

DRAFT SOCIAL IMPACT ASSESSMENT FOR MUMBAI METRO 2A PROJECT(DAHISAR (E) - D.N. NAGAR)



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DEVELOPMENT AUTHORITY**

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ABBREVIATIONS

ADB	: Asia development Bank
AIDS	: Acquired Immuno-Deficiency Syndrome
BARC	: Bhabha Atomic Research Centre
BEST	: Brihanmumbai Electric Supply and Transport Undertaking
BPL	: Below Poverty Line
BSES	: Baseline Socio-Economic Survey
CBDT	: Central Board of Direct Taxes
CBO	: Community Based Organization
CIDCO	: City and Industrial Development Corporation
CHS	: Co-operative Housing Society
CNG	: Compressed Natural Gas

CPI	: Consumer Price Index
DCRs	: Development Control Regulations
DMRC	: Delhi Metro Rail Corporation
DPR	: Detailed Project Report
EA	: Executing Agency
EIA	: Environmental Impact Assessment
EMP	: Environmental Management Plan
FSI	: Floor Space Index
FIR	: First Information Report
FLGRC	: Field Level Grievance Redressal Committee
FGD	: Focus Group Discussion
GC	: General Consultant
GRC	: Grievance Redressal Committee
GoM	: Government of Maharashtra
HIV	: Human Immunodeficiency Virus
ICCP	: Information and Community Consultation Program
IEA	: Independent Evaluation Agency
IS	: Implementation Support
JPD	: Joint Project Director
JVLR	: Jogeshwari-Vikhroli Link Road
LAC	: Land Acquisition Commissioner
JNPT	: Jawaharlal Nehru Port Trust
LAA	: Land Acquisition Act
LA & R&R	: Land Acquisition and Rehabilitation and Resettlement
M & E	: Monitoring and Evaluation
MCGM	: Municipal Corporation of Greater Mumbai
MIDC	: Maharashtra Industrial Development Corporation
MMRDA	: Mumbai Metropolitan Region Development Authority
MMRCL	: Mumbai Metro rail Corporation Ltd.
MUTP	: Mumbai Urban Transport Project
NTH	: Non-Title Holder
NGO	: Non-Governmental Organization
PAP /AP	: Project Affected Person / Affected Person

PD	: Project Director
PIU	: Project Implementation Unit
PIC	: Public Information Centre
PMU	: Project Monitoring Unit
PPP	: Public Private Partnership
PR	: Public Relations
QPR	: Quarterly Progress Report
RAP / RP	: Resettlement Action Plan / Resettlement Plan
R + C	: Residential plus Commercial
RFCTLARR Act	: Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement, Act, 2013
ROW / RoW	: Right Of Way
R&R	: Rehabilitation and Resettlement
SC	: Scheduled Castes
SDC	: Social Development Cell
SIA	: Social Impact Assessment
SLGRC	: Senior Level Grievance Redressal Committee
SPS	: Safeguard Policy Statement
SRS	: Slum Rehabilitation Scheme
ST	: Scheduled Tribes
STD	: Sexually Transmitted Disease
SBE	: Small Business Enterprise
TDRs	: Transferrable Development Rights
TIFR	: Tata Institute of Fundamental Research
TH	: Title Holder
WEH	: Western Express Highway

Definitions

- a) **Affected Area** means such area as may be notified by the Government of Maharashtra or by a Competent authority under the relevant statute and / or policy for the purposes of the Project.
- b) **Compensation** refers to the amount paid or any other benefits provided as compensation under various provisions of the relevant statute and / or policy for private land, structures and other assets acquired for the project, excluding rehabilitation and resettlement entitlements.
- c) **Cut-off Date** for compensation for land to legal Titleholders is the date of notification for acquisition of private land under the appropriate statute and / or policy, and cut-off date for R&R entitlements for both Titleholders and Non-Titleholders, is the date of completion of Baseline Socio-Economic Survey as stipulated by the Project Implementing Agency (MMRDA).
- d) **Grievance Redressal Committees (GRCs)** means Committees set up to hear and decide grievances related to eligibility and entitlements of PAPs and other such matters and may include Field Level and Senior Level GRCs.
- e) **Land acquisition** means acquisition of private land under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other suitable statute and / or policy for the Mumbai Metro 2A Project (Dahisar (E) – D.N. Nagar).
- f) **MUTP R&R Policy** refers to the Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project (MUTP) approved by the Government vide GR No. PrakaIp 1700/CR 31/Slum 2, dated December 12, 2000.
- g) **Non-Titleholders** means squatters who do not hold legal titles of lands and buildings and include non-resident structure owners, resident structure owners and tenants
- h) **Notification** means a notification published in the Gazette of the State of Maharashtra;
- i) **Project** means the Mumbai Metro 2A Project (Dahisar (E) – D.N. Nagar) consisting of North-South corridor along the Western Express Highway in Greater Mumbai.
- j) **Project Affected Persons (PAPs)** includes households, business units including their workers and owners of assets like land and buildings directly or indirectly affected by the Project and may include non-resident land owners, non-resident lessees, resident landlords, resident lessees, tenants and sub-tenants of buildings; squatters (non-resident structure owners, resident structure owners, tenants); pavement dwellers and a PAP household means all the males/females, their family members and relatives staying in a house/tenement/hut as specified in the MUTP R&R Policy.
- k) **Project Affected Structures** means permanent structures directly or indirectly affected by the Project irrespective of the type of ownership and type of use of land and buildings and type of structures as specified in the MUTP R&R Policy.
- l) **Rehabilitation and Resettlement (R&R)** means rehabilitation and resettlement of PAPs carried out under the MUTP R & R Policy or under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or as per any other law and / or policy in force as may be applicable for rehabilitation and resettlement.
- m) **R & R Entitlements** means the benefits awarded to PAPs under the MUTP R & R Policy or under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or as per any other law and / or policy in force as may be applicable for rehabilitation and resettlement.
- n) **State Government/ Government** refers to the Government of Maharashtra.

o) **Titleholders** means persons holding legal titles to lands and buildings and include resident and non-resident land owners and lessees, tenants and sub-tenants of such lands and buildings

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

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

**DRAFT SOCIAL IMPACT ASSESSMENT (SIA) OF MUMBAI
METRO 2A PROJECT**

E.0 Executive Summary

E.1 INTRODUCTION

The Dahisar (E)– D.N. Nagar, Andheri (W) Mumbai Metro 2A corridor is 18.6 km long with 17 stations involving construction of Viaduct, Stations and One Depot at Malwani. This corridor extends from D.N. Nagar to Mandale as Metro 2B and is a part of the overall Metro 2 project. The 2A project alignment follows the median of existing Right of Way of Main Link Road (MLR) with stations and station landings mostly accommodated with the RoW and footpaths thereby reducing the social impacts to the barest minimum. Efforts have been made during the designing of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable engineering design.

