineyards, the age of crops and the time needed to reproduce them;

e) **Compensation** refers to the amount paid as compensation under various provisions of the RTFCLARRA 2013, or the GOs of GoUP/LMRC for private property, structures and other assets acquired for the project, excluding rehabilitation and resettlement entitlements as per this policy.

f) **Cut off Date** is the date of first notification for land acquisition for the project under applicable Act or Government Order in the cases of land acquisition affecting legal titleholders. For the Non-Title holders cut-off date would be the date of Census Survey;

g) **Displaced Family** means any Affected Family, (i) who on account of acquisition of land has to be relocated from the affected area; (ii) a family whose primary place of residence or other property or source of livelihood is adversely affected by the acquisition of land for the Project (iii) any tenure holder, tenant, lessee or owner of other property, who on account of acquisition of land in the affected area, has been involuntarily displaced from such land or other property; (iv) any agricultural or non-agricultural laborer, landless person (not having homestead land or agricultural land) rural artisan, small trader or self employed person; who has been residing or engaged in any trade, business, occupation or vocation in the acquired

land, and who has been deprived of earning his livelihood or alienated wholly or substantially from the main source of his trade, business, occupation or vocation because of the acquisition of land in the affected area.

h) **Employee** means an individual engaged by a displaced commercial establishment in the Acquired Land, for compensation under a contract for employment whether express or implied on cut off date.

i) **Encroachers** are those persons who have extended their building, business premises or work places or agriculture activities into government lands.

j) **Family** means a person, his or her spouse, parents, children, brothers and sisters dependent on him:

i. Provided that Widows/divorcees and women deserted by families shall be considered as separate families.

ii. **Below poverty line or BPL Family** means below poverty line families as defined by the Planning Commission of India, from time to time, and those included in the State BPL list in force.

k) **Land acquisition** means acquisition of land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other prevailing Government Orders.

l) **Market Value of Land /Circle Rate**

The Market Value or Circle Rate of the proposed land to be acquired shall be set as the higher of:

- I. the minimum land value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds in the area, where the land is situated; or
- II. the average of the sale price for similar type of land being acquired, ascertained from the highest fifty per cent of the sale deeds registered during the preceding three years in the nearest village or nearest vicinity of the land being acquired.;

m) **Minimum Wages** means the minimum wage of a person for his/her services/labour per day as per notification published by Department of Labour, Government of U.P.

n) **Non-Perennial Crop:** means any plant species, either grown naturally or through cultivation that lives for a particular harvest season and perishes with harvesting of its yields.

o) **Notification** means a notification published in the Gazette of India, or as the case may be, the Gazette of the State;

p) **Perennial Crop:** means any plant species that live for years and yields its products after a certain age of maturity.

q) **Project** means the Lucknow Metro Rail Project (LMRP) covering 22.878 km consisting of North-South corridor only.

r) **Rehabilitation and Resettlement** means carrying out rehabilitation and resettlement as per LMRC Policy on rehabilitation and resettlement.

- s) **R & R Entitlements** means the benefits awarded as per the R & R Policy Framework given in the LMRC Policy on Rehabilitation & Resettlement.
- t) **Severance of Land** means a land holding divided into two or more pieces due to acquisition of land mainly for laying new project alignment or a re-alignment.
- u) **Squatter** means those persons who have illegally occupied government land for residential, business and or other purposes by making some investments on the land.
- v) **State Government/ Government** refers to the Government of Uttar Pradesh;
- w) **Tenants** are those persons having **bonafide** tenancy agreements on cut-off date with a property owner with clear property titles, to occupy a structure or land for residence, business or other purposes.
- x) **Vulnerable groups**: persons such as differently abled, widows, women headed households, persons above sixty years of age, Scheduled Caste and Scheduled Tribes, persons or families below the poverty line and other groups as may be specified by the State Government.

Chapter 1

Introduction

1.1 Project Background

Lucknow is the capital of Uttar Pradesh (UP), the most populous state of India. As per census of India 2011, the population of Lucknow is about 3 million. Being an important service and trading centre, Lucknow continues to grow and attract large number of people to the city. The rapid growth of the city and the associated urban sprawl has accentuated the demand-supply mismatch amidst constrained public transport infrastructure. To strengthen and augment the transport infrastructure of the city with a holistic multi-modal transport system, Government of U.P. has decided to implement Lucknow Metro Rail Project as an integrated mass public transport system that meets the mobility and accessibility needs of the people of Lucknow. The Project is aimed at bringing about a traffic revolution in Lucknow City – The capital of Uttar Pradesh. It is expected that this developmental measure will not only be helpful for the city but will also bring about betterment for the people of the region at large.

1.2 Brief Description of Project

Based on the existing and predicted travel demand, demographic features etc, the Detailed Project report (DPR) for Lucknow Metro Rail Project suggested two corridors for laying down the metro rails. The corridors have been identified as (i) North-South (NS) and (ii) East-West (EW) corridors. The total length of the proposed route is 33.976 km of which 22.878 km is under North-South corridor and remaining 11.098 km is East-West corridor. The corridor details are tabulated below:

Table 1.1- Route Length (between dead ends)

Corridor	Elevated (km)	Underground (km)	Total Length (km)
North – South Corridor (CCS Airport to Munshi Pulia)	19.438	3.440	22.878
<i>Priority 1*</i>	8.5	0	8.5
<i>Priority 2</i>	10.938	3.440	14.378
East – West Corridor (Lucknow Rly. Station to Vasantkunj)	4.548	6.550	11.098
Total	23.986	9.990	33.976

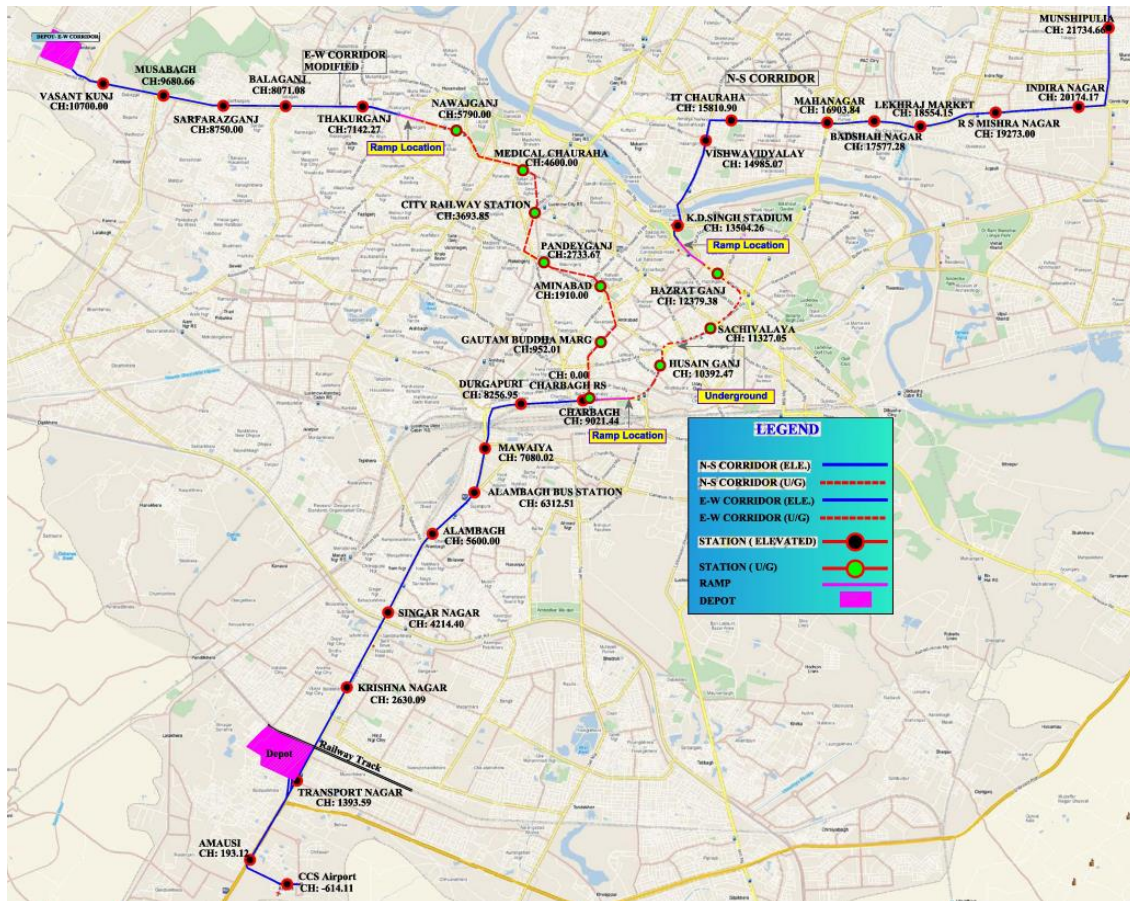
**This document is related to the priority 1 section of North-South corridor.*

Table 1.2 - Number of Stations

Corridor	Elevated	Underground	Total
North – South Corridor (CCS Airport to Munshi Pulia)	19	3	22
<i>Priority 1</i>	8	0	0
<i>Priority 2</i>	11	3	3
East – West Corridor (Lucknow Rly. Station to Vasantkunj)	5	7	12
Total	24	10	34

The index map of Lucknow Metro Rail Project (LMRP) showing station locations is given in Figure 1.1:

FIGURE 1.1 - INDEX MAP



Location of depot for the N-S corridor is at Transport Nagar. For the E-W corridor depot is proposed at Vasant Kunj.

The project consists of construction of both elevated and underground stations. The elevated stretch will be constructed using pre-stressed concrete “Box” shaped girders on single pier with pile foundations. Underground section will be constructed by “Cut and Cover” as well as by Tunnel Boring Machine (TBM). Maintenance depot-cum-workshop along with full

workshop facilities has been proposed at terminal ends. Other structures such as Receiving Sub Station (RSS) will be constructed at Amausi and Munshi Pulia. This will have 2 nos. (One as standby) 220/25 kV, 25 MVA single-phase traction transformers for feeding Traction and 220/33 KV, 30/45 MVA three phase transformers for feeding auxiliary loads. To facilitate all these arrangements, a large chunk of land is required. The project has been planned and designed in such a manner that it creates minimum adverse impact on people and structure. Also, all attempts have been made during the final execution of the project to minimize private land acquisition, resettlement and adverse impacts on people in the project area through suitable engineering design.

1.3 Analysis of Alternatives

A detailed technical feasibility of the proposed metro corridors was done through a traffic study and engineering alignment option study. A group of second order corridors were also considered for evaluation as potential mass transit routes. The criteria of selection for most desirable option was ridership, accessibility & integration, Right of Way (ROW) of major roads, type of metro (elevated and underground requirements), cost elements, minimum acquisition of private land, depot locations, minimum disturbance / avoidance of heritage structures, minimum disturbance to flora and fauna and most importantly minimum disturbance to people. Hence, the corridor has been chosen to find a balance between minimum private land acquisition, minimum environmental impact, ridership and accessibility and integration.

1.4 Present Status of the Project

Presently LMRC is constructing elevated stretch of 8.5 km from Transport Nagar to Charbagh in the North–South corridor. The contract was awarded to M/s. L&T on September 2014 through open bidding process and the construction work started in mid October 2014. As on November 30, 2015; 55% of civil construction work of viaduct which is coming up on central verge has been completed and construction of station has just commenced. However, the construction around station areas for which the private land acquisition is in progress.

1.5 Methodology

Though the project has been planned and designed in such a manner that it creates only minimum adverse impact on people and structure and that there is minimum acquisition of land, yet structures and other assets could not be avoided. In order to understand social and economic impact of displacement as well as to address these issues by specific R&R intervention, the social impact assessment had to be carried out.

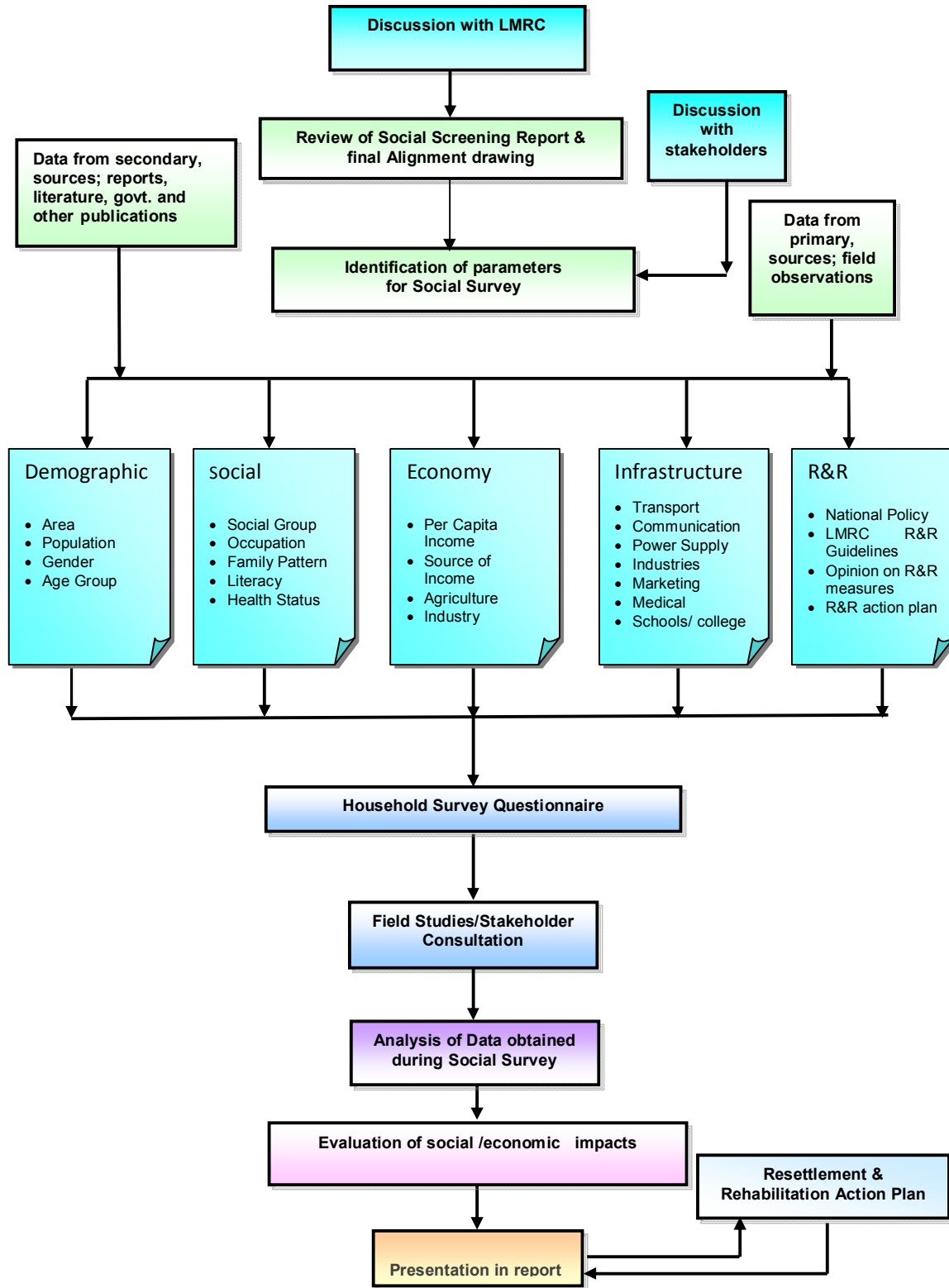
The approach adopted to conduct socio-economic study is described below and is structured on the scope of work as mentioned in the Term of Reference (TOR) of LMRC. The study has been conducted in accordance with the guidelines of Government of India as well as the Social Standards of the European Investment Bank (EIB). The study aims at collecting baseline data for socio-economic information and identifies the affected population by residence, business base and their locality. The study is primarily based on field data generated by the Consultant during social survey and secondary data were collected from the census handbooks / gazetteers / other relevant texts. Figure 1.2 (below) presents the

methodology in the form of a flow chart which indicates various steps involved in the study have been described in brief in the following paragraphs.

The methodology for conducting socio-economic study of the proposed project involves review of topographical survey drawings, field visits, data collection and stakeholder consultations. To understand social aspects of the proposed project and assess its socio-economic impacts, the consultant has:

- I. Reviewed the final topographical maps and Detailed Project Report (DPR) of the project.
- II. Conducted socio-economic survey covering entire affected households, squatters, kiosks and small business entrepreneurs with the help of pretested "Household Questionnaire". Important aspects covered in the questionnaire were identification particulars of PAPs, his or her family details, social profile, occupation, income, details of structure, commercial / self employment activities, household income, annual expenditure, employment pattern, health issues, gender issues, type of effects / loss etc. Most part of the questionnaire has been pre-coded except those reflecting the opinion and views of the PAP, which have been left open-ended. A questionnaire is given in Annexure-1.3. A format for public consultation is presented in Annexure 1.4.
- III. Collected base line data from primary data through household survey conducted by the social experts of the consultant. The Socio-Economic baseline data was collected in August 2015. Secondary sources such as the Government Census 2011 (National Census) and the Statistical Hand Book have also been used.
- IV. Carried out consultations with concerned stakeholders at the project level, such as directly affected families, communities, local leaders and vulnerable groups.

Figure - 1.2 - Approach for Social Assessment



1.6 Objectives

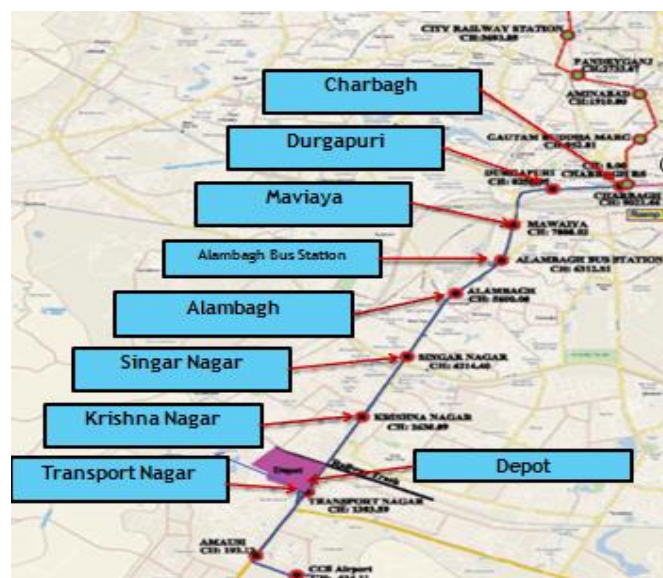
This document is project-specific Resettlement Action Plan (RAP) for the 8.5 km priority section of N-S corridor, which has been guided by the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Entitlement Matrix approved by LMRC and is in accordance with the European Investment Bank (EIB) guidelines. The policies, procedures and processes that will be followed throughout the project in the course of mitigation of adverse social impacts due to project activities among the project affected persons is defined in the Resettlement Policy Framework (RPF).

The primary objective of the RAP is to identify impacts and to plan measures to mitigate various losses of the Project while the specific objectives are as follows:

- To outline the entitlements for the affected persons for payment of compensation and assistance for establishing the livelihoods.
- To develop communication mechanism to establish harmonious relationship between LMRC and Project Affected Persons (PAPs)
- To ensure adequate mechanism for expeditious implementation of R&R.

As mentioned earlier, the Lucknow Metro Rail Project Phase-I consists of two corridors viz North-South and East-West. LMRC is intending implementation of the project in different stages. There will be two RAPs for North-South corridor and the RAP for the East-West corridor will be prepared at later stages. This document is the RAP for the elevated stretch of 8.5 km from Transport Nagar to Charbagh in the North–South corridor which is presently under construction. Transport Nagar to Charbagh section in the North–South corridor covers 8 elevated stations and alignment is mostly located on the median of the roads. The stations are located above road with entry/exit structures and ancillary buildings on either side of the road. Private land acquisition is required only on station sites. Suitable engineering measures have been adopted to minimize private land acquisition at station areas.

Figure 1.3 - Priority Section Corridor Map



The RAP outlines the details of the project, description of the project location, the magnitude of impacts based on the census, and spells out the necessary implementation procedures for resettlement and rehabilitation of the entire project affected persons. The RAP has the following Chapters:-

Table 1.3 - Chapters of RAP

Chapter Number	Chapter name	Description
1.	Introduction	Project background, Brief description of project, Analysis of alternatives, Present status of project;
2.	Baseline Socio-Economic Study	Findings of census survey, Project Impacts, Socio-Economic analysis.
3.	Legal & Policy framework	Legal framework, The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, LMRC Guidelines, Eligibility criteria, Entitlement matrix, Procedure and methodology of valuation, Compensation Payment Process, land Acquisition Process etc.
4.	Institutional Arrangement	Roles and Responsibilities, Grievance Redressal Mechanism, Procedure for managing complaints, reporting requirements, income restoration etc.
5.	Public Consultation	Public Consultation
6.	Schedule and Implementation of RAP	Schedule & Responsibilities for implementation of RAP
7.	Budget for RAP Implementation	Budgetary allocation for R&R
8.	Monitoring and Evaluation	Monitoring and Evaluation.

Chapter 2

Baseline Socio-Economic Study

2.1 The Project Area - An Overview

Being an important service and trading centre, Lucknow continues to grow and attract large number of people to the city. Table 2.1 describes the demographic profile of Lucknow city. The area of Lucknow city is 2,528 sq. km and accommodates 3 million people including 1.6 million male and 1.4 million female. The decadal population growth during 2001-2011 was 28.9%. Scheduled Caste population comprises 2.34 millions. The sex ratio is about 915 female per 1,000 male. The population density is much above that of the 690 persons per square km recorded at state level. Population density at All-India level has been worked out at 382 persons per sq. km. in 2011. Table 2.1 indicates that there are 2.15 million literate people and the literacy rate is about 84.72%. Out of the total literate population, 87.81% are male and 81.36% are female.

The density of population in Lucknow is very high. The exponential growth in the city's population coupled with faster growth in the number of motorized vehicle, poses a formidable problem to the city's planner for providing quicker, safer, more economical and pollution-free transport system. The major traffic generating areas in Lucknow are Railway Station, Charbagh Bus Stand, Vidhan Sabha, Secretariat and the commercial areas in the central part of the city. Also with the absence of proper public transport system, many personalized modes have emerged in the city. Thus the implementation of robust mass urban public transport system has become essential to cope up with the increasing demand. The metro transport system is considered suitable being a fast and clean transport system, however it also displaces people from their homes and business base in a place like Lucknow where roof for shelter and base for business are most desired. The adverse impacts of metro rail project are minimal in comparison to the other surface transport systems. LMRC requires the social assessment study to assess the socio-economic condition of the project affected people to address their issues related to resettlement and rehabilitation as well as the public opinion on the proposed project. This chapter begins with the details of the project area in general and baseline information about the project affected people in particular. The information gathered in this chapter enable us to understand the impact of the project on the people and on the area.

Table 2.1 - Socio-Economic Characteristics of Lucknow

S. NO.	DESCRIPTION	UNIT	Lucknow
1.0	Area	sq km	2,528
2.0	Population	No.	About 3 million
2.1	Male	No.	1.6 million
2.2	Female	No.	1.4 million
2.3	Scheduled Castes/ Scheduled Tribes	No.	2.34 millions
3.0	Sex ratio (female per 1000 of male)	No.	915
4.0	Density (person per Sq.km.)	No.	382
5.1	Literacy Rate	%	84.72
5.1.1	Male	%	87.81

5.1.2	Female	%	81.36
<i>Source: Census of India, 2011</i>			

2.2 Project Impacts

The proposed metro rail project will have a number of positive and negative impacts. In general, the proposed metro rail project shall result in the following **positive** impacts:

- **Employment Opportunities**

About 10,000 persons are likely to work during peak period of construction activity. In operation phase, 35 persons per kilo meter length of the corridor will be employed for operation and maintenance of the proposed system. Thus the project would provide substantial direct employment; besides, more people would be indirectly employed in allied activities and trades.

- **Enhancement of Economy**

Whenever any developmental project is implemented enhancement of economy is bound to come. With the development of the proposed corridor, it is likely that more people will be involved in trade, commerce and allied services.

- **Mobility**

The total ridership in the proposed North- South corridor in the year 2020 is estimated to be 6.4 lakh passengers per day. The maximum PHPDT on any section is estimated to be more than 20,976 by 2020.

- **Reduction in Road Accidents**

Reduction in Road accidents due metro introduction was observed and proved by other metros in the country. Reduction in Road accidents is a positive impact of Lucknow Metro Rail Project implementation.

- **Traffic Congestion Reduction**

The proposed metro introduction will reduce journey time and hence congestion and delay.

- **Reduced Fuel Consumption**

On implementation of the project, it is estimated that both petrol and diesel consumption will get reduced. The saving will be due to two factors namely Reduction in vehicles and decongestion on roads.

- **Reduced Air Pollution**

It is expected that air quality of the city will improve and people will depend on Metro service and there will be less usage of cars and buses, which in turn lead to reduction in the contribution of air pollutants. As Metro operation will not locally generate air emission, ambient air quality will be better in future.

- **Saving in Road Infrastructure**

The metro corridors will bring savings in investment in road infrastructure due to shifting of passengers to metro rail and withdrawal of vehicles in the project area.

The proposed project will have some unavoidable adverse effects on a limited group of people / project affected families. The anticipated adverse impacts on these people include:

- **Project Affected People (PAPs)**

The project implementation will affect persons and families through acquisition of their private land/property.

- **Change of Land use**

Because of Metro construction the land use will be changed. Around 47.98 Ha of land will be changed permanently and 5.65 Ha of land will be changed temporarily until the Metro construction is completed.

- **Loss of trees/forest**

Trees located on the land required for metro station and depot area will have to be cleared for construction. Hence, a total of 1181 trees are expected to be felled for the entire N-S corridor.

- **Utility/Drainage Problems**

Metro alignment is planned to run through the urban area of Lucknow, hence during construction, the existing utility/drainage lines will be diverted.

- **Impact on Historical and Cultural Monuments**

Alambagh Gate which is identified by **Directorate of Archaeology, Uttar Pradesh** is located within 100 m from the centre line of the project corridor. Although, the impact of construction works on Alambagh gate is minimal, utmost care shall be taken to avoid unforeseen impacts.

- **Soil erosion, pollution and health risk at construction site**

During construction, huge quantities of earth will be excavated. Run off from unprotected excavated areas, and underground tunnel faces can result in excessive soil erosion, especially when the erodability of soil is high.

- **Traffic diversion and risk of existing building**

During construction period, complete/partial traffic diversions on road will be required, as most of the construction activities are on the road.

- **Excavated soil disposal problems**

About 2.1 million cubic meter of soil is estimated to be excavated from the proposed corridor. As the availability of land is very less, it will be very difficult to store the soil and hence it is required to dispose of the excavated soil regularly.

- **Dust Generation**

Transportation of earth and establishment of the material will involve use of heavy machinery like compactors, rollers, water tankers, and dumpers. This activity is machinery intensive resulting in dust generation.

- **Increased water demand**

The water demand will increase during construction phase to cater the requirements of various construction activities.

- **Impact due to Supply of Construction Material**

Metro construction is a material intensive activity. Different types of construction material will be required for construction of metro corridor about 10-15% of the construction material such as waste material from contractor camps is left behind by the contractor as construction waste/spoils. Dumping of construction waste/spoil in a haphazard manner may cause surface and ground water pollution near the construction sites.

- **Noise Pollution**

Construction noise in the community may not pose a health risk or damage to peoples' hearing, but it can adversely affect peoples' quality of life. To some degree, construction noise can be a contributing factor to the degradation of individual's health.

2.2.1 Land Requirement and Acquisition

The proposed project shall require land for different purposes. Land is mainly required for route alignment of rail tracks, station buildings, platforms, entry/exit structures, traffic integration, car shed, power sub-stations, ventilation shafts, administrative buildings, property development, depots and work sites etc. Land is a scarce commodity in Lucknow metropolitan area. Acquisition of land make affected families landless in most of the cases. Therefore, every effort has been made to keep land requirements to the barest minimum by redesigning the alignments away from private property / human habitation. After careful planning, the land requirement is kept at minimum and particularly, acquisition of private land has been avoided as far as possible.

The Priority Section-1 shall require permanent acquisition/transfer of the total of 27.17ha of land. Out of this total land, 24.88 ha is government land and 2.29 ha is private land. This 2.29 ha of private land consists of seven open plots and two plots with buildings. It is observed that out of the total land requirement, about 91.57% of total land would be acquired from government agencies and only 8.43% of the land requirements shall be fulfilled by the private land owners. The details of land requirement and acquisition are presented in **Table 2.2**.

2.2.2 Temporary Land Requirement

The Priority Section-1 requires temporary land usage of 6.06 ha. Out of this 6.06 ha of land, 6.05 ha belongs to government and 0.01 ha is private land. The temporary land usage is mainly for establishing casting yard/batching plant. The private land identified for temporary use is planned to be returned to the land owner, before December 2016. The government land will be transferred back after the completion of Transport Nagar to Amousi Airport section of Priority 2 of North-South corridor.

In addition to above, a total of 18 families will be temporarily impacted because of the construction on the Railway land between Mawaiya and Durgapuri stations in the priority corridor. They have to be relocated due to safety reason during the construction period which is expected to be approximately 6 months. The families will be temporarily relocated for safety reasons and the structures will remain intact. Photographs depicting type and condition of the building of the area are given below:



2.2.3 Magnitude of Impacts and PAFs Categorization

Table 2.3 shows that 13 families are permanently affected due to the Priority Section-1. Out of the total 13 families, 9 are Title Holders (TH) and the remaining 4 are Non Title Holders (NTH). Out of 9 title holders as shown in Table 2.4, one PAF loses commercial establishment, one loses abandoned shop and seven lose open plots. The 7 open plots belong to 5 societies and 2 individuals namely Mr. Radhe Shyam and Ms. Kailash Chaubey.

Table 2.4 indicates that out of 13 affected families, 3 families will be having livelihood impacts. Out of 3, one is a title holder and the other 2 are non title holders.

Table 2.5 indicates the magnitude of project impact on the structures. The Priority Section-1 will impact 1 commercial structure belonging to title holder and 2 residential cum commercial structures and 1 abandoned shop both belonging to non title holders. **Table 2.6** reveals magnitude of impact on these structures as categorised as partially affected structures or fully affected structures. Out of total 4 structures, 3 will be fully affected and 1 structure which is abandoned status will be partially affected.