The SIA Report, which includes Resettlement Action Plan (RAP), is based on the principle that the Project Affected Persons will be assisted to at least restore their former living standards and, if possible, also bring qualitative changes in their life. The SIA is based on available secondary information and primarily on the census survey of all structures (legal or illegal), which are numbered and mapped, and occupants of such structures affected by the project (excluding those found locked or non-responsive despite repetitive visits) and cover various structure related information and socio-economic characteristics of occupants (Titleholders or Non-Titleholders) including those of business enterprises. The survey is conducted in the form of Baseline Socio-Economic Survey (BSES) as used for the World Bank funded MUTP with the help of an NGO engaged for the project and is envisaged to meet the requirements of ADB's Safeguards Policy Statement. The methodology for conducting census survey involves review of engineering designs and drawings, field visits, data collection including photographs and stakeholder consultations.

While all the affected structures and occupants are surveyed as a part of the census survey, a separate survey and study is conducted to assess the location specific temporary and permanent land required for the project including its measurement, its ownership status and the need for acquisition of private land and the transfer of Government land.

E.2 POTENTIAL RESETTLEMENT IMPACTS

A census survey has been carried out in October - December, 2016 to assess the impacts of the Metro project on all the affected structures and the Project Affected Persons (including families, enterprises etc.). The data is presented in the form of a draft BSES report covering various types of information and maps. For residential PAPs, the structure related information includes aspects such as type of structures, area, type of use, occupancy status, years of stay etc. The PAP information includes demographic and socio-economic characteristics of PAPs and their family members including education, employment and income. For commercial establishments the information includes years of establishment, natures of activity, area, monthly turnover, number of employees etc. accompanied by specific demographic

information about employees themselves, their travel distance from residence, monthly salary, nature of work etc. Such information is analysed and tabulated and is available in the form of a data base. The views/opinion of the people about the project and options for rehabilitation and resettlement has also been obtained. The project impacts on residential, commercial and community structures and their occupants have been identified.

The Dahisar (E) – D.N. Nagar Mumbai Metro 2A project is expected to bring positive impacts like generate employment opportunities, economic growth, reliable and efficient mobility in the project area, safety in travelling, traffic decongestion, save fossil fuels, reduce levels of air and noise pollution and save foreign exchange by saving fuel. The positive impacts also include shifting of PAPs from kuccha and semi-pucca structures without any legal title to self-contained pucca tenements with legal title and facilities such as water, toilet etc., which would improve their living conditions. The likely negative impacts on the PAPs may include loss of land and structures, loss of jobs, loss of livelihood, loss of community structures like public toilet. However, the likelihood of loss of jobs and livelihood for residential PAPs is remote since their places of work will not be affected. The Metro 2A corridor will run for 18.6 km with 17 stations and one Depot. Land is mainly required for viaduct, construction of stations and allied services, construction of Depot including laying of stabling lines, workshops, washing lines, administrative buildings and Water, Sewage and Effluent treatment systems in addition to storage facilities. It is estimated that a total of 23.63 ha. land will be required for the project out of which 16.4 ha. will be required for the depot and 7.23 ha. along the project alignment including 3.5 ha. for temporary Casting Yard and 0.4 ha. for Electric Sub-station. Out of 7.23 ha., 1.49 ha. will have to be acquired from private parties (all permanently) and the remaining 5.74 ha. will be obtained from Govt. agencies. The land required for depot at Malwani will be obtained from the Govt. of Maharashtra. The land requirement details are subject to variation on finalisation.

Further, based on the Detailed Project Report, the alignment and the maximum possible impacts (assuming clearance requirements of 15 m from central line at station locations and 6 m from central line for viaduct), it is estimated that the impacts on structures will be mainly at 4 locations including 3 viaduct locations (curve from Dahisar East to West, and 2 curves at Jogeshwari, West) where the alignment partly goes outside the RoW of MLR and in the approach road to Malwani depot site. The maximum impacts thus assessed will extend to 190 structures consisting of 88 residential (as many families), 99 commercial (as many enterprises) and 3 community structures (temples) for which the census survey is conducted. However, it may be noted that the actual land acquisition and clearance requirement will depend on the contractors' designs and if any new impacts are identified due to subsequent changes, the same will be incorporated in the SIA or supplementary SIA report.

E.3 BASELINE SOCIO ECONOMIC STUDY

The interviewers interacted with the social groups involved for the study and disclosed the information required for filling the questionnaire formats for data collection. The survey was conducted for all the affected structures within the proposed Right of Way of viaduct and approach road to depot. The census survey generated baseline data for socio-economic information about the PAPs.