Table 2.2 - Land Requirement

Section	Length (km)	Land Requirement (Ha)		
		Govt.	Pvt.	Total
Priority Section of N-S Corridor	8.5	24.88	2.29	27.17

Table 2.3 – Category of PAFs

Name of the Corridor	Title Holder	Non Title Holder	Total
Priority Section of N-S Corridor	9	4	13

Table 2.4 - Impact on PAFs

	Title Holder						Non Title Holder*						T
	R	C	R+C	OP	O	T	R	C	R+C	OP	O	T	
No. Of PAF affected	0	1	0	7	1	9	0	0	2	2	0	4	13
Land requirement in ha	0	0.0061	0	2.2594	0.0224	2.2879	0	0	0.0178	0.0341	0	0.0519	2.3398

Note: R – Residential, C – Commercial, R+C – Residential cum Commercial, OP – Open Plot, O – Others (this includes abandoned buildings), T – Total

*All non title holders including both residential cum commercial and open plots are sub judice for establishing ownership of land between Government and occupants.

Table 2.5 - Impact on Structures

Name of the Corridor	Title Holder					Non Title Holder				
	R	C	R+C	O	T	R	C	R+C	O	T
Priority Section of N-S Corridor	0	1	0	1	2	0	0	2	0	2

Note: R – Residential, C – Commercial, R+C – Residential cum Commercial, O – Others (includes abandoned buildings), T – Total

Table 2.6 - Magnitude of Impact on Structures of Priority Section

Title Holder								Non Title Holder							
R		C		R+C		O		R		C		R+C		O	
PA	FA	PA	FA	PA	FA	PA	FA	PA	FA	PA	FA	PA	FA	PA	FA
0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0

Note: R – Residential, C – Commercial, R+C – Residential cum Commercial, O – Others (includes abandoned buildings), T – Total

2.2.4 Loss of Common Property Resources

Table 2.7 indicates that the proposed Priority Section-1 shall also affect the common property resources. The common property includes religious structures, schools, government buildings, public toilets, bus stops, dust bins, compound walls and a number of other public utilities.

Table 2.7 indicates that proposed Priority Section-1 will affect 4 religious structures, 1 school building and 1 public toilet. These structures may not be saved as they are falling within the right of way and the corridor of impact. The religious structures affected by the Priority Section-1 will be relocated to a suitable place by LMRC at its own cost. The school which is getting affected by the Priority Section-1 will be relocated and 70% of the work has been completed as on November 30th. Public toilet will be relocated by LMRC at its own cost.

Table 2.7 - Loss of Common Property

Section	Common Property Resources						Total
	Religious structures	School	Hospital	Public toilet	Bus Stop	Others	
Priority Section of N-S Corridor	4	1	0	1	0	0	6

2.2.5 Loss of Livelihood

As assessed during social impact assessment study, out of total 13 affected families, 3 families will be having livelihood impacts. Out of 3, one is a title holder losing commercial establishment and the other 2 are non title holders losing their commercial cum residential

unit. The PAFs are involved in different types of business activities. The different types of business include electrical shop, restaurant and kiosk.

2.3 Socio Economic Profile PAFs

2.3.1 Socio- Economic Survey

A Socio-economic survey was carried out in August 2015 by the LMRC social consultants to assess the impacts of the proposed corridors of Lucknow Metro Rail Project on the socio-economic conditions of the Project Affected Families (PAFs). In order to assess the impact, a questionnaire was developed and used to collect information on the families/people likely to be affected. The information compiled are: type of impact, type of ownership, social profile of the affected people, poverty status, the presence of titleholders and non titleholders in the project area. The views/opinion of the people about the project and options for rehabilitation and resettlement has also been obtained. The data collected through socio-economic survey of the project affected area is described in detail in below. Out of the total 13 families, 9 are Title Holders (TH) and the remaining 4 are Non Title Holders (NTH). Out of 9 title holders, 1 PAF lose their commercial establishment, 1 lose their abandoned structure (shop) and 7 lose their vacant (open) plots. The 7 open plots belong to 5 societies and 2 individuals namely Mr. Radhe Shyam and Ms. Kailash Chaubey. Ms. Kailash Chaubey who is a single PAF demised during the land acquisition process and hence no socio-economic survey was conducted. Socio-economic survey was also not conducted for the 5 societies who own open plots. Socio-economic data of 1 PAF whose abandoned structure is getting affected lives in Bhubaneswar (in Orissa) was collected telephonically. In the case 4 non title holders data was collected from 3 PAF and one family could not be contacted.

Table 2.7 – status of Socio-Economic Survey

Category of PAF	Total	No. Of surveyed PAF	Reasons for not conducting survey of others
Title Holder	9	2	<ol style="list-style-type: none"> 1. 5 open plots belong to societies and hence survey not required. 2. One single PAF demised during the land acquisition process and heirs are to be identified by revenue department hence survey not conducted. 3. 1 PAF could not be contacted.
Non Title Holders	4	2	<ol style="list-style-type: none"> 1. 1 PAF could not be contacted. 2. 1 PAF did not disclose the information.

The socio-economic survey results explained below are of 4 households i.e. 2 title holders and 2 non title holders. The 4 households cover 3 families who have to be relocated their commercial and residential cum commercial structures. The remaining 1 PAF does not live in the affected land and is not directly impacted.

2.3.2 Gender & Sex Ratio

The data on gender divide and sex ratio is a very helpful indicator to know the participatory share of males and females in the society, which is also an important indicator of human development index. **Table 2.8** shows the data on gender divide and sex ratio of the affected persons in the priority corridor. The population of 4 surveyed households is 25. The surveyed population has gender composition of 40% male and 60% female, which indicates female preponderance over male with sex ratio of 1500.

Table 2.8 - Gender and Sex Ratio of PAPs

Section	Gender		Sex Ratio	Total PAPs
	Male	Female		
Priority Section of N-S Corridor	10 (40%)	15 (60%)	1500	25 (100%)

2.3.3 Age Structure of PAF

Age Structure refers to the contribution of population as well as dependence of population on various economic and social activities. **Table 2.9** shows the data on age structures of the interviewed project affected people for the proposed corridor. The age groups of 19-35 & 36-60 years are supposed to be productive and earning to contribute to the society, family and surroundings. The priority section of N-S corridor have majority of the population in the designate productive age groups. The section has 56% of total population in the age group 19-60 years. Remaining 44% of the population is in the age groups of 0-6, 7-12 & 60 & above.

Table 2.9 - Age Structure of PAPs

Section	AGE (in Years)						Total	Average Age
	0-6	7-12	13-18	19-35	36-60	60 & Above		
Priority Section of N-S Corridor	3 (12.0%)	2 (8.0%)	4 (16.0%)	6 (24.0%)	8 (32.0%)	2 (8.0%)	25 (100%)	28

2.3.4 Religious and Social Groups

Data on religious groups has been collected in order to identify people with the specific religious belief among the PAFs. The religious belief and social affiliation of the people are indicators that help understand cultural behaviour of the groups. The social and cultural behaviour will help understand the desires and preferences of PAPs, which is a prerequisite to rehabilitate the affected people and their families. **Table 2.10** shows that religious group of all project affected families are mostly Hindus (Hinduism).

Table 2.11 discloses information about social affiliation of a group. The social affiliation of the group differentiates them for benefits under government schemes. Social groups indicate ranking within the society, preferences and vulnerability. In general, the families belonging to Scheduled Castes (SC) and Scheduled Tribes (ST) under the provisions of Constitution of India get preferential treatment in the government benefits because the group includes the

people who are traditionally vulnerable. Except general category, all other groups need attention and to be addressed for their backward socio-economic conditions. The 50% of surveyed households belong Other Backward Category and remaining belong to General category (50.0%). No ST population was found along the priority section of the N-S corridor.

Table 2.10 - Religious Group of PAFs

Section	Religious Group					Total
	Hindu	Muslim	Christian	Sikh	Others	
Priority Section of N-S Corridor	3	0	0	1	0	4

Table 2.11 - Social Status of PAFs

Section	Social Group					Total
	SC	ST	OBC	General		
Priority Section of N-S Corridor	0 (0%)	0 (0%)	2 (50.0%)	2 (50.0%)		4 (100%)

Note: SC – Scheduled Caste, ST – Scheduled Tribe, OBC – Other Backward Class

2.3.5 Family Pattern and Family Size

Family Pattern and Family Size indicate the fabrics of sentimental attachment among the family members, social value, economic structures and financial burdens. The family particulars of the surveyed PAPs/ PAFs are given in Table 2.12 & Table 2.13. Out of total four surveyed households, 2 families follow joint family pattern and remaining 2 are nuclear families. **Family size** is also determined by the economic burden and opportunities. Family size has been classified into three categories i.e. small (2-4), medium (5-7) and large (7 & above). Members of individual families have also been included in the small family size. Table 2.13 shows out of 4 PAFs, 2 families are large-sized and the remaining 2 are small-sized.

The details about individual features of project affected people have been collected and presented in terms of marital status. Marital Status: The marital status of project affected people is indicated under three categories – married, unmarried, divorced/widowed in Table 2.14. It is observed at 44% of PAPs is unmarried, 44% are married and only 12% are widowed/ divorced.

Table 2.12 - Family Pattern of PAFs

Section	Family Pattern			Total
	Joint	Nuclear	Individual	
Priority Section of N-S Corridor	2	2	0	4

Table 2.13 - Family Size of PAFs

Section	Family Size			Total
	Small	Medium	Large	
Priority Section of N-S Corridor	2	0	2	4

Table 2.14 - Marital Status of PAPs

Section	Marital Status			
	Married	Unmarried	Widowed / Divorced	Total
Priority Section of N-S Corridor	11 (44.0%)	11 (44.0%)	3 (12.0%)	25 (100%)

2.3.6 Educational Attainment

Collected data shows all Project Affected Persons of the corridor are literate. Out of the total 25 project affected persons, 6 have done graduation, 6 are educated up to intermediate, 5 have studied up to higher secondary level, 4 are educated up to secondary level and only 1 is basic literate. It is observed that 3 persons of the PAPs constitute the population of children who have not attained the school going age. The literacy rate of PAPs has been calculated 100%, which is higher than the literacy rate of Lucknow (84.72%) shown in Table 2.15.

Table 2.15 - Education Level of PAPs

Section	Educational level							Total
	Illiterate	Basic Literate	8 th Class	10 th Class	Intermediate	Graduate	Non-school	
Priority Section of N-S Corridor	0	1	4	5	6	6	3	25

2.3.7 Economic Conditions of PAFs

The economic condition of PAFs describes occupational pattern, family income, and number of earning and dependent members. The occupational pattern includes work in which the head of the project affected families are involved. The family income includes income of all the earning members. The earning members include the people who work and earn to contribute to the family; however dependents included housewife, children, elderly people and others who cannot work and earn.

2.3.7.1 Occupational Profile

The occupation and profession of the PAPs also has been considered during the social survey. The study recorded and assessed the capability, base for livelihood and skills of the affected persons, so that resettlement impacts can be assessed. Based on the impact assessment, the income generation plan and rehabilitation plans shall be prepared. The survey result in **Table 2.16** shows that 7 PAPs are students, 7 are earning members of the families out of which 6 are involved in business and 1 in service (banking), 5 are housewives who are taking care of house, 3 of affected persons are unemployed and remaining 3 are children who have not attained the school going age.

Table 2.16 - Occupation Profile of PAPs

Section	Service	Business	Agriculture	Student	House Wife	Labour	Unemployed	Others	Total
Priority Section of N-S Corridor	1 (4.0%)	6 (24.0%)	0 (0%)	7 (28.0%)	5 (20.0%)	0 (0%)	3 (12.0%)	3 (12.0%)	25 (100%)

2.3.7.2 Earning and Dependents

The economic condition of a family is often determined by two important factors i.e. income and expenditures. The family income and expenditure depend on the number of earning members as well as the number of dependent members. **Table 2.17** shows number of earning members for surveyed PAFs. Out of all 4 PAFs, 1 family has 3 earning members, another 1 family has 2 earning members and in remaining 2 families number of earning member is only 1.

Table 2.18 indicates the member(s) dependent per project affected family. In other words, it shows the persons who consume, but not contribute to the family economy. Out of the total 4 surveyed households, 2 families have one dependent member and remaining two families have more than 4 dependent members.

Table 2.17 - Number of Earning Members in PAFs

Section	Earning Member for Family				Total number of earning members
	1	2	3	4 & above	
Priority Section of N-S Corridor	2	1	1	0	7

Table 2.18 - Number of Dependents in PAFs

Section	Number of Dependent Member for Family				Total
	1	2	3	4 & above	
Priority Section of N-S Corridor	2	0	0	2	18

2.3.7.3 Vulnerable Families

The vulnerability of the project affected families has been determined by the people falling in the category of scheduled caste, scheduled tribe, below poverty line (BPL), women-headed family and disabled. If the households fall under BPL as a result of loss of livelihood/assets due to the proposed project, then they shall also be classified as vulnerable family. The study indicates that only 1 PAF under vulnerable category.

Table 2.19 - Vulnerability Status of the PAFs

Section	Disable/ Orphan	Widow/ women headed household	Below Poverty Level (BPL)	Senior Citizen (above 60 yrs)	SC/ST	Total
Priority Section of N-S Corridor	0	1	0	0	0	1

2.4 Awareness and Opinion about the project

During the socio-economic survey, some questions were asked of the PAPs regarding the awareness, source of information and opinion about the proposed metro rail project. The findings of the survey with regards to awareness, source of information and opinion about the proposed project is presented in **Table 2.20**. All 4 PAFs were aware of the proposed Lucknow metro rail project, and all have considered it a good government initiative for transport infrastructure development.

Table 2.20 - Awareness and Opinion about the Project

Section	Awareness about Project		Opinion about Project		
	Yes	No	Good	Bad	Can't say
Priority Section of N-S Corridor	4	0	4	0	0

2.5 Important Findings and Conclusions

- Total land requirement is 27.17 ha. Out of 27.17 ha, 24.88 ha belongs to government and rest 2.29 ha belongs to private parties.
- There are 13 PAFs. Out of 13 PAFs, 9 are title holders and remaining 4 are non title holders.
- Out of 13 PAFs, the project will impact livelihood of 3 PAFs (1 TH & 2 NTH)
- One commercial structure, two residential cum commercial structures, 9 land plots and one abandoned shop will be affected by the project.

Chapter 3

Legal and Policy Framework

3.1 Applicable Laws and Regulations

Over the years, Resettlement & Rehabilitation (R&R) policies have been developed at national and organizational levels. The Acts and regulations relevant to the applicant to the study are given below:

- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 of 2013).
- Government Order (G.O) of Government of Uttar Pradesh bearing no. 24/2015/387/8-1-15-50-LDA/204 specifically for LMRP Project dated 04.02.2015. This is in accordance with provisions of Section 46 of the Act, 2013 formulating a committee of officials from relevant Government departments for determination of negotiated price for land acquisition.

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

3.1.1 Right to Transparency and Fair Compensation in Land Acquisition and Resettlement and Rehabilitation Act, 2013

This RFCT in LARR, 2013 repeals the Land Acquisition Act, 1984 and is applicable to all states in India (Except the state of Jammu and Kashmir). RFCT in LARR, 2013 is a first national/central law that addresses land acquisition and rehabilitation and resettlement.

This new Act provides an enhanced framework for providing compensation and resettlement and rehabilitation assistances through a participative and transparent process for land acquisition in the public interest. The Act lays down procedures for estimating fair compensation of the affected families (and not just the titleholders) due to land acquisition, rehabilitation and resettlement. Some of the key features include the following: (i) Preliminary Investigations/Preparation of Social Impact Assessment (SIA) and prepare Social Impact Management Plan (SIMP) (ii) Preliminary Notification stating: project/ public purpose; reasons necessitating land acquisition; summary of SIA; and particulars of the Administrator appointed for the purpose of rehabilitation and resettlement; receipt of Objections and Hearing after the approval of SIA and within 12 months from the date of SIA approval; (iii) Preparation of Rehabilitation and Resettlement Scheme and its declaration by the District Collector after the same is approved by the Commissioner-Rehabilitation and Resettlement. (iv) Public notice and award of compensation and R&R assistances by District Collector within a period of twelve months from the date of the Award publication.

The objectives of Act are as follows:

- I. to minimize displacement and to promote, as far as possible, non-displacing or least-displacing alternatives;

- II. to ensure adequate rehabilitation package and expeditious implementation of the rehabilitation process with the active participation of the affected families;
- III. to ensure that special care is taken especially for protecting the rights of the members of the Scheduled Castes and Scheduled Tribes, and to create obligations on the State for their treatment with concern and sensitivity;
- IV. to provide a better standard of living, making concerted efforts for providing sustainable income to the affected families;
- V. to integrate rehabilitation concerns into the development planning and implementation process; and
- VI. where displacement is on account of land acquisition, to facilitate harmonious relationship between the requiring body and affected families through mutual cooperation.

Salient features of the RTFCTLARRA, 2013 are listed below:

- I. The Act provides for land acquisition as well as rehabilitation and resettlement. It replaces the Land Acquisition Act, 1894 and National Rehabilitation and Resettlement Policy, 2007.
- II. The Act provides for the baseline for compensation and has devised a sliding scale which allows States to fix the multiplier (which will determine the final award) depending on distance from urban centres;
- III. The affected communities shall be duly informed and consulted at each stage, including public hearings in the affected areas for social impact assessment, wide dissemination of the details of the survey to be conducted for R&R plan or scheme.
- IV. Compensation in rural areas would be calculated by multiplying market value by up to two and adding assets attached to the land or building and adding a solatium. In urban areas, it would be market value plus assets attached to the land and solatium;
- V. The Collector shall take possession of land only after ensuring that full payment of compensation as well as rehabilitation and resettlement entitlements are paid or tendered to the entitled persons; families will not be displaced from land till their alternative R&R sites are ready for occupation;
- VII. The benefits to be offered to the affected families include; Financial support to the affected families for construction of cattle sheds, shops, and working sheds; transportation costs;
- VIII. Rehabilitation and resettlement benefits to which they are entitled in monetary terms along with a one-time entitlement of fifty thousand rupees;
- IX. For ensuring transparency, provision has been made for mandatory dissemination of information on displacement, rehabilitation and resettlement, with names of the affected persons and details of the rehabilitation packages. Such information shall be

placed in the public domain on the Internet as well as shared with the concerned Gram Sabhas and Panchayats, etc. by the project authorities;

- X. No income tax shall be levied and no stamp duty shall be charged on any amount that accrues to an individual as a result of the provisions of the new law;

3.1.2 Other Applicable Laws

- I. Minimum Wages Act, 1948
- II. Contract Labour Act, 1970
- III. The Bonded Labour System (Abolition) Act, 1976
- IV. Child Labour (Prohibition and Regulation) Act 1996 along with Rules, 1988
- V. Children (Pledging of Labour) Act, 1933 (as amended in 2002)
- VI. The Building and Other Construction Workers Welfare Act, 1996
- VII. The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995
- VIII. The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Rules, 1996
- IX. Untouchability Offences Act, 1955
- X. The Scheduled Castes and the Scheduled Tribes (Prevention of Atrocities) Act, 1989
- XI. The Scheduled Castes and the Scheduled Tribes (Prevention of Atrocities) Rules, 1995.

3.2 LMRP Resettlement Policy

3.2.1 Guidelines

Resettlement & Rehabilitation activities of LMRP will be governed by the following general principles, which are based on The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013; the G.O 24/2015/387/8-1-15-50-LDA/204 dated 04.02.2015 of UP Government. The GoUP Government Order is also in line with provisions of the new LA&RR Act, 2013.

- in general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition;
- all activities and procedures will be formally documented;
- the property and inheritance rights of project affected persons will be respected;
- if the livelihood of the project affected persons without formal title depends on the public land that they are using, they will be assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels;
- if project affected person, without legal title, is not satisfied with the above decisions, they can approach the grievance redressal committee;
- in cases where there are persons working on the affected land or businesses, as determined by the social impact assessment, where the project affected person does not have formal title to the land (e.g. wage earners, workers, squatters, encroachers, etc.), then compensation/ assistance should be provided to these project affected persons to ensure no loss, to the extent as determined appropriate by the social impact assessment;
- in cases where land is needed on a temporary basis, project affected persons who have formal title will be compensated to the assessed fair rental price for the period

- during which the land is used and the land will be returned in the same condition or better as before it was rented;
- if resettlement is unavoidable in addition to the payment of fair market value for all land and immovable property, project affected persons will be provided assistance in relocation and other related expenses (i.e. cost of moving, transportation, administrative costs etc.);
- these rights do not extend to individuals who commence any activities after cut off date of the project;
- the compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes;
- all project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired; losses, structures or damages will be offered compensation in accordance with the provisions of this RPF. Those who accept the compensation amount will be paid prior to taking possession of their land or assets. Those who do not accept it will have their grievance registered or referred to the Grievance Redressal Committee (GRC) / courts as appropriate.

3.2.2 Eligibility for Compensation, Assistance and Rehabilitation

- I. Cut off Date is the date of first notification for land acquisition for the project under applicable Act or Government Order in the cases of land acquisition affecting legal titleholders. For the Non-Title holders cut-off date would be the date of Census Survey.
- II. Eligibility of different categories of PAFs will be as per the Entitlement Matrix shown in the section below.
- III. The unit of entitlement will be the family.
- IV. Titleholder PAFs will be eligible for compensation as well as assistance if they are affected by the project.
- V. Non-titleholder PAPs will not be eligible for compensation of the land occupied by them however; they will receive compensation for the investment made by them on the land such as replacement value of structures and other assets. They will also be eligible for R&R assistance as per Resettlement Policy and Entitlement Matrix.
- VI. In case a PAFs could not be enumerated during census, but has reliable evidence to prove his/her presence before the cut-off date in the affected zone shall be included in the list of PAPs after proper verification by the grievance redress committee.
- VII. PAFs from vulnerable group will be entitled for additional assistance as specified in the Entitlement Matrix.
- VIII. PAFs will be entitled to take away or salvage the dismantled materials free of cost without delaying the project activities.
- IX. If a notice for eviction has been served on a person/family before the cut-off date and the case is pending in a court of law, then the eligibility of PAP will be considered in accordance with the legal status determined by the court and the PAP will be eligible for compensation/assistance in accordance with the RAP provisions.
- X. The land losers shall be reimbursed stamp duty towards purchase of alternate land/assets with the compensation received within one year of the disbursement as per the Entitlement Matrix.
- XI. In case of Common Property Resources, if the land and structure is privately owned the compensation for land shall be paid to the title holder. The

reconstruction/replacement of the CPR shall be implemented in consultation with the community as appropriate.

3.3 Entitlement Matrix

The R&R entitlement framework has been formulated based on the guiding principles outlined in the Policy. The compensation package is provided as per the relevant laws of the land and the basic principles governing present compensation structure for the Project is given in Table 3.1.

This R&R entitlement matrix includes various components of R&R benefits and tabulated in Table 3.2. This matrix addresses all categories of people being affected and all categories of impacts accrued to the affected families due to the Project. Table 3.2 indicates the entitlements of all categories of impact as per the RTFCTLARRA 2013 and the EIB/AFD guidelines that are applicable for the project. The same can be classified under three major categories of impact, viz, loss of land, loss of structures and loss of livelihood, which covers the entire gamut of the affected population.

Table 3.1 – Entitlement Matrix (Compensation for land acquisition)

S.No	Category of Impact	Eligibility for Entitlement	LMRC Adopted Policy/Entitlement
1.	Loss of Land	Titleholder	Market value/ Circle rate as per stamp Act.
2.	Loss of other immovable assets (value of assets attached to land or building)	Titleholder	Will be determined on the basis of valuation by authorized expert based on a replacement value.
3.	Solatium for loss of Land, Structure and other immovable assets	Titleholder	100% of arrived value of land and building.
4.	Loss of other immovable assets (value of assets attached to land or building)	Squatters	One time financial assistance based on valuation of the property subject to a minimum of Rs. 25,000.

Replacement value = Market Value + Solatium

Table 3.2 – Entitlement Matrix (Rehabilitation)

S. No	Category of Impact	Eligibility of Entitlement	LMRC Adopted Policy/Entitlement
1.	Construction allowance	Displaced family whose residential structure is lost due to acquisition	Rs. 1, 50,000 will be given to displaced family whose dwelling units are lost completely or become unviable due to displacement. The amount has been worked out on the basis of construction of house as per Indra Awas Yojana of GOI.
2.	Subsistence grant for displaced family	Displaced family	Onetime payment of Rs. 36,000 shall be paid to each Displaced Family. Displaced Family belonging to the Scheduled Castes or the Scheduled Tribes or vulnerable group shall receive an amount equivalent to fifty thousand rupees. (Rs. 50,000). This amount is additional to subsistence grant. Additionally, Vulnerable groups who are impacted will be extended facility of Skill Improvement Training.
3.	Transportation cost	Displaced family	One time financial assistance of Rs.50,000 for shifting family, building material, belongings and cattle shall be given to each displaced family.
4.	Cattle shed / petty shops cost	Affected Family	Each Affected Family having cattle shed or having a petty shop in the acquired land shall get one-time financial assistance based on valuation of the structure subject to a minimum of Rs. 25,000 for re-construction of cattle shed or petty shop out of as the case may be.
5.	One time grant to artisan, small traders and certain others	Affected Family	Each Affected Family of an artisan, small trader or self-employed person or a Displaced Family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, shall get one-time financial assistance based on valuation subject to minimum of Rs. 25,000 .
6.	One time resettlement allowance	Affected Family	Each Affected Family will be given a one-time resettlement allowance of Rs. 50,000 .
7.	Loss of community structures	Community	100% replacement cost of equal type.

3.4 Compensation for Temporary Land Usage

A total of 18 families will be temporarily impacted because of the construction on the Railway land between Mawaiya and Durgapuri stations in the priority corridor. They have to be

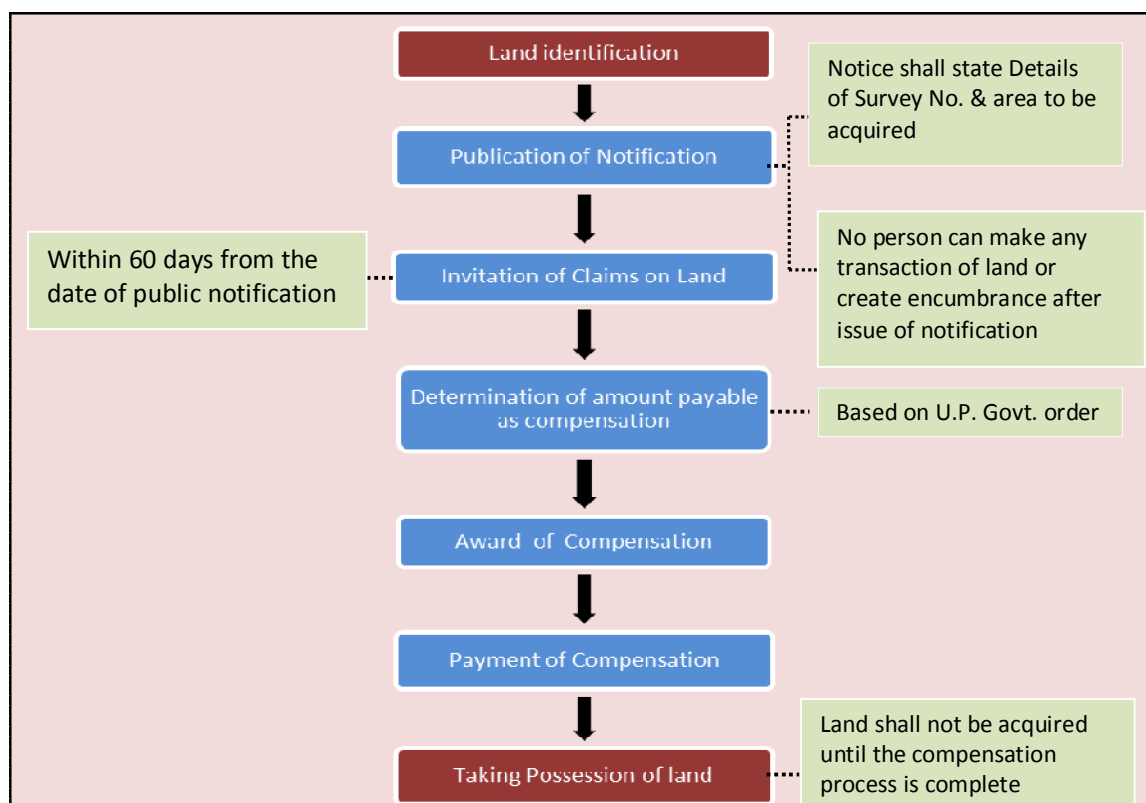
relocated due to safety reason during the construction period which is expected to be approximately 6 months. Only families will be shifted and not their belongings. This is a 20 plus year old settlement on government (railway) land along with families other than the above mentioned affected families. A peculiar situation obtains here. The land belongs to the Indian Railways and therefore the responsibility of removal of any unauthorized settlement rests on the land owning agency i.e Indian Railways. Moreover, there is no transfer of railway land even temporarily from railways to LMRC. Purely on humanitarian grounds, the LMRC has proposed to shift the 18 families for a period of 6 months. The rent for which will be paid by LMRC at an average of Rs. 3,500/- per month.

Once the construction in the area is completed, LMRC will pursue with the Railways, who are the owners of the land, to prevent re-occupation of government land and compensation if any on this ground would logically have to be borne by the Railways.

3.5 Land Acquisition Process

Land acquisition for the project will be guided by the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and relevant U.P Government orders. The land acquisition process is given in Figure 3.1:

Figure 3.1 – Land Acquisition Process



A Land Acquisition Plan is also produced to indicate respective land plot (Khasra) revenue survey map boundaries and numbers referring to the land registration maps maintained by village level administration, together with detail average measured in hectares. It also

includes collecting details such as owner of property, type of structure, number of floors and land use patterns, such as agriculture, commercial, barren, forest etc.