The survey conducted in the project area revealed that there are 88 families in the ROW, and out of these, in case of 44 PAPs not all information included in the survey questionnaire could be collected. Out of these 44, however, many details such as names of PAPs etc. are available for 24 PAPs. In case of 20 PAPs, no details (excluding structure related information) are available since these families were non-responsive. Efforts are being made to obtain their information from other sources. The salient socio-economic features of the 68 residential PAPs are as follows :

- a) The total number of households for which all data is available is 48 and the total number of persons is 165.
- b) The sex ratio is 755 females per 1000 males.
- c) 30.91 percent of the population are between the ages of 1 and 14, 64.24 percent are between 15 and 59 years old.
- d) 84.91 percent of the population over the age of 18 (for females) and 21 (for males) are married.
- e) Nuclear families account for 81.25 percent of households.
- f) The average family size is 3.44.
- g) 72.06 percent of households are Hindus, 26.47 percent are Muslim and 1.47 percent are Buddhist.
- h) The mother tongue of 56.25 percent of households is Hindi followed by 18.75 percent who speak Urdu.
- i) 89.29 percent of the population over the age of 6 are literate.
- j) While 100 percent of the males over the age of 6 are literate, the corresponding figure for females is 75.41 percent.
- k) 55.20 percent of all literates have attended high school.
- l) 70.45 percent of households earn above Rs. 10,000 per month.
- m) The average monthly household income is Rs. 24,198.60.
- n) The average monthly per capita income is Rs. 8,729.51.
- o) 70.45 percent of households earn a monthly per capita income above Rs. 3,000.
- p) 60.38 percent of all earners earn above Rs. 10,000 per month.
- q) 20.00 percent of female earners earn above Rs. 10,000 per month as compared to 64.58 percent for men.
- r) The average monthly income of earners is Rs. 21,915.72.
- s) The average number of earners per households is 1.10 and 84.09 percent of households have only 1 earner.
- t) All occupants of residential structures own their structures.
- u) 36.36 percent of residential structures are between 20 and 25 sq.m. and 23.86 percent between 5 to 10 sq.m. in area.

- v) 80.00 percent of males and 9.26 percent of females over the age of 14 are employed.
- w) 64.15 percent of employed persons are self-employed.
- x) 50.94 percent of employed persons have a fixed job location.

The vulnerability of the PAPs has been determined based on the combination of factors covering the categories of scheduled caste, scheduled tribe, below poverty line (BPL), women headed households. 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. As such only 1 family among PAPs are identified as vulnerable.

Sex trade and spread of sexually transmitted diseases (STDs) also came up as critical socio-cultural and health issue, which needs to be addressed to ensure that the construction of Metro rail project is a socially responsible development project. Most of the respondents have shown awareness about HIV/AIDS. The main source of information is television, news paper and advertisement boards displayed by the government.

The options on resettlement and rehabilitation measures have also been collected from Project Affected Families. Most of the PAPs considered the project as good for people and have sought resettlement in the same area.

Out of the 99 commercial structures, in case of 20 structures (locked and non-responsive) no information is available and in case of 52 structure / PAPs some of the information sought in the questionnaire could not be obtained. The salient features of the information for 79 commercial PAPs is as follows ;

- a) 90.20 percent of the establishments have been operating from a period prior to 2000 and the balance from a later period.
- b) 58 percent establishments are shops while 42 percent provide various services.
- c) 62 percent establishments have monthly turnover of more than Rs. 1,00,000 and 21 percent between Rs. 50,001 to Rs. 1,00,000.
- d) 67 percent establishments were occupying area of more than 20 sq.m.
- e) There are in all 130 employees (including owners themselves and their relatives (5) and other employees 9125)) out of which 97.69 percent were males.
- f) 77.69 percent employees were literate and out of them 95.05 percent had attended high school or higher levels of education.
- g) 88 percent employees earn between Rs. 5,000 and Rs. 20,000.

Some common property resources are getting affected due to construction of the project. The 3 common community structures are temples. The common structures shall be relocated / redeveloped outside the project area in consultation with the local communities.

E.4 ELIGIBILITY AND ENTITLEMENTS

The basic eligibility and entitlements framework gets divided based on the ownership of land i.e. in the form of Titleholder (owners, lessees, legal tenants) and Non-titleholder (encroachers, squatters, unauthorized occupants of public lands) PAPs. The titleholder PAPs will only be those who are affected due to acquisition of private land required for the project and will be eligible for compensation and R&R benefits as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. The RFCTLARR Act does not provide for any resettlement benefits (only financial compensation is envisaged) for PAPs occupying non-residential structures. However, such benefits will be provided under the MUTP R&R Policy to all Titleholder (in lieu of financial compensation) and Non-titleholder non-residential PAPs. The RFCTLARR Act also does not provide for any benefits to non-titleholder PAPs occupying public lands, which are required for the projects. Such PAPs enumerated in the Baseline Socio-Economic Survey (BSES) will be provided R&R benefits under the MUTP R&R Policy. Thus together the RFCTLARR Act (or any other suitable statute) and MUTP Policy cover compensation and R&R benefits to all the PAPs of the project. The cut-off date for compensation for land for those who have legal title is the date of notification for acquisition of land as per the RFCTLARR Act (or any other suitable statute) and the cut-off date for R&R entitlements for Titleholders and Non-titleholder is the date of completion of BSES. The entitlement matrix provides category wise details regarding the entitlements in relation to the R&R principles enumerated above. The following **Table** presents the entitlement matrix for the titleholder and Non-titleholder PAPs of Metro project.

Basic Features of Entitlement Matrix

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

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

The detailed eligibility and entitlement matrix for non-titleholders shall be as per the matrix included in the MUTP R&R Policy (refer Chapter 4).

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

The community assets like temples will be restored / relocated outside the RoW of the project, if necessary, in consultation with users of such facilities. Such

restoration / relocation will be made by making space for construction by resettling non-affected families with their consent, if so required.

E.5 Institutional Framework

The successful implementation of Resettlement Action Plan (RAP) requires involvement of various institutions at different stages of project cycle. A Project Implementation Unit (PIU) has been set up in the MMRDA headed by the Additional Metropolitan Commissioner for co-ordination and monitoring of the project. The PIU consists of various verticals dealing with planning, execution, land and R&R, environment etc. An officer of the rank of Additional Collector will be in-charge of the unit for social safeguards related to acquisition of land and R&R and will be assisted by a team of Dy. Collectors, Tehsildars etc. He will oversee and monitor implementation of RAP. The Chief, Social Development Cell (SDC) of MMRDA will co-ordinate with funding agencies and for inputs from the SDC. The PIU will be responsible for coordinating with other concerned Government departments for land acquisition, planning and implementation of RAP which will include the disbursement of compensation, assistance, shifting and relocation of affected people.