Land acquisition proposal is prepared in the format prescribed by the revenue department of respective states including collection of property records, Khasra and Khatauni including superimposition of revenue record on proposed alignment & calculation of area to be acquired, preparation of statement of area to be acquired along with Land Owners details etc. This proposal is then submitted to the office of District Magistrate for acquisition.

3.6 Acquisition Process of Government Land

24.82 Ha of government land on permanent basis is required for implementation of priority section of North-South corridor of Lucknow Metro Rail Project. This land belongs to different departments/PSUs of State and Central Government. For acquisition of land from various departments, LMRC will submit the land requirement details along with ownership details to District Magistrate. The District Magistrate will then submit an application to individual departments who own the land for transfer of ownership to LMRC or for long term lease. LMRC shall start physical activity on government land only on getting a no objection certificate from the department concerned. Adequate notice will be given to illegally occupied PAFs prior to starting the civil work. No structures shall be disturbed till PAFs receive their entitlement.

3.7 Land and Property Valuation

Price of land to be acquired for LMRP will be based on negotiation with the owner based on Government Order (G.O) of Government of Uttar Pradesh bearing no. 24/2015/387/8-1-15-50-LDA/204 specifically for LMRP Project dated 04.02.2015. This is in accordance with provisions of Section 46 of the Act, 2013, formulating a committee of officials from relevant Government departments for determination of negotiated price for land acquisition. As mentioned above in the entitlement matrix, 100% solatium will be provided to the owner of the land in addition to the negotiated price.

Public Work Department (PWD) of U. P Government will be responsible for valuation of assets attached to the land to be acquired. The compensation for houses, buildings and other immovable properties will be determined on the basis of replacement cost by referring to relevant Basic Schedule of Rates (B.S.R) as on date without depreciation. The department will prepare asset valuation report and submit it to the office of SLAO for necessary action. As mentioned above in the entitlement matrix, 100% solatium will be provided in addition to the valued cost.

3.8 Valuation of Residual Plots

If the residual plot (s) is (are) not economically viable, LMRC will follow the rules and regulations applicable in the state and compensate accordingly; if there are no state specific rules and regulations available regarding residual land LMRC in agreement with the Affected Party, LMRC will either buy the residual land for the project following the entitlements listed in the entitlement matrix or it will pay the affected party 25% of the land compensation payable for that portion of land without its purchase.

3.9 Compensation Payment Process

LMRC will get approval of required funds for both land acquisition and implementation of RAP from State Government and will maintain a separate account for land acquisition including R&R under the project. Disbursement of compensation will be done by cheques signed by nominated officer of LMRC; LMRC will prepare all the documents required for taking possession of the land. The payment of R&R assistance will also be done in a similar fashion as per entitlement matrix by LMRC. All necessary arrangements for transferring the land title to LMRC with all legal formalities like purchase of stamp papers, handing/taking over land, attending the Revenue Department, all charges payable to Govt. such as stamp duty etc shall be paid by LMRC. Payment of compensation and other R&R benefits entitled to affected persons shall be completed before taking the land into possession.

Chapter 4

Institutional Arrangement

4.1 Institutional Arrangement

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

1. Lucknow Metro Rail Corporation(LMRC)
2. Office of the District Magistrate
3. Public Works Department (PWD) Government of Uttar Pradesh
4. Other land holding departments of both State and Central governments
5. NGOs

4.1.1 Lucknow Metro Rail Corporation

LMRC is the executing and implementing agency for the proposed metro rail corridor in Lucknow. LMRC will be the overall in charge of rehabilitation and resettlement issues such as implementation, monitoring and execution of land acquisition and resettlement issues. The designated engineering department headed by Chief Project Manager in LMRC will assess the requirement of land acquisition and resettlement based on the engineering design. LMRC will be responsible for coordinating with other government departments concerned for land acquisition, planning and implementation of RAP which will include the disbursement of compensation, assistance, shifting and relocation of affected people. LMRC will be responsible for paying R&R benefits to the affected people.

To ensure proper coordination and execution of the land acquisition and resettlement issues, an independent evaluation consultant (Resettlement & Rehabilitation) will be hired by LMRC for mid and end term evaluation of implementation of resettlement and rehabilitation activities. The independent evaluation consultant could review RAP implementation in light of the objectives, targets, budget and duration that is laid down in the plan. LMRC will report to funding agency regarding the progress made on land acquisition and implementation of resettlement plan.

LMRC will establish a Social & Environmental Management Unit (SEMU), which will be headed by an officer of the rank of Executive Engineer. SEMU will have Town Planner, Deputy Chief Engineer, Naib Tehsildar and Asst. Manager/Env as its members. SEMU will look after Land Acquisition and Rehabilitation and Resettlement process under the project. LMRC as project implementation agency is responsible for monitoring the use of loan funds and overall implementation process. LMRC, headed by Managing Director, will have overall responsibility for policy guidance, coordination and planning, internal monitoring and overall reporting of the Project. SEMU facilitates land acquisition and compensation, relocation and resettlement, and the distribution of assistance for the PAPs. The main responsibility of

SEMU is monitoring and implementing all resettlement and rehabilitation activities, including land acquisition. The responsibilities of this unit include:

- I. Implementation of R&R activities of LMRP;
- II. Land acquisition and R&R activities in the field;
- III. Ensure availability of budget for R&R activities;
- IV. Liaison with district administration for support for land acquisition and implementation of R&R;
- V. Monitor land acquisition and progress of R&R implementation;
- VI. Develop communication strategy for disclosure of RAP;
- VII. Liaison with district administration for government's income generation and development programmes for the PAPs;
- VIII. Monitor physical and financial progress on land acquisition and R&R activities;
- IX. Organize meetings with NGO, R&R officer and other support staffs to review the progress on R&R implementation;
- X. To provide support for the affected persons on problems arising out of LA/ property acquisition.

4.1.2 Office of District Magistrate

The office of the district magistrate will be responsible for land acquisition. The District Magistrate will appoint Addl. District Magistrate/Land Acquisition (ADM/LA) as Special Land Acquisition Officer (SLAO), who will be coordinating between the LMRC and the affected land owners. LMRC will be providing the technical details and the land acquisition plan to the SLAO. The SLAO will be responsible for publishing notice and implementing necessary procedures for land acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and relevant U.P government orders. The disbursement of compensation for land and assets of the legal owners and non-title holders and registration of land will be done by SLAO.

4.1.3 Public Works Department

Public Work Department (PWD) of U. P Government will be responsible for valuation of assets attached to the land to be acquired. The compensation for houses, buildings and other immovable properties will be determined on the basis of **replacement cost** by referring to relevant Basic Schedule of Rates (B.S.R) as on date without depreciation. The department will prepare asset valuation report and submit it to the office of SLAO for necessary action.

4.2 Grievance Redressal Mechanism

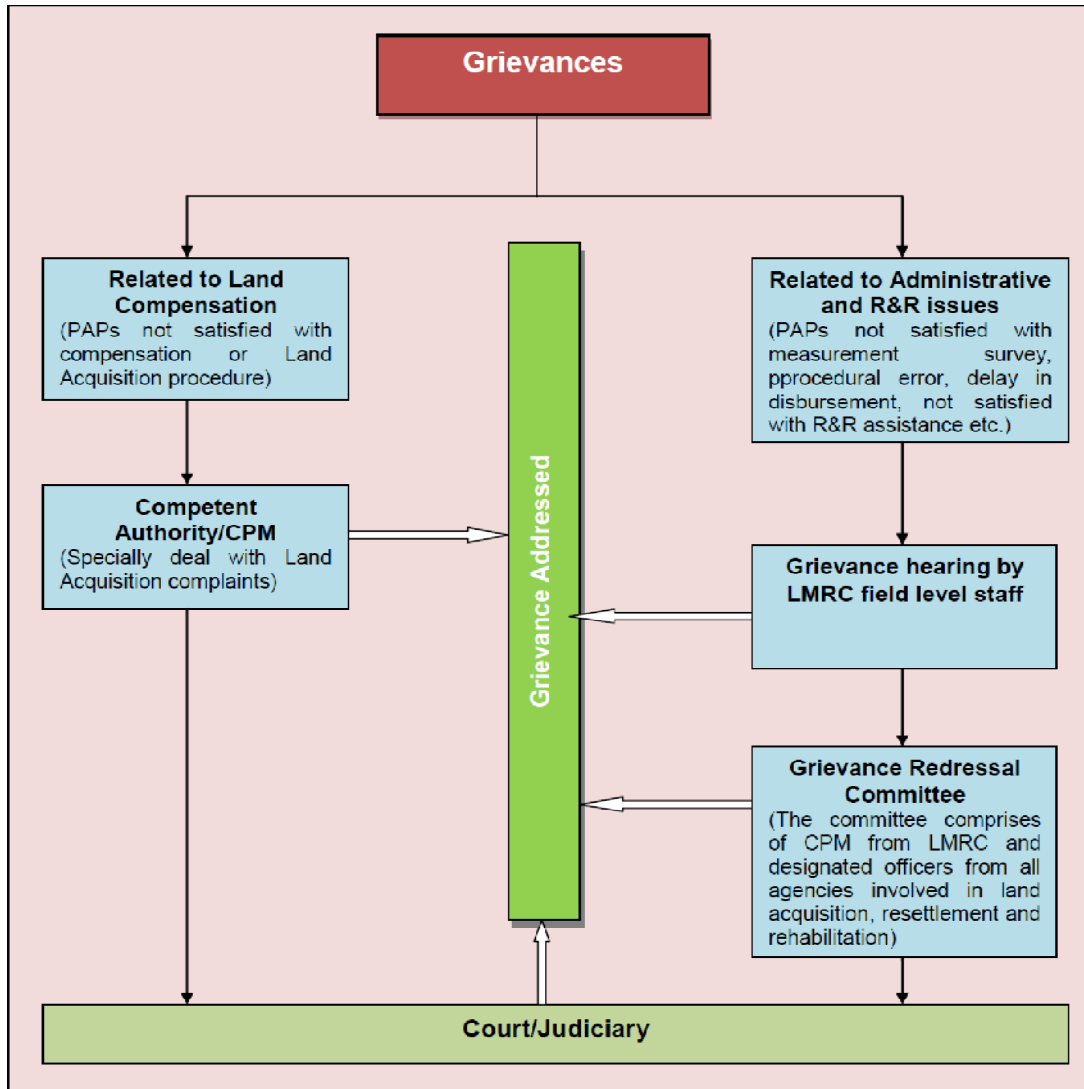
It cannot be ruled out that during the implementation of land acquisition and R&R, some PAFs may not be satisfied with the compensation/benefits offered and may have some grievances. In order to address this, an efficient grievance redressal mechanism will be developed to assist the PAPs resolve their queries and complaints. Grievances of PAPs will be first brought to the attention of field level staff (Asst. Engineers). Field staff will forward the received grievance to Dy Chief Engineer level Officer for consideration and redressal. LMRC will maintain grievance register both at site offices and at head office. Grievance

received at site offices will be sent to head office for registering in the record. Grievance that can be addressed at site level will be addressed at site level and copy of compliance will be sent to head office for record. Grievances not redressed by Dy Chief Engineer level Officer will be brought to the Grievance Redressal Committee (GRC). A mechanism for lodging complaints/grievance will be implemented during implementation of project. The composition of the proposed GRC will have Chief Project Manager from LMRC and designated officers from Revenue Department, PWD and Social Welfare Department of Government of U.P. The GRC will address only rehabilitation assistance issues both for title holders and non title holders. Grievances related to ownership rights and land compensation as also R&R can be dealt in court as per The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 only after the project level GRM failed to resolve the issue. The main responsibilities of the GRC are to:

- I. provide support to PAPs on problems arising from land/property acquisition;
- II. record PAPs grievances, categorize, and prioritize grievances and resolve them;
- III. inform PAPs on developments regarding their grievances and decisions of the GRC.

GRC will review grievances involving all resettlement benefits. However, other disputes relating to ownership rights shall be considered by the court of law. When any grievance is brought to the field level staff (Asst. Engineers), it should be resolved within 45 days from the date of complaint. The GRC will meet every month (if grievances are brought to the Committee), determine the merit of each grievance, and resolve grievances within three months of receiving the complaint failing which the grievance can be referred to appropriate court of Law for redressal by the PAP. LMRC will maintain a log of grievances documenting the nature of grievance, date of submission, responsible party and date of resolution. A flow chart of grievances redressal is indicated in **Figure 4.1**:

Figure 4.1 – Grievance Redressal Mechanism



4.3 Procedure for Managing Complaints

A compliant handling system will be established by LMRC. All complaints received shall be entered into a register maintained at the head office of LMRC. LMRC will respond to all complaints, received from any source, normally within fifteen days of receipt. Comments, Suggestions and Grievances Handling component will be included on the web site. This will be updated on a weekly basis. Status of each complaint and measures taken to address the issue will be reported to management on monthly basis.

4.4 Monitoring and Evaluation

A monitoring and evaluation (M&E) program will be developed to provide feedback to project management which will help keep the programs on schedule and make them successful. Project Authority will be responsible for monitoring through their field level offices and will

prepare quarterly reports on the progress of RAP implementation. Management Information System would be developed to monitor the resettlement and rehabilitation process. An assessment will be conducted at the end of the RAP implementation.

4.5 Reporting Requirements

LMRC will be responsible for supervision and implementation of the RAP. Project authority will prepare quarterly progress reports on resettlement activities. The assessment report at the end of the RAP implementation will 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 report will be submitted to the EIB.

4.6 Information Disclosure

The affected families/persons will be well informed about the project and their entitlements. LMRC will prepare an information brochure in local language, i.e., Hindi, explaining the RAP, the entitlements and the implementation schedule. The draft of the RPF will be formally published in English and Hindi languages on the official website of the LMRC and hard copies will be made available in the offices of local authorities for two weeks inviting comments and suggestions from stakeholders. Subsequently, RPF & RAP will be discussed in a workshop with relevant stakeholders including representations from revenue officials of RAP implementation team, representative of District Magistrate and other officials involved in GRC. Suitable changes will be made to RPF & RAP to incorporate suggestions by the stakeholders. The final RPF & RAP after the approval by Board of Directors of LMRC will be published in English and Hindi languages on the official website of LMRC.

4.7 Program for Training and Institutional Development

The implementation of the RAP will require capacity building and orientation of the officers in charge of land acquisition and R&R at LMRC. Therefore, it is planned that these officers will be imparted training and orientation on social safeguards and various aspects of land acquisition and R&R for effectively implementing the RAP. This training and orientation will be conducted with the help of consultants and experts. The following components will be covered in the training:

- I. Understanding of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and U.P Government Order related to land acquisition for the project;
- II. Understanding of the policy and procedure adopted under the Project;
- III. Understanding of the Implementation Schedule activities step-by-step;
- IV. Understanding of the Monitoring and reporting mechanism.

It is also proposed to impart training to RAP implementation group members on EIB's Environmental and Social Safeguard measures by EIB.

4.8 Income Restoration

This development project will have an adverse impact on the income of PAFs. Accordingly, it is the responsibility of LMRC as the owner of the project to provide adequate provisions for

restoration of livelihood of the affected families. The focus of restoration of livelihood will be to ensure that the Project Affected Persons (PAPs) are able to at least “regain their previous living standards”. The entitlement matrix proposed for this project has adequate provisions for restoration of livelihood of the affected communities. The focus of restoration of livelihoods is to ensure that the PAPs are able to at least regain their pre-project living standards. To restore and enhance the economic conditions of the PAPs, various assistances are incorporated in the Entitlement Matrix. LMRC will play a proactive role to mobilize PAPs to get some vocational skills training for the vulnerable group. Those who are unskilled and working as labourers in various establishments could be employed in construction sites. The special training programme should be conducted with the help of departments concerned of Govt. of Uttar Pradesh which is actively working for Poverty Alleviation Programmes in Slums and other localities.

The project will affect livelihood of 3 families which includes 1 title holder and 2 non title holders. The title holder runs a commercial establishment (hardware shop) in Singaar Nagar area. As per the RPF, the family is eligible for compensation for land and structure and 100% solatium on over and above the amount. Also the family will be paid R&R benefits as per RPF. As per the preliminary estimation the family would be paid 1.3 cr rupees. It is presumed that with this compensation amount the family would be able to re-setup the commercial establishment or invest it in their existing shops to scale-up the activity. In the case two non title holders, 1 PAF has a residential cum commercial establishment. The restaurant is in the ground floor and the family resides on the upper floors. Since, the land belongs to government, the family will be eligible only for compensation on structure and R&R benefit, this amount has been worked out to be approximately 95 lakh rupees. The second family in the non title holder category has a residential cum commercial establishment. The family will be eligible only for compensation on structure and R&R benefit; this amount has been worked out to be approximately 30 lakh rupees. The amount will help the family to relocate to a nearby location and to re-establish their shop. Also skill training will be provided a member of the family to enhance employability. Also technical support to those ready to undertake entrepreneurial activities utilizing their land acquisition & R&R benefits will be provided. For this purpose, help of local departments/NGOs could be solicited.

Chapter 5

Public Consultation

5.1 Introduction

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

Keeping in mind the significance of consultation and participation of the people likely to be affected or displaced due to the proposed project, both formal and informal discussions were conducted with stakeholders during field visits from during the first fortnight of August 2015.

5.2 Public Consultation

Public consultation with PAFs and wider communities including local residents, shop owners was carried out along with Base-line and Socio-Economic surveys. Major focus of this consultation was information dissemination and entitlement matrix of the project. A clearer understanding of the project and its objectives makes people less antagonistic towards the project activity.

The scope of the consultation program was to minimize negative impact in the project corridors and to make stakeholders aware of the project. Keeping in mind the significance of consultation and participation of the people likely to be affected or displaced due to the project, discussions were conducted with stakeholders. In this meeting, both environmental and social issues pertaining to the project were discussed.

The first public consultation program for the Project was conducted on 7th August, 2015 at Lucknow Polytechnic College, Krishna Nagar, Lucknow. For the public consultation, all relevant Stakeholders including affected people, Residents Welfare Associations (RWAs), trade organizations and general public were invited through notices which were widely disseminated.

The meeting was chaired by a senior revenue officer of the rank of Sub Divisional Magistrate (SDM) along with senior officials of LMRC. The meeting was attended by more than 70 people from which included representatives from affected families, trade organizations, RWA, teachers etc.

The meeting started with a brief presentation on LMRP covering the project details, salient features, and the associated positive and negative impacts. The proposed mitigation measures were also explained during a power point presentation. In addition to the environmental aspects, social aspects were also highlighted covering compensation and Resettlement and Rehabilitation benefits.

Soon after the presentation, the public was given opportunity to express their views, concerns, and suggestions about the project. The LMRC team replied to their queries and the summary of the discussion is tabulated in Table 5.1.

Table 5.1 – Issues Discussed During Public Consultation

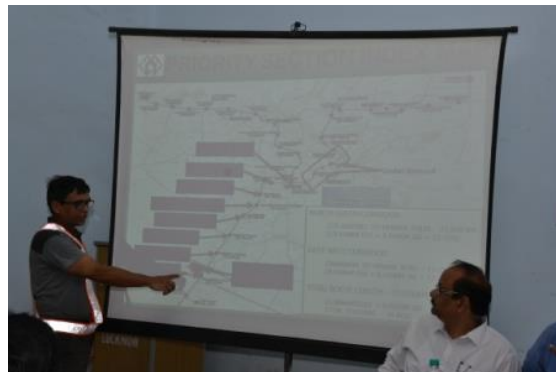
Sl.No	Issues discussed	Important opinions and views	LMRC reply
1.	Overall project	Advantages & disadvantages of this project	<ul style="list-style-type: none"> Associated Environmental (positive & adverse) impacts with this project were explained in detail. R & R plan and Employment opportunity was explained in detail.
2.	Land	What is the basis of compensation of land?	Compensation for land is calculated on the basis of circle rate . In addition to the circle rate, 100% solatium will also be paid.
3.	Land acquisition	Why notice was not issued to land owners from LMRC.	One public notice was issued on 19 th May 2015 for acquisition of land for the construction activity. Shortly individual notices will be issued to private land owners.
		Land acquisition at Mawaiya area	<ul style="list-style-type: none"> LMRC assured that the land is being acquired only temporarily. The land is being temporarily acquired for safety reasons. Only men not belongings are shifted. They are not permanently shifted because it is an old and large settlement and only 18 families are affected. Permanent shifting would result in separation from their land and neighbours. Sufficient time will be given for vacating the premises. LMRC will provide rent to the affected families for the acquisition period. The amount is being worked out and will be informed shortly.

4.	Compensation	What will be the compensation for acquisition of buildings.	Cost of Building is based on valuation . In addition, 100% solatium will also be paid.
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Major suggestions/objections in the feedback form

1. After the completion of construction activity, the displaced people should be allowed to move back to Mawaiya
2. Instead of giving rent, it was suggested that LMRC should explore possibility of providing accommodation in the case of temporary usage of land.
3. The Compensation package should be based on the replacement value.
4. New house/shop should be provided against the demolition of house/shop
5. Employment for the affected people.

Photographs of public consultation held at Lucknow Polytechnic College on 7th August 2015.





5.2.1 Key Outcomes of Consultation and its integration into the Project

Table 5.2 – Key Outcomes of Consultation and its integration into the Project

Category	Key Outcomes	Integration in Action Plan as follow-up of out come
Project Impact	<p>The following concerns were adequately addressed</p> <ul style="list-style-type: none"> • Dissemination of information about project, • Loss of livelihood because of acquisition of commercial space, • Loss of business due to barricading • Loss of religious and other common properties. • Loss of trees 	<ul style="list-style-type: none"> • Communication will be done with public through public consultations, media, TV, internet, letters and banners. • Loss of livelihood is being addressed in the RAP, • Barricading will be removed once construction is complete. Also additional passage will be provided for easy access, • Religious and other common properties will be replaced in consultation with communities. • Trees plantation will be done in ratio of 1:2 i.e. plant two trees for every tree felled.
Expectations	<ul style="list-style-type: none"> • Provision of job in the case of land acquisition, 	<ul style="list-style-type: none"> • Provision of job has not been decided upon yet,

<p>from the project</p>	<ul style="list-style-type: none"> • New house/shop should be provided against the demolition of house/shop, • Compensation as the replacement value of the lost assets, • Provision of alternate housing arrangement rather than provision of rent in the case temporary usage of land, • Compensation norms in case of private land acquisition. 	<ul style="list-style-type: none"> • Only compensation will be provided in the case demolition of house/shop, • Compensation at replacement value under entitlement matrix, • Possibility of providing housing in the case of temporary acquisition will be explored, • All norms & procedures of private land acquisition are being detailed in RAP.
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The consultation mechanism ensured active participation of PAPs in understanding entitlement of each category of PAPs and subsequently certain modification were made in RAP to address those issues raised by the PAPs.

5.2.2 Future Consultations

Follow-up consultations will be organized by LMRC to explain provisions of compensation to each affected PAPs, and implementation framework under the project.

Chapter 6

Schedule and Implementation of RAP

6.1 RAP Implementation Procedure

The proposed R&R activities are divided in to three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases, i.e. Project Preparation Phase, RAP Implementation phase and Monitoring and Evaluation period are discussed in the following paragraphs.

6.1.1 Project Preparation Phase

The major activities to be performed in this period include establishment of Project Management Unit (PMU), completion of detailed technical design, identification of required land for acquisition, preparation of RAP and subsequent submission EIB's approval, appointment of consultants and establishment of GRC etc. The community consultation will be a process initiated from this stage and will go on till the end of the project.

6.1.2 Implementation stage

After the project preparation phase, the next stage is implementation of RAP which includes Identification of Cut-off date and notification for land acquisition as per the RTFCTLARRA 2013 and EIB requirement, verification of properties of affected persons and estimation of their type and level of losses, issues regarding payment of compensation/award by LMRC; payment of all eligible assistance as per Entitlement Matrix, preparations of affected persons for rehabilitation of affected persons, initiation of economic rehabilitation measures and relocation and rehabilitation of the affected persons, identity card shall be issued to all non-title PAPs within one month of declaration of eligibility list etc.

6.1.3 Monitoring and Evaluation Phase

RAP implementation will be monitored internally. Project Authority will be responsible for internal monitoring through their field level offices and will prepare quarterly reports on the progress of RAP implementation.

6.2 Implementation Schedule

Implementation of RAP consists of land acquisition, payment of compensation and R&R benefits to PAFs and implementation of income restoration measures. Consultation program will continue throughout the implementation. For civil construction, land free from all encumbrances is to be made available to the contractors. Time frame for implementation of RAP is synchronized with the proposed project implementation (construction schedule) in a way that commencement and progress of civil works is not jeopardized. A composite implementation schedule including various sub tasks and time line matching with civil work schedule is prepared and is given below. 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.

Figure 6.1 – RAP Implementation Schedule

DESCRIPTION	2014	2015				2016			
	1	1	2	3	4	1	2	3	4
	Oct-Dec	Jan-March	April-June	July-Sept	Oct-Dec	Jan-March	April-June	July-Sept	Oct-Dec
I. Project Preparation Phase									
Completion of Detailed Technical Design	■								
Identification of required land for acquisition	■								
Micro Plan Preparation				■					
Community/Public Consultation (during preparation, implementation and monitoring stages)				■					
Disclosure of RAP							■		
Establishment of GRC					■				
II. RAP Implementation									
Preparation of Award					■				
Valuation of Structures for Compensation				■					
LA Payment by Competent Authority					■				
Payment of all other eligible assistance					■				
Schedule of Civil Work	■								
III. Monitoring & Evaluation									
Internal Monitoring							■		
Evaluation									■

Chapter 7

Budget for RAP Implementation

7.1 Introduction

This chapter presents an overview of the present cost estimates for land acquisition, R&R benefits and training cost etc. Land cost and replacement cost of structures are based on average circle rate of Lucknow and valuation by U.P PWD. The budget is indicative and costs will be updated and adjusted to the inflation rate as the project continues and during implementation. However, the final compensation amount for the land acquisition and structures will be determined by the competent authority appointed (Approval of District Magistrate is required as per U.P Government order even for direct purchase).

The budgetary allocation for the rehabilitation component of the project has been determined based on the anticipated impacts, entitlement options as defined in the approved entitlement matrix

7.2 Cost Estimate

7.2.1 Cost of land

A total of 2.2879 ha of private land will be acquired. The average rate of land varies from Rs. 4020/- to Rs. 55,000/- per sqm on the basis of awards issued for various cases in the recent past. An additional 100% cost has been taken as solatium over and above the compensation in consideration. About 12% as interest rate will be considered in case of delay in payment of compensation. The expenditure would be **Rs. 2672.00** lakhs for acquisition of permanent private land including solatium.

7.2.2 Cost of Structure/Immovable Property

For loss of structures, either commercial or residential, the title holders and non-title holders will be compensated at replacement cost based on valuation. There is only one partially affected structure in the priority section. The valuation will be carried out state PWD department. The cost calculated under this head is **Rs. 600.00** lakhs including the solatium amount.

7.2.3 Assistance for Temporarily relocated Families

18 families have been identified between Mawaiya and Durgapuri stations in the priority corridor who have to be temporarily relocated due to safety concern. Though, these dwelling units are not permanently affected, they have to be relocated due to safety reason during the construction period which is expected to be approximately 6 months. They will be paid rent by LMRC for a period of 6 months for relocation. Rs. 2,000/- has been considered average rent cost per month based on current market rate in the nearby vicinity. The rent amount will vary depending on size of dwelling unit. However, Rs. 3,500/- has been calculated as an

average monthly rent for 18 families considering their size of dwelling unit. The expenditure on this account would be **Rs. 3.78 lakhs**.

7.2.4 Resettlement & Rehabilitation (R&R) Benefits

Each displaced & affected family shall be provided Rs. 36,000/- as subsistence allowance, resettlement allowance of Rs.50, 000/- and Rs. 50,000/- as transportation cost for shifting of household materials and belonging etc. 3 PAFs are eligible for subsistence allowance, resettlement allowance and transportation allowance. In addition, one vulnerable family (widow) among above 3 PAF shall be paid an additional amount of Rs. 50,000/-. Out of 3 PAFs, 1 is a title holder and other 2 are non title holders. An amount **Rs. 4.58 lakhs** has been made under this head.

7.2.5 Training for Up-gradation of Skills

Training provided to PAPs belonging to vulnerable group as per their choice for skill up-gradation. It is recommended to provide training to squatters, commercial owners/tenants, and wage earners for upgrade of skills. The average period of training for skill upgrade shall be one month. The total expenditure on basic orientation and skill development training per trainee has been considered Rs. 8000/-. The amount used to estimate the budget for training has been calculated on the following basis:

1. Institutional training cost –Rs. 2500/-
2. Participants lodging and boarding cost-Rs.5000/-
3. Trainer cost –Rs.1000/-
4. Raw material cost –Rs. 500/-

A provision of **Rs. 1.00 lakhs** has been made for imparting training for skill enhancement.

7.2.6 Cost of Restoration of CPRs

It is observed from the study that one school, one public toilet and three religious structures will be affected fully. The school building will be rebuilt by LMRC at an estimated cost of Rs. 107 lakhs. An amount of **Rs. 110 lakhs** has been considered for restoration of common property resources.

7.3 R&R Budget

The detail of R&R budget is given in Table 7.1. The total cost of resettlement and rehabilitation will be **Rs. 3730.50 lakhs**.

Table 7.1 – Cost of R&R

Sl.No	Description	Unit	Quantity	Rate (Rs.)	Amount (Rs. In lakhs)
1.	Cost of land	Ha	2.2879	--*	1336.0
2.	Solatium 100% on cost of land	---		--	1336.0
3.	Cost structure, based on valuation	Lum sum			300.0
4.	Solatium 100% on cost of structure	---		--	300.0
5.	Assistance for temporary relocated residents for a period 6 months	No.	18	3,500	3.78
6.	R&R Benefits to affected families				
a.	Subsistence Allowance	No.	3	36,000	1.08
b.	Transportation Allowance	No.	3	50,000	1.50
c.	Resettlement Allowance	No.	3	50,000	1.50
d.	Additional Benefit to Vulnerable PAF	No.	1	50,000	0.50
e.	Total R&R benefits				4.58
8.	Restoration of Common Property Resources	Lum sum			110.0
9.	Training Assistance	Lum sum			1.00
10.	Total				3391.36
11.	Contingency @10% of total cost				339.14
12.	Grand Total				3730.50

The amounts mentioned here are indicative and may change at the time of implementation.