All the grievances will be first addressed at the level of the Land and R&R Unit of PIU. The grievances, which are not resolved at the PIU level and involve legal issues related to Titleholders, will be dealt as per the mechanism provided under the concerned regulatory framework. For example, Grievances related to ownership rights and land compensation will be dealt as per RFCTLARR Act. All other grievances particularly of Non-Titleholders, which are not redressed by the Land and R&R Unit will be addressed through the Field Level and Senior Level Grievance Redress Committees (FLGRC& SLGRC) specifically established for Metro projects. The GRCs will address all such grievances including those related to eligibility and entitlement as per guidelines for their functioning. As indicated earlier, most of the land required for the execution of the project is already available and most of the land required to be obtained is held by government agencies and is in the process of being transferred for the project. The private land required to be acquired is very less. The civil works of the project will be commenced initially only on land already obtained and will proceed as per the progress of transfer / acquisition of necessary lands.

RAP Implementation Schedule For Metro Project

Description \ Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Identification of Required Land and Affected structures	■																	
Community/ Public Consultation	■																	
Disclosure of RAP			■															
Notification for Land				■														

Acquisition																										
Determination of Compensation / Negotiations																										
Payment for Land Acquisition																										
Delivery of R&R Entitlements																										
Internal Monitoring																										
External Evaluation																										

1st month= The month of start of project Activities

E.6 Public Consultation

A general consultation on social and environmental issues and safeguards with all the stakeholders was carried out on 12th May, 2016 in the MMRDA. The consultation primarily helped in disclosing technical information about the project and the social and environmental safeguards proposed to be followed to the participants. The proceedings of the consultation are at **Annexure-I**. In addition, during the census survey, Public consultations/ Focus Group Discussions were held with various sections of affected persons such as traders, women and other inhabitants in the areas likely to be affected by the project. The roadside communities, particularly the affected small business enterprises, took interest in the meetings. This consultative approach led to identification of a range of issues related to road diversion and improvements before construction of Mumbai Metro 2A Project and reducing disruption of livelihoods. The RAP addresses all issues raised during public consultation. During RAP implementation and Post – R&R, additional rounds of consultations will be held with PAPs as may be necessary.

E.7 Resettlement Assistance Plan and Cost

Land requirements have been kept to the barest minimum and worked out on area basis. Acquisition of private land has been minimised as far as possible. Private land for Metro 2A project will be acquired by the MMRDA with the help of the Competent Authority and the compensation shall be paid as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. For acquiring private land temporarily, if any, also compensation as per the RTFCTLARR Act shall be provided.

The MMRDA has ready possession / under completion of stock of residential and commercial tenements in various R&R colonies in Greater Mumbai, also in Western Suburbs (Oshiware, Malad), and also a stock of commercial tenements procured under Rental Housing programme near Dahisar just outside Greater Mumbai with all related services and amenities. It is proposed to resettle the PAPs of the project in these colonies depending on the proximity and suitability and their choice of locations depending on availability of stock.

The details of R&R budget are given in following Table. The total cost for acquisition of private land and resettlement and rehabilitation will be about Rs.15,063.68 Lakhs (excluding indirect cost for obtaining depot land at Dahisar from AAI).

Details of Cost of Acquisition of Private Land and R&R (Rs.Lakhs)

S. No.	Description	Entitlement	Unit	Quantity	Rate	Amount Rs. Lakhs
1	Acquisition of Permanent land Private Land	Total Replacement Cost of land *	m2	14,896	0.50	7,448.00
2	Solatium	100% as per RTFCTLARR Act	m2	14,896	0.50	7,448.00
3	Acquisition of temporary private land	6% of total land cost per year for 3 years	m2	0	0.09	0.00
4	Acquisition of structures					
4.1	Residential PAPs	Tenement area 20.91 m2 free of cost	Per unit	88		**
4.2	Commercial PAPs	Area equivalent to affected area 20.91 m2 free of cost	Per unit	99		**
5.	Subsistence Allowance ***	For a period of one year @Rs.3000/month	Family	88	0.36	31.68
6.	Shifting Allowance ***	A lump sum shifting allowance of Rs.50,000/-	Family	88	0.50	44.00
7.	One time resettlement allowance ***	For All the affected families	Family	88	0.50	44.00
8	Employees Transportation cost	12 Quarterly passes for differential distance for employees in shops	LS	130		28.00
9.	Independent Evaluation		LS		10.00	10.00
10.	Miscellaneous		LS		10.00	10.00
	Cost of R & R					15,063.68

* Average rate of land for all the locations

**the resettlement benefits to be provided are available / will be available soon with MMRDA and are obtained by it free of cost against Transferrable Development Rights (TDRs). Hence their cost cannot be ascertained. If any of the residential PAPs are found to be titleholders, they can be provided multiple units of 20.91 sq.m. tenements. The commercial PAPs will be entitled for one-time payment of grant as per the RTFCTLARR Act if they choose such assistance over the alternative commercial space provided under the MUTP R&R Policy. The Non-titleholder occupants of commercial structures with areas more than 225 sq.ft. will be provided an option to take monetary amount of value of affected structure.

*** applicable for only titleholders

The 16.40 ha. depot land is expected to be obtained from Govt. of Maharashtra free of cost.

E.8 Monitoring and Evaluation

PIU will be responsible for internal monitoring through their field level offices and will prepare six-monthly reports on the progress of RAP implementation. An Independent Evaluation Consultant will be hired by PIU for mid and end term evaluation of RAP implementation. Internal monitoring will focus on measuring progress against the schedule of actions defined in the RAP. Activities to be undertaken by the PIU will include:

- Liaison with the Land Acquisition and R&R team, General Consultant, construction contractor and project affected communities to review and report progress against the RAP;
- Verification of land acquisition compensation and R&R entitlements being delivered in accordance with the RAP;
- Identification of any problems, issues, or cases of hardship resulting from resettlement process;
- Collection of records of grievances, follow up of appropriate corrective actions undertaken and satisfactory outcomes;

Monitoring is a continuous process and will be carried out by Land Acquisition and R&R Unit of PIU on regular basis to keep track of the R&R progress. 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. As mentioned earlier, an Independent Evaluation Agency (IEA) will be hired by PIU for mid and end term evaluation. PIU will be responsible for supervision and implementation of the RAP. PIU will prepare six-monthly progress reports on resettlement activities. The Independent Evaluation Consultant will submit mid and end term evaluation report to PIU and determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement.