Chapter 8

Monitoring and Evaluation

8.1 Introduction

Monitoring & Evaluation are critical activities in involuntary resettlement. Monitoring involves periodic checking to ascertain whether activities are progressing as per schedule while evaluation is essentially to assess the performance of PAPs at the end of the project. For this purpose, a monitoring and evaluation (M&E) program is required to be developed to provide feedback to project management which will help keep the programs on schedule and make them successful. Monitoring provides both a working system for effective implementation of the RAP by the project managers, and an information channel for the PAPs to assess how their needs are being met.

Monitoring will give particular attention to the project affected vulnerable groups such as scheduled castes, BPL families, women-headed households, widows, elderly and the disabled. RAP implementation will be monitored. LMRC will be responsible for internal monitoring through their field level offices and will prepare quarterly reports on the progress of RAP implementation. An Independent Evaluation Consultant may be hired by LMRC for mid and end term evaluation of RAP implementation.

8.2 Internal Monitoring

The internal monitoring for RAP implementation will be carried out by LMRC. The main objectives of internal monitoring are to:

- I. Measure and report progress against the RAP schedule;
- II. Verify that agreed entitlements are delivered in full to affected people;
- III. Identify any problems, issues or cases of hardship resulting from the resettlement process, and to develop appropriate corrective actions, or where problems are systemic refer them to the management team;
- IV. Monitor the effectiveness of the grievance system
- V. Periodically measure the satisfaction of project affected people.

Internal monitoring will focus on measuring progress against the schedule of actions defined in the RAP. Activities to be undertaken by the LMRC will include:

- I. Liaison with the Land Acquisition team, construction contractor and project affected communities to review and report progress against the RAP;
- II. Verification of land acquisition and compensation entitlements are being delivered in accordance with the RAP;
- III. Verification of agreed measures to restore or enhance living standards are being implemented;
- IV. Verification of agreed measures to restore or enhance livelihood are being implemented;
- V. Identification of any problems, issues, or cases of hardship resulting from resettlement process;

- VI. Through household interviews, assess project affected peoples' satisfaction with resettlement outcomes;
- VII. Collection of records of grievances, follow up that appropriate corrective actions have been undertaken and that outcomes are satisfactory;

Monitoring is a continuous process and will be carried out by Resettlement Specialist on regular basis to keep track of the R&R progress. For this purpose, the indicators suggested have been given in Table 8.1.

Table 8.1 - Indicators for Monitoring of RAP Progress

Indicators	Parameters Indicators
Physical	Extent of land acquired Number of structures dismantled Number of land users and private structure owners paid compensation Number of families affected Number of families purchasing land and extent of land purchased Number of PAPs receiving assistance/compensation Number of PAPs provided transport facilities/ shifting allowance Extent of government land identified for house sites
Financial	Amount of compensation paid for land/structure Cash grant for shifting oustees Amount paid for training and capacity building of staffs Amount for restoration of CPR (Common Property Resource)
Social	Area and type of house and facility at resettlement site Number of time GRC met Number of appeals placed before grievance redressal cell Number of grievances referred and addressed by GRC Number of PAPs approached court Women concern
Economic	Entitlement of PAPs-land/cash Number of business re-established Utilization of compensation House sites/business sites purchased Successful implementation of Income Restoration Schemes
Grievance	Consultation for grievance redressal PAPs knowledge about their entitlements Cases referred to court, pending and settled Number of grievance cell meetings Number of cases disposed by SMU to the satisfaction of PAPs.

Field Offices will be responsible for monitoring the day-to-day resettlement activities of the project. Baseline socio-economic census and the land acquisition data provide the necessary benchmark for field level monitoring.

8.3 Assessment/Evaluation

As mentioned earlier, if required an independent evaluation consultant will be hired by LMRC for mid and end term evaluation. The main objectives of evaluation are to:

- assess overall compliance with the RAP
- verify that measures to restore or enhance project affected peoples' quality of life and livelihood are being implemented and to gauge their effectiveness;

The consultant will review the status of the resettlement implementation in light of the targets, budget and duration that had been laid down in the RAP. The key tasks during monitoring include:

- Review of internal monitoring procedures and reporting to ascertain whether these are being undertaken in compliance with the RAP;
- Review internal monitoring records as a basis of identifying any areas of non-compliance, any recurrent problems, or potentially disadvantage groups or households;
- Review grievance records for evidence of significant non-compliance or recurrent poor performance in resettlement implementations;
- Discussions with LMRC staff and other staffs of departments involved in land acquisition, compensation disbursement or livelihood restoration to review progress and identify critical issues;
- Survey affected households to gauge the extent to which project affected people's standards of living and livelihood have been restored or enhanced as a result of the project;
- Assess overall compliance with RAP requirements;
- Assess the resettlement efficiency, effectiveness, impact and sustainability, drawing lessons for future resettlement policy formulation and planning.

Monitoring will also pay close attention to the status of project affected vulnerable groups such as female-headed households, disabled/elderly and economically backward families (i.e., below poverty line). The following should be considered as the basis for indicators in monitoring and evaluation of the project. The list of impact performance indicators suggested to monitor project objectives is delineated in Table 8.2.

Table 8.2 - Indicators for Project Outcome Evaluation

Objectives	Risk Factor	Outcomes and Impacts
<ul style="list-style-type: none"> - The negative impact on persons affected by the project will be minimized. - Persons losing 	<ul style="list-style-type: none"> - Resettlement plan implementation may take longer time than anticipated - Institutional 	<ul style="list-style-type: none"> - Satisfaction of land owners with the compensation and assistance paid - Type of use of compensation and

<p>assets to the project shall be compensated at replacement cost.</p> <ul style="list-style-type: none"> - The project-affected persons will be assisted in improving or regaining their standard of living. - Vulnerable groups will be identified and assisted in improving their standard of living. 	<p>arrangement may not function as efficiently as expected</p> <ul style="list-style-type: none"> - Unexpected number of grievances - Finding a suitable rehabilitation site for displaced population - PAPs falling below their existing standard of living 	<p>assistance by land owners</p> <ul style="list-style-type: none"> - Satisfaction of structure owner with compensation and assistance - Type of use of compensation and assistance by structure owner - % of PAPs adopted the skill acquired through training as only economic activity if given training - % of PAPs adopted the skill acquired through training as secondary economic activity - % of PAPs reported increase in income due to training if given training - % PAPs got trained in the skill of their choice if given training - Role of NGO in helping PAPs in selecting trade for skill improvement - Type of use of additional assistance money by vulnerable group - Types of grievances received - No. of grievances forwarded to GRC and time taken to solve the grievances - % of PAPs aware about the entitlement frame work mechanism
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Annexure-1: Uttar Pradesh G.O & MoM of 25.02.2015

Annexure No. 1.

(7)

शा.सं. 24/2015/387/अठ-1-50-50 एनडी सं.

सदर कान्त
प्रमुख सचिव
उत्तर प्रदेश शासन।
लखनऊ।

जवाब एवं शहरी नियोजन अनुभाग-1 लखनऊ : दिनांक : 04 फरवरी, 2015

विषय : लखनऊ मेट्रो रेल परियोजना के लिए आपसी समझौते से भूमि कय तथा परिसम्पत्तियों का मूल्य निर्धारण।

नईदय,

लखनऊ महानगर में यातायात की गम्भीर समस्या के निराकरण हेतु लखनऊ मेट्रो रेल परियोजना का क्रियान्वयन किया जा रहा है। परियोजना के क्रियान्वयन हेतु आवश्यक भूमि का क्रय किया जाना आवश्यक है। भूमि अर्जन अधिनियम, 1994 के अन्तर्गत परभारी भूमि अर्जन, पुनर्वासन और पुनर्वासन में उचित प्रतिफल और पारदर्शिता का अधिकार अधिनियम, 2013 के आधार पर भूमि अर्जन की कार्यवाही किन्हीं जानने में काफी समय लगने व भूमि मूल्य सम्बन्धी वाद योजित होने से परियोजना में विलम्ब एवं उनकी लागत में वृद्धि होना संभाव्य है। इनके दृष्टिकोण लखनऊ मेट्रो रेल परियोजना हेतु भूमि कय किया जाना औचित्यपूर्ण है।

2- अतएव सम्बन्धित विचारोपरान्त लखनऊ मेट्रो रेल परियोजना हेतु आपसी समझौते के आधार पर भूमि कय किये जाने तथा भूमि एवं परिसम्पत्तियों का मूल्य निर्धारण किये जाने हेतु निम्नवत प्रक्रिया निर्धारित किये जाने का निर्णय लिया गया है :-

(1) लखनऊ मेट्रो रेल परियोजना हेतु ली जाने वाली भूमि, भू-स्वामियों से निर्धारित स्वरूप पर आपसी समझौते के आधार पर कय की जायेगी। उस भूमि की दर निम्नलिखित समिति द्वारा निर्धारित की जायेगी :-

1- जिलाधिकारी, लखनऊ	- अध्यक्ष
2- अपर जिलाधिकारी (भूमि अध्याप्ति) अथवा विशेष भूमि अध्याप्ति अधिकारी, लखनऊ	- सदस्य
3- अपर जिलाधिकारी (यित्त एवं राजस्व), लखनऊ	- सदस्य
4- प्रबन्ध निदेशक, एल.एम.आर.सी., लखनऊ	- सदस्य सचिव
5- अधिशाषी अभियन्ता, प्रान्तीय खण्ड, ली.नि.वि., लखनऊ	- सदस्य
6- निबन्धक, लखनऊ द्वारा नामित उप निबन्धक स्तर के अधिकारी	- सदस्य

(2) समिति आपसी समझौते के आधार पर भू-अर्जन अधिनियम, 2013 की धारा-46 एवं इस सम्बन्ध में शासन द्वारा समय-समय पर जारी नियमों, अधिसूचनाओं,


D.V.C./
2015/387/अठ-1-50-50
लखनऊ

R. Prasad Jha

शासनादेशों, निर्देशों तथा प्रचलित बाजार दरों व भूमि एवं परिसम्पत्तियों का मूल्य निर्धारण, पुनर्वास एवं पुनर्व्यवस्थापना संबंधी राजस्व विभाग के समय-समय पर निर्गत शासनादेशों को ध्यान में रखते हुए भूमि मूल्य के लिए दर निर्धारित कर अपनी संस्तुति लखनऊ मेट्रो रेल कारपोरेशन को प्रेषित करेगी। भूमि/परिसम्पत्तियों के मूल्य के भुगतान के उपरान्त यदि प्रकरण धारा-46 से आच्छादित नहीं है, तो पुनर्वासन एवं पुनर्व्यवस्थापना सम्बन्धी लाभ पृथक से देय नहीं होगा। लखनऊ मेट्रो रेल कारपोरेशन द्वारा नियमानुसार कारपोरेशन के निदेशक, मण्डल की बोर्ड बैठक में उक्त संस्तुति को प्रस्तुत कर अनुमोदन प्राप्त करते हुए अग्रेतर आवश्यक कार्यवाही की जायेगी तथा संलग्न प्रारूप के अनुसार किमानों से अलग से राहमति ली जायेगी। दर निर्धारण के उपरान्त उपरोक्त भूमि की आवश्यकता को जनसाधारण के उपयोग संबंधी सूचना प्रख्यापित किया जायेगा, जिसकी अवधि प्रख्यापन की तिथि से 02 माह की होगी।

- (3) भूमि मूल्य के भुगतान व अन्य अनुसन्ध लाभ/सुविधाएं उपलब्ध कराये जाने का दायित्व लखनऊ मेट्रो रेल कारपोरेशन का होगा।
 3. यह आदेश तत्काल प्रभाव से लागू होगा।
- संलग्नक - यथोक्त।

भवदीय,


(राधा कान्त)
प्रमुख सचिव
8

संख्या व दिनांक तद्वैद्य।

उपर्युक्त की प्रतिलिपि निम्नलिखित को सूचनाएं एवं आवश्यक कार्यवाही हेतु भिजित-

- 1- प्रमुख सचिव, लोक निर्माण विभाग/नगर विकास/राजस्व/अवस्थापना एवं औद्योगिक विकास/स्टाम्प एवं रजिस्ट्रेशन विभाग, उ०प० शासन।
- 2- आयुक्त, लखनऊ मण्डल, लखनऊ।
- 3- प्राबन्ध निदेशक, लखनऊ मेट्रो रेल कारपोरेशन लि० को उनके पत्र संख्या-699/एल.एम.आर.सी.-एल-1/2014 दिनांक 31.10.14 के क्रम में उपर्युक्तानुसार कार्यवाही सुनिश्चित करने हेतु।
- 4- गार्ड बुक।

आज्ञा से,

(शिव जनम चौधरी)
अध्यक्ष सचिव



लाखनऊ मेट्रो रेल कॉर्पोरेशन के स्टेशन निर्माण हेतु वांछित भूमि क्रय करने हेतु जिलाधिकारी लाखनऊ की अध्यक्षता में आहूत बैठक दिनांक 25-2-2016 का कार्यवृत्त।

बैठक की उपस्थिति:-

- | | |
|--|--------------|
| 1. श्री कुमार केशव, प्रबन्ध निदेशक, एल0एम0आर0सी0 लाखनऊ | सदस्य / सचिव |
| 2. श्री शिव प्रसाद आनन्द अपर जिलाधिकारी (भू0310) द्वितीय, लाखनऊ | सदस्य |
| 3. श्री धनन्तय शुक्ल, अपर जिलाधिकारी (वित्त / राजस्व) लाखनऊ | सदस्य |
| 4. श्री धर्मराज यादव, अधि0 अभि0, प्रान्तीय खण्ड, लोक निर्माण विभाग लाखनऊ | सदस्य |
| 5. निवृत्त लाखनऊ द्वारा नामित उप निबंधक, लाखनऊ | सदस्य |

अन्य उपस्थित

- श्री दत्तजीत सिंह, निदेशक, वर्क्स एण्ड इन्फ्रास्ट्रक्चर एल0एम0आर0सी0, लाखनऊ
- श्री वी0पी0 भौर्या, अधि0अभि0 लाखनऊ विकास प्राधिकरण, लाखनऊ
- श्री ए0के0अग्निहोत्री, एस0डी0एम0 एल0एम0आर0सी0, लाखनऊ
- श्री नवीन बाबू, सी0पी0एम0एफ0 एल0एम0आर0सी0 लाखनऊ
- श्री जी0एस0 रवीकुल, सहायक अभियन्ता, प्रान्तीय खण्ड, लोक निर्माण विभाग, लाखनऊ
- श्री अजय आनन्द, नायब तहसीलदार एल0एम0आर0सी0, लाखनऊ