1.0 Introduction

1.1 BACKGROUND

Mumbai is the financial, commercial and entertainment capital of India. It is also one of the world's top ten centres of commerce in terms of global financial flow, generating 6.16% of India's GDP and accounting for 25% of industrial output, 70% of maritime trade in India (Mumbai Port Trust and JNPT), and 70% of capital transactions of India's economy. The city houses important financial institutions such as the Reserve Bank of India, the Bombay Stock Exchange, the National Stock Exchange of India, the SEBI and the corporate headquarters of numerous Indian companies and multinational corporations. It is also home to some of India's premier scientific and nuclear institutes like BARC, NPCL, IREL, TIFR, AERB, AECI and the Department of Atomic Energy. The city also houses India's Hindi (Bollywood) and Marathi film and television industry. Mumbai's business opportunities, as well as its potential to offer a higher standard of living, attract migrants from all over India, making the city a melting pot of many communities and cultures

Public transport systems in Mumbai include the Mumbai Suburban railway, Monorail, Metro, Brihanmumbai Electric Supply and Transport(BEST) buses, black-and-yellow meter taxis, auto rickshaws and ferries. Suburban railway and BEST bus services together accounted for about 88% of the passenger traffic in 2008. Auto rickshaws are allowed to operate only in the suburban areas of Mumbai, while taxis are allowed to operate throughout Mumbai, but generally operate in South Mumbai. Taxis and rickshaws in Mumbai are required by law to run on compressed natural gas (CNG), and are a convenient, economical, and easily available means of transport.

1.2 PROJECT PROPOSAL

Metro 2A Project corridor is proposed in Western Suburbs of Greater Mumbai between Dahisar (E) to D.N. Nagar in Andheri (W) along Main Link Road and is proposed to be extended upto Mandale in the Eastern Suburbs through Metro 2B corridor to cater the requirement of the city. This corridor is proposed for a length of about 18.60 km. It includes 17 stations, one maintenance Depot at Malwani and the Construction Depots at suitable locations.

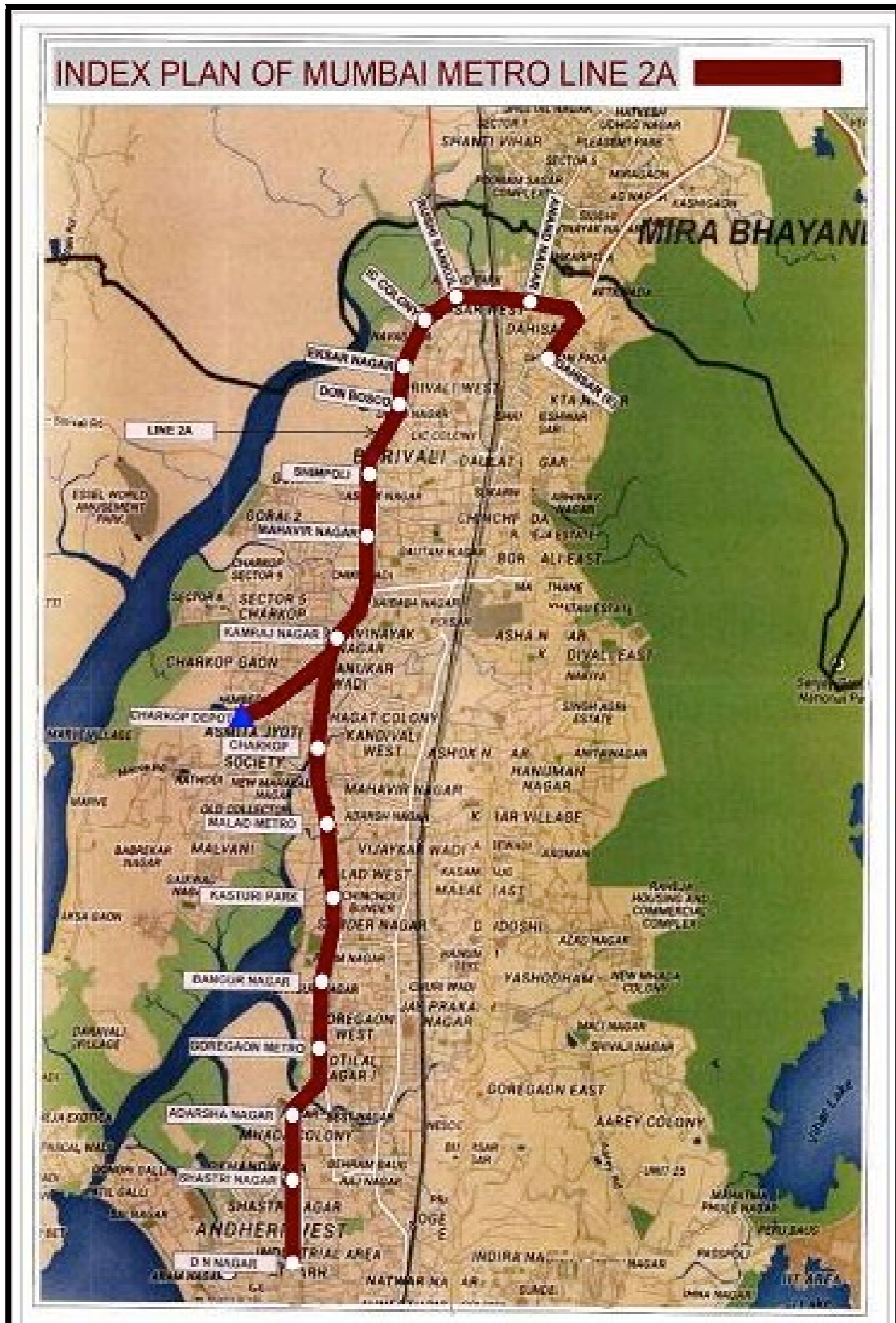


Fig.1.1 Index Plan of Mumbai Metro 2A

1.3 LOCATION OF STATIONS

A total of 17 stations are proposed in the Metro 2A corridor and 1 depot is proposed at Malwani in Kandivali (W). The details are given in **Table 1.1**.

Table 1.1. Details of Stations of Andheri (E) to Dahisar (E) Mumbai Metro 7

S. No	Station Name	Line Chainage (m)	Inter Distance Between Two Stations	U/G / ELEVATED
	Start of Line 2A	(-) 414.348		
1	Dahisar (E)	(-) 204.848	209.500	Elevated
2	Anand Nagar	704.503	909.351	Elevated
3	Rushi Sankul	2,406.146	1,701.643	Elevated
4	IC Colony	3,371.190	965.044	Elevated
5	Eksar	4,445.181	1,073.991	Elevated
6	Don Bosco	5,524.699	1,079.518	Elevated
7	Shimpoli	6,465.396	940.697	Elevated
8	Mahavir Nagar	7,563.333	1,097.937	Elevated
9	Kamraj Nagar	8,487.682	924.349	Elevated
10	Charkop	9,519.760	1,032.078	Elevated
11	Malad	10,833.465	1,313.705	Elevated
12	Kasturi Park	12,226.782	1,393.317	Elevated
13	Bangur Nagar	13,423.839	1,197.057	Elevated
14	Goregaon	14,445.575	1,021.736	Elevated
15	Adarsh Nagar	15,453.873	1,008.298	Elevated
16	Shastri Nagar	16,256.874	803.001	Elevated
17	D.N. Nagar	17,548.914	1,292.040	Elevated
	End of Line 2A	18,172.900	623.986	

Source: Project Implementation Unit

1.4 OBJECTIVES AND SCOPE OF THE SIA

In order to enable MMRDA to implement appropriate social measures by making clear its procedures and criteria for decision making and for meeting the requirements of ADB, the main objective of the social assessment is to ensure transparency, predictability and accountability. The preparation of this report has following objectives:

- To assess the land and structures affected by the Mumbai Metro 2A Project
- To assess the socio-economic conditions of the Project Affected Persons (PAPs)
- To examine potential positive and negative impacts on the socio-economic conditions of PAPs,
- To develop appropriate measures to minimise the negative socio-economic impacts,

- To prepare Resettlement Action Plan (RAP) based on the existing policies, laws and guidelines of the government for the loss caused to the PAPs in order to improve or at least restore their former living standard.

1.5 LAND ACQUISITION AND RESETTLEMENT

While all the affected structures and occupants are surveyed as a part of the census survey, a separate survey and study is conducted to assess the location specific temporary and permanent land required for the project including its measurement, its ownership status and the need for acquisition of private land and the transfer of Government land. Land is mainly required for viaduct, construction of stations and allied services, approach to Depot, construction of Depot including laying of stabling lines, workshops, washing lines, administrative buildings and Water, Sewage and Effluent treatment systems in addition to storage facilities. Most of the land required for viaduct and stations is part of the existing Right of Way and footpaths and is already available. Efforts have been made to keep other land requirement to the barest minimum. It is estimated that a total of 23.63 ha. land will be required for the project out of which 16.4 ha. will be required for the depot and 7.23 ha. along the project alignment including 3.5 ha. for temporary Casting Yard and 0.4 ha. for Electric Sub-station. Out of 7.23 ha., 1.49 ha. will have to be acquired from private parties (all permanently) and the remaining 5.74 ha. will be obtained from Govt. agencies. The land required for depot at Malwani will be obtained from the Govt. of Maharashtra. The land requirement details are subject to variation on finalisation.

Further, based on the Detailed Project Report, the finalized alignment and the maximum possible impacts (assuming clearance requirements of 15 m from central line at station locations and 6 m from central line for viaduct), it is estimated that the impacts on structures will be mainly at 4 locations including 3 viaduct locations (curve from Dahisar East to West, and 2 curves at Jogeshwari, West) where the alignment partly goes outside the RoW of MLR and in the approach road to Malwani depot site. The maximum impacts thus assessed will extend to 190 structures consisting of 88 residential (as many families), 99 commercial (as many enterprises) and 3 community structures (temples) for which the census survey is conducted. However, it may be noted that the actual land acquisition and clearance requirement will depend on the contractors' designs and if any new impacts are identified due to subsequent changes, the same will be incorporated in the SIA or supplementary SIA report. The project does not involve relocation of any person due to actual construction of Depot since the area is reported to be in the possession of Govt. of Maharashtra.

1.6 MINIMISING DISPLACEMENT

Attempts have been made during the designing of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable alignment and engineering design. This involves maintaining most of the project alignment and stations within the existing Right of Way of the Main Link Road and mostly restricting impacts to 3 locations along the alignment of viaduct (curves) and to approach road to Depot.