बैठक में उपस्थित श्री कुमार केशव, प्रबन्ध निदेशक, एल0एम0आर0सी0 द्वारा बताया गया कि लाखनऊ मेट्रो रेल कॉर्पोरेशन को स्टेशन निर्माण हेतु ग्राम बेहसा में गाटा सं0 293स रकबा 828.73 वर्गमीटर, ग्राम कनौसी में गाटा सं0 957 रकबा 275.00 वर्गमीटर, ग्राम बरगवा में गाटा सं0 139 रकबा 615.00 वर्गमीटर तथा ग्राम भिलावा में गाटा सं0 72स रकबा 515.10 वर्गमीटर भूमि, तथा ग्राम बेहसा में 89 रकबा 250.00, 90 रकबा 1770.00, 91 रकबा 630.00, 92 रकबा 3920.00, 93 रकबा 1140.00, 103 रकबा 890.00, 104 रकबा 1010.00, 105 रकबा 630.00, 106 रकबा 890.00, 106स रकबा 890.00, 150/1 रकबा 14300.00 वर्गमीटर भूमि डिपो निर्माण हेतु आवश्यकता है। दि0 1-1-2014 से भूमि अर्जन सम्बन्धी नया अधिनियम लागू हो चुका है। इस सम्बन्ध में अभी तक नियमावली न बनने के कारण उक्त भूमि का अर्जन नहीं हो पा रहा है। लाखनऊ मेट्रो रेल कॉर्पोरेशन उक्त भूमि आपसी सहमति के आधार पर क्रय करना चाहता है। उ0प्र0 शासन के आवास एवं शहरी नियोजन अनुभाग-1 के पत्र सं0 24/2015/387/आठ-1-15-50एल0डी0ए0/2014, दि0 4-2-2015 में उपर्युक्त भूमि क्रय करने हेतु प्रतिफल की दर निर्धारण हेतु कमेटी का गठन किया गया है। यह भूमि लाखनऊ से वानपुर को जाने वाले मुख्य मार्ग पर स्थित है। अतः कमेटी को उक्त भूमि क्रय करने हेतु प्रतिफल की दर का निर्धारण किया जाना है।

2- प्रतिकर निर्धारण हेतु बैठक में उपस्थित अपर जिलाधिकारी (भूमि अध्यापि), द्वितीय, लाखनऊ द्वारा बताया गया कि दि0 1-1-2014 से भूमि अर्जन, पुनर्वासन और पुनर्स्थापन में उचित प्रतिकर और पारदर्शिता का अधिकार अधिनियम 2013, लागू हो गया है। प्रतिकर निर्धारण हेतु अधिनियम की धारा 26 में विन व्यवस्था दी गई है:-

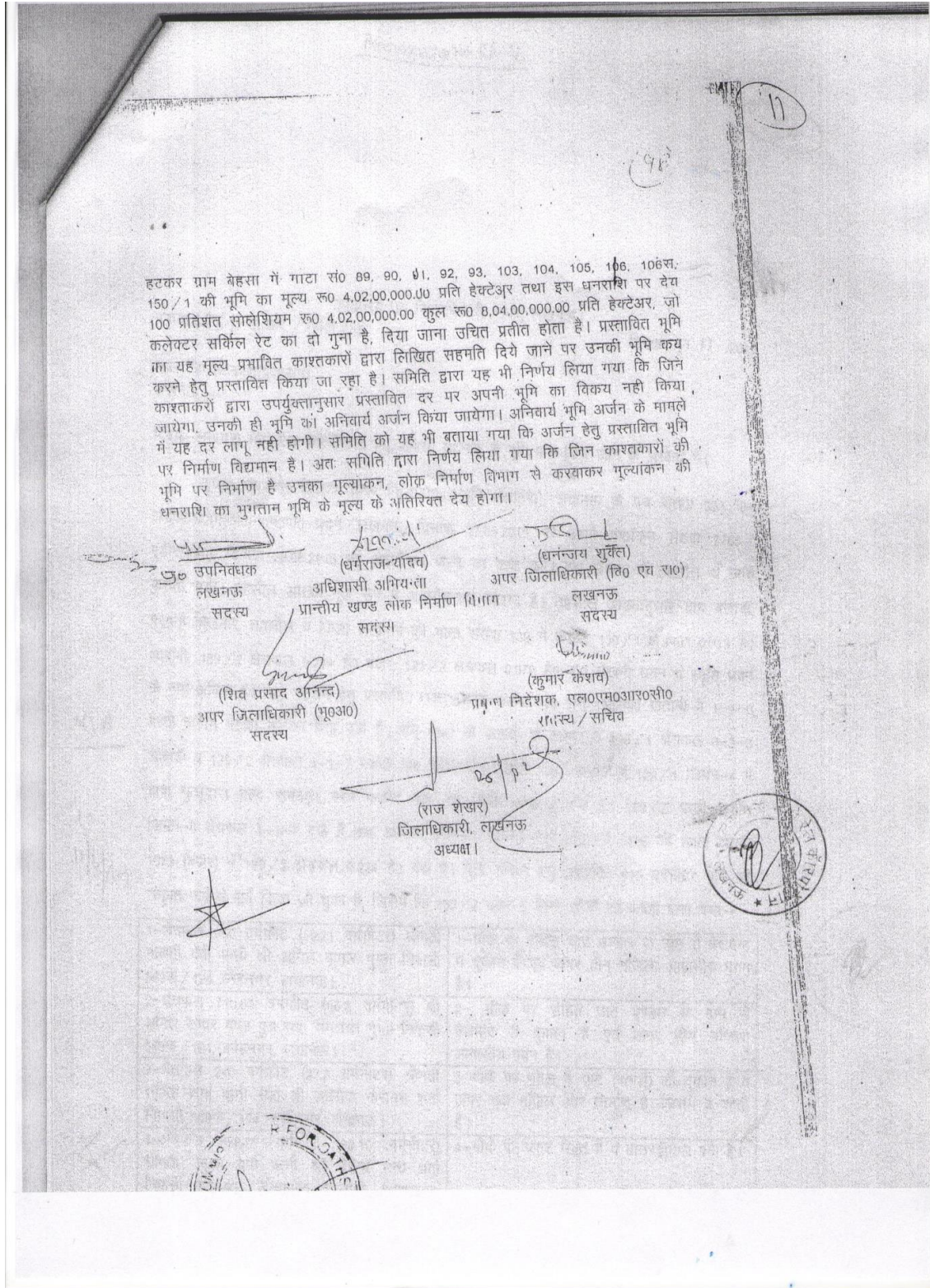
(क) उक्त क्षेत्र में, जहाँ भूमि स्थित है, गृहनिर्माण, विक्रय विलेख या विक्रय के करार के रजिस्ट्रीकरण के लिए भारतीय स्टाम्प अधिनियम, 1899 (1899 का 2) में विनिर्दिष्ट बाजार मूल्य, यदि कोई हो, या

(ख) निकटवर्ती ग्राह्य या निकटवर्ती पड़ोसी क्षेत्र में स्थित उसी प्रकार की भूमि के लिए औसत विक्रय कीमत।

भूमि अर्जन, पुनर्वासन और पुनर्व्यवस्थापन में उचित प्रतिकर और पारदर्शिता का अधिकार अधिनियम, 2013 की धारा 26 में दिये गये स्पष्टीकरण 1 व 2 में दी गई व्यवस्था के अनुसार तीन तर्कों में पाये गये विक्रय पत्रों में उच्चतर के आधे विक्रय पत्रों में औसत विक्रय मूल्य या कलेक्टर सर्किल रेट जो अधिक हो, के आधार पर प्रतिकर की दर अवधारित की जानी है। अधिनियम में शहरी क्षेत्र के प्रतिकर निर्धारण में मूल्य का एक गुना दिये जाने का प्रावधान है तथा प्रतिकर की निर्धारित दर पर 100 प्रतिशत सोलेशियम भी दिया जाना है।

3- बैठक में उपस्थित उप निबंधक द्वारा बताया गया कि कानपुर रोड मुख्य मार्ग पर स्थित ग्राम बेहसा में गाटा सं० 293स की भूमि का वर्तमान कलेक्टर सर्किल रेट ₹ 48,500.00 प्रतिवर्गमीटर, कानपुर रोड मुख्य मार्ग पर स्थित ग्राम बरगवा में गाटा सं० 139 की भूमि का वर्तमान कलेक्टर सर्किल रेट ₹ 55,000.00 प्रतिवर्गमीटर, ग्राम कनौसी में गाटा सं० 957 की भूमि का वर्तमान कलेक्टर सर्किल रेट ₹ 52,800.00 प्रतिवर्गमीटर, ग्राम भिलावा में गाटा सं० 72स की भूमि का वर्तमान कलेक्टर सर्किल रेट ₹ 55,000.00 प्रतिवर्गमीटर तथा मुख्य मार्ग से हटकर ग्राम बेहसा में गाटा सं० 89, 90, 91, 92, 93, 103, 104, 105, 106, 106स, 160/1 की भूमि का वर्तमान कलेक्टर रेट ₹ 4,02,00,000.00 प्रति हेक्टर है। दि० 1-1-2014 से फरवरी 2015 तक ग्राम बेहसा (ग्रामसपोट नगर) की भूमि के निष्पादित विक्रय पत्रों में उच्च दर के आधे विक्रय पत्रों में भूमि का औसत मूल्य ₹ 6,569.00 प्रतिवर्गमीटर, ग्राम बरगवा व कनौसी की भूमि के निष्पादित विक्रय पत्रों में उच्च दर के आधे विक्रय पत्रों में भूमि का औसत मूल्य ₹ 21,031.00 प्रतिवर्गमीटर, तथा ग्राम भिलावा की भूमि के निष्पादित विक्रय पत्रों में उच्च दर के आधे विक्रय पत्रों में भूमि का औसत मूल्य ₹ 10,069.00 प्रतिवर्गमीटर एवं ग्राम बेहसा की मुख्य मार्ग से हटकर गैर कृषि भूमि के निष्पादित विक्रय पत्रों में उच्च दर के आधे विक्रय पत्रों में भूमि का औसत मूल्य ₹ 4,208.00 प्रतिवर्गमीटर है। यदि विगत तीन वर्षों में निष्पादित विक्रय पत्रों पर विचार किया जायेगा तो विक्रय मूल्य और कम होगा। इस शर्त में उनके द्वारा यह भी बताया गया कि दि० 15-12-2014 से वर्तमान कलेक्टर सर्किल रेट लागू है। इसी लिए इससे पूर्व में निष्पादित विक्रय पत्रों में भूमि की दर कम होना स्वाभाविक है।

4- अतः विचार विमर्श के उपरान्त निर्णय लिया गया कि, ग्राम बेहसा में गाटा सं० 293स की भूमि का मूल्य ₹ 48,500.00 प्रतिवर्गमीटर तथा इस धनराशि पर देय 00 प्रतिशत सोलेशियम ₹ 48,500.00 सहित कुल ₹ 97,000.00 प्रतिवर्गमीटर एवं कानपुर रोड पर स्थित ग्राम बरगवा में गाटा सं० 139 व भिलावा में गाटा सं० 72स की भूमि का मूल्य ₹ 55,000.00 प्रतिवर्गमीटर तथा इस धनराशि पर देय 100 प्रतिशत सोलेशियम ₹ 55,000.00 कुल ₹ 1,10,000.00 प्रतिवर्गमीटर ग्राम कनौसी में गाटा सं० 957 की भूमि का मूल्य ₹ 52,800.00 प्रतिवर्गमीटर तथा इस धनराशि पर देय 100 प्रतिशत सोलेशियम ₹ 52,800.00 सहित कुल ₹ 1,05,600.00 प्रतिवर्गमीटर होगा।



Annexure-2: SIA Questionnaire

Sl.No. :
Date of collection of data:

LUCKNOW METRO RAIL CORPORATION

Social Impact Assessment Study

(Questionnaire for collection of primary data concerning social economic conditions)

IDENTIFICATION:

1. Metro Corridor Name :
2. Location :
3. RHS/LHS :

**I. CATEGORY - NON RESIDENTIAL AREA / RESIDENTIAL AREA
NON RESIDENTIAL AREA**

Number of squatters / slums within area:

Any River/ Nallah crossing /passing the corridor / HT Lines/ Electric supply lines/
Temple/ Mosque/Gurudwara etc.

-
- a. Shop b. Hotel c. Small Eatery d. Petrol Pump e. Clinic

If other (specify)

Name of owner.....S/o

Age Sex (M/F)..... Education

1. Total Number of Manpower's:
 - a. Male..... b. Female
2. Number of affected persons, due to Metro construction:
 - a. Male..... b. Female
3. Did you receive any notice from LMRC/Government, regarding the loss of property, I
yes, please describe
.....\

CATEGORY

RESIDENTIAL AREA

1. Name of the person / Head of the family contacted:
 1. Age. 2. Sex M/F 3. Married / Unmarried / Widowed
2. Address: House No. Location Mobile No./Contact
No.
Landmark
3. Family Pattern
 1. Joint 2. Nuclear 3. Single person family
4. Family size (Details of family members):

Name of the member	Sex M/F	Age	Level of Education	Relation

Total number of members				

5. Details about Education:

1. Illiterates / Literate –

1. High School 2. Intermediate 3. Graduate 4. Post Graduate 5. Higher Degree holder

6. Professional Education: Law/Medical/Engineering/Management/CA/CS etc.

6. Social Group:

1. SC 2. ST 3. OBC 4. General 5. Others

7. Religious Groups:

1. Hindu 2. Muslim 3. Christian 4. Buddhist 5. Jain 6. Others

8. Do you feel that coming of Metro corridors will be affecting your religious belief and practices. if yes, how ?

.....

9. Nature of employment:

1. Unemployed 2. Employed

Regular employment / Irregular employment or daily wage earner

Number of earning members in the family:Nos.

10. Annual income of the family: Rs.....per month

11. Name of occupation (daily wage earner/regular employment)

12. Information about Family Assets

(Have the assets of your family been affected by the metro project, yes/no,

If yes, how, details please)

Please inform about the affected property in detail.

13. Is your family project affected?

(If yes how, _____

(if no why) _____

14. Are you aware of the Metro project which is being commissioned in your area.?

How do you feel about the same, describe in detail

.....

15. How many people are affected in family, due to Metro construction, with name

(If affected, how, mode of effect)

.....

16. Whether the house is your own / rented.

a. own b. rented c. lease hold d. kutchra e. pucca f. semi-

pucca

Utility connection a. Electricity b Water c. phone

RESETTLEMENT AND REHABILITATION

17. Number of members earning in the project affected family

18. Number of dependents in project affected family?

- 19. What is the resources base of your projected affected family?
- 20. What is the base of your livelihood?
- 21. Is there any change in your livelihood / way of life due to Metro project implementation? (yes/no)
If yes way of life / health / culture/community life / personal safety
- 22. How do you feel about project location?
a. Good b. Bad c. Normal d. No response
- 23. Are you project affected person?
a. (If yes how)
b. (if no why)
- 24. Land, where Metro corridors are being layed belongs to you
(a) any other person (b) community (c) Government.
- 25. Are you aware about HIV/AIDS
Can Metro commissioning affect the HIV/AIDs spread
- 26. Do you think that water supply and sanitation situation will be affected with the oncoming of Metro projects?
(yes / no)
- 27. Do you feel that you need re-settlement on account of being affected by commissioning of Metro corridors?
(yes / no)

Feedback about LMRC during construction and operation:

If positive (specify)

.....
.....
.....

If negative (specify)

.....
.....
.....

(Signature of the Supervisor
of the investigator)

(Signature

Annexure-3: Format for Public Consultation

FORMAT FOR PUBLIC CONSULTATION

Project Name: _____

Location	Date & Time	Stakeholders	Issue Discussed	Suggestions by Stakeholders

Signature of stakeholders
of investigator

Signature