1.7 OBJECTIVE OF RESETTLEMENT ACTION PLAN

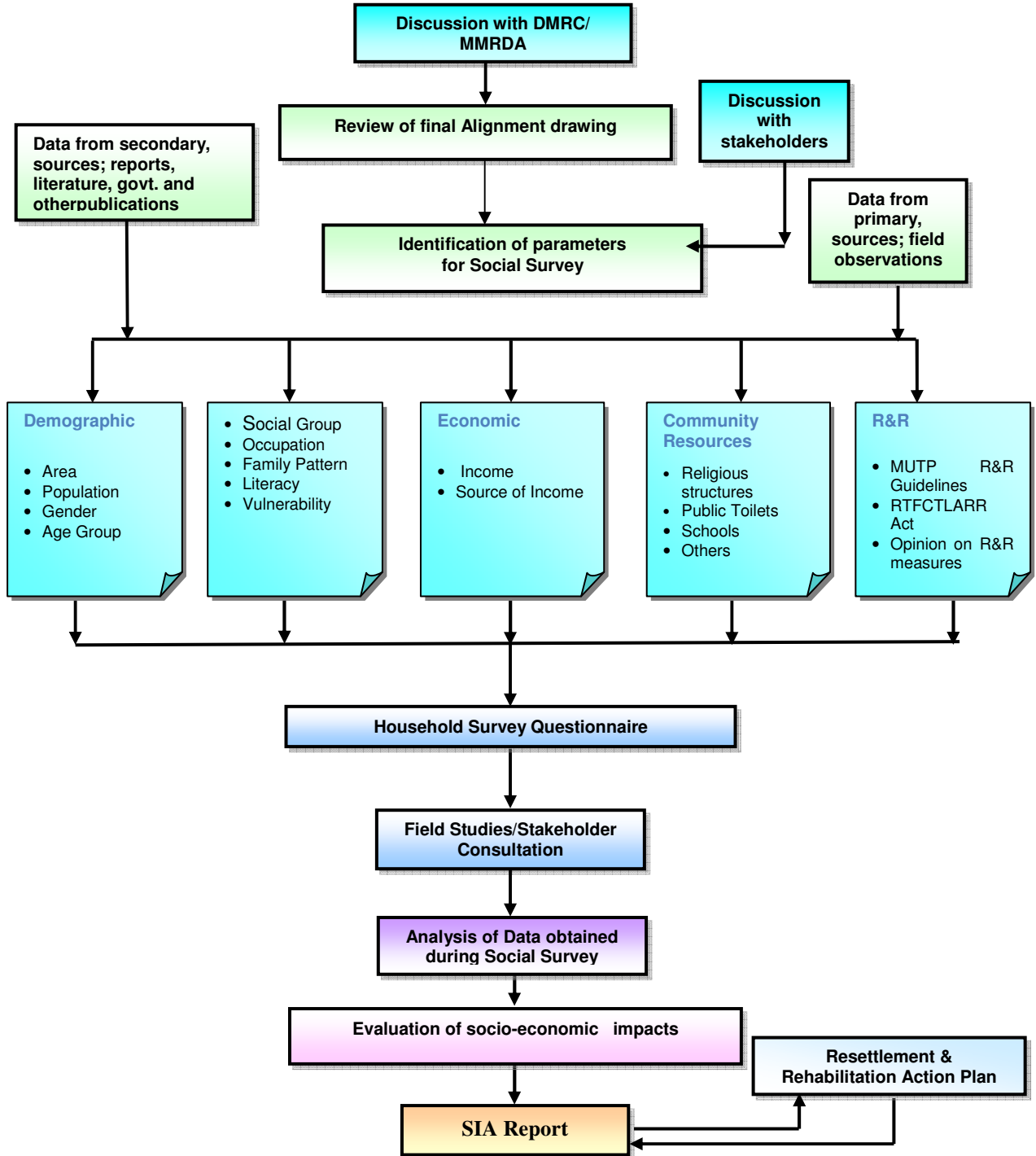
The Resettlement Action Plan is based on the principle that the population affected by the project will be compensated for losses to improve or at least restore their former living standards. Further, it also takes into account ways of avoiding or minimizing the impacts wherever possible by exploring alternatives in finalisation of designs by contractors. Where displacement is unavoidable, people losing assets, livelihood or other resources will be provided compensation and resettlement benefits based on the applicable policy framework. Considering that the ultimate aim of RAP is to at least restore quality of life of the affected persons, it is important to assess the changes brought about by the project. The resettlement and rehabilitation entitlements are proposed in accordance with "Resettlement and Rehabilitation Policy for Mumbai Urban Transport Project (MUTP) of March, 1997 as amended in December, 2000 which still holds good and The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation And Resettlement Act, 2013.

1.8 APPROACH AND METHODOLOGY FOR SOCIO-ECONOMIC STUDIES

The SIA Report, which includes Resettlement Action Plan (RAP), is based on the principle that the Project Affected Persons will be assisted to at least restore their former living standards and, if possible, also bring qualitative changes in their life. The SIA is based on available secondary information and primarily on the census survey of all structures (legal or illegal), which are numbered and mapped, and occupants of such structures affected by the project (excluding those found locked or non-responsive despite repetitive visits) and covers various structure related information and socio-economic characteristics of occupants (Titleholders or Non-Titleholders) including those of business enterprises. The survey is conducted in the form of Baseline Socio-Economic Survey (BSES) as used for the World Bank funded MUTP with the help of an NGO engaged for the project and is envisaged to meet the requirements of ADB's Safeguards Policy Statement. The methodology for conducting census survey involves review of engineering designs and drawings, field visits, data collection including photographs and stakeholder consultations. Based on the survey details, measures to safeguard the PAPs from the loss occurring due to the project are developed within the framework of the Policy with an objective of improving or at least restoring their former living standards.

The approach adopted to conduct socio-economic study is described below. Figure 1.2 presents the methodology in the form of a flow chart which indicates various steps involved in the study.

FIGURE - 1.2 APPROACH FOR SOCIAL ASSESSMENT



2.0 POTENTIAL RESETTLEMENT IMPACTS

2.1 SOCIO-ECONOMIC SURVEY

A census survey has been carried out in October - December, 2016 to assess the impacts of the Metro project on all the affected structures and the Project Affected Persons (including families, enterprises etc.). The data is presented in the form of a draft BSES report covering various types of information and maps. For residential PAPs, the structure related information includes aspects such as type of structures, area, type of use, occupancy status, years of stay etc. The PAP information includes demographic and socio-economic characteristics of PAPs and their family members including education, employment and income. For commercial establishments the information includes years of establishment, natures of activity, area, monthly turnover, number of employees etc. accompanied by specific demographic information about employees themselves, their travel distance from residence, monthly salary, nature of work etc. Such information is analysed and tabulated and is available in the form of a data base. The views/opinion of the people about options for rehabilitation and resettlement has also been obtained. The project impacts on residential, commercial and community structures and their occupants have been identified.

The data collected through socio-economic survey of the project affected area and presented in the survey report (draft BSES) is described in detail in **Chapter 3**. The major findings and magnitude of impacts of the proposed Mumbai Metro 2A project are discussed in the following sections. The project impacts have been classified into different categories such as impacts on land, impacts on the affected families and their livelihood resources, impacts on structures and impacts on the common property resources.

2.2 PROJECT IMPACTS

The Metro 2A project will have a number of positive and negative impacts. In general the project shall bring following positive impacts:

- Generate Employment opportunities,
- Economic Growth,
- Reliable and Efficient Mobility in the project area,
- Safety in Travelling,
- Traffic Decongestion,
- Saving in Fossil Fuel,
- Reducing Levels of Air and Noise Pollution
- Save Foreign Exchange by saving fuel.

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

The proposed project is not so positive for a section of people / project affected persons. The anticipated negative impacts on these people may include:

- Loss of Land and Structures

- Loss of Jobs/Works,
- Loss of Livelihood,
- Loss of Common Property Resources
- Loss of Public Utility structures

However, the likelihood of loss of jobs and livelihood for residential PAPs is remote since their places of work will not be affected.

The proposed corridor will run for 18.60 km with 17 stations and one Depot. A total of about 88 residential, 99 commercial establishments and 3 community structures are affected by the project.

2.2.1 Land Requirement and Acquisition

The proposed Mumbai Metro 2A project shall require land for different purposes. Land is mainly required for viaduct, construction of stations and allied services, approach road to Depot, Construction of Depot including laying of stabling lines, workshops, washing lines, administrative buildings and Water, Sewage and Effluent treatment systems in addition to storage facilities. Additionally, land is also required for TSS. Details of land required for stations have been given in Table 2.1.

Table 2.1 Land Requirement at various Locations

S. No.	Station Name/ Location	Permanent Requirement (m2)	Temporary Requirement (m2)	Total Requirement (m2)
1	Dahisar Nala	4,571.08	0.00	4,571.08
2	Approach Road to Malwani Car-shed	25,066.36	0.00	25,066.36
3	Oshiware - Behrmbaug	1,700.08	0.00	1,700.08
4	Oshiware - Adarsh Nagar	1,979.73	0.00	1,979.73
5	Electric Sub-station	4,000.00	0.00	4,000.00
6	Casting Yard	0.00	35,000.00	35,000.00
	Total	37,317.25	35,000.00	72,317.25
	Malwani Depot	1,64,000.00	0.00	1,64,000.00
	Grand Total	2,01,317.25	35,000.00	2,36,317.25

Note : Land requirement at Dahisar RoB, if any, will be additional.

Source: Estimated from Project Drawings and actual measurements but may change depending on final designs.

Every effort has been made to keep land requirements to the barest minimum by realigning the alignments away from private property/ human habitation and adjusting station designs. It is estimated that a total of 23.63 ha. land will be required for the project out of which 16.4 ha. will be required for the depot and 7.23 ha. along the project alignment including 3.5 ha. for temporary Casting Yard and 0.4 ha. for Electric Sub-station. Out of 7.23 ha., 1.49 ha. will have to be acquired from private parties (all permanently) and the remaining 5.74 ha. will be obtained from Govt. agencies. The land required for depot at Malwani will be obtained from the Govt. of Maharashtra. Land required temporarily for casting yard is provided by the MMRDA. Details of land requirement based on ownership of land is summarised below in **Table 2.2.**

Table 2.2 Nature of Land Requirement **Area in m²**

Nature of requirement	Land Requirement		Total
	Govt.	Private	
Permanent	1,86,421.40	14,895.85	2,01,317.25
Temporary	35,000.00	0.00	35,000.00
Total	2,21,421.40	14,895.85	2,36,317.25

Note : Land requirement may change depending on final designs.

The land requirement details are subject to variation on finalisation.

2.2.2 Impact on Structures and its Magnitude

Maximum number of structures that can be affected by the Metro 2A project are 190. The details of types of structures and location and use of these structures are given in **Table 2.3** and **Table 2.4**.

Table 2.3: Types of Structures

SR NO	TYPE OF STRUCTURE	NUMBER OF STRUCTURES	PERCENTAGE OF STRUCTURES
1	RESIDENTIAL	88	46.32
2	COMMERCIAL	99	52.10
3	RESIDENTIAL-CUM-COMMERCIAL	0	0.00
4	OTHER*	3	1.58
	TOTAL	190	100.00

* Structures in the category of 'Others' include temples.

Note : Impacts on structures may change depending on final designs.

Table 2.4 Location and Use of Affected Structures

Sr. No.	Location	Residential	Commercial	Others	Total
1	Adarsh Nagar, Jogeshwari (W)	29	27	1	57
2	Behram Baug, Jogeshwari (W)	30	31	0	61
3	Dahisar	7	34	0	41
4	Shivgami Nagar Malad (W)	3	1	2	06
5	Jai Hind Chawl, Kandivali (W)	19	6	0	25
Total		88	99	3	190

Note : Impacts at Sr. Nos. 4&5 are likely to reduce and those at Dahisar RoB, if any, will be additional.

A maximum of 190 structures are likely to be affected due to the project. Out of these 190 structures, 88 structures are residential, 99 structures are commercial and 3 are community structures located at Adarsh Nagar and Shivgami Nagar. The community structures are temples. The total employment in the 99 commercial establishments is 130.

The above impacts are assessed based on the Detailed Project Report, the alignment and the maximum possible impacts (assuming clearance requirements of 15 m from central line at station locations and 6 m from central line for viaduct) on structures will be mainly at 4 locations including 3 viaduct locations (curve from Dahisar East to West, and 2 curves at Jogeshwari, West) where the alignment partly goes outside the RoW of MLR and in the approach road to Malwani depot site. The maximum impacts thus assessed will extend to 190 structures. However, it may be noted that the actual land acquisition and clearance requirement will depend on the contractors' designs and if any new impacts are identified due to subsequent changes, the same will be incorporated in the SIA or supplementary SIA report.

2.3 REHABILITATION/ RELOCATION

The project mostly affects only a few structures of Non-titleholders located on Government land with an exception of a few located on private land along the entire alignment of Metro 2A. The loss of a few affected structures and loss of certain community structures will have only marginal social impacts on the local society. On the basis of social impacts, rehabilitation of the PAPs has been proposed. During social survey at project sites the PAPs have indicated their choice for resettlement in nearby areas in the Western Suburbs. However, since the land currently occupied by them is mostly Government land and is required for the project and that it is difficult to find suitable vacant lands outside the RoW in the vicinity, it will not be possible to relocate them in the vicinity. The following mitigation measures will be undertaken:

- to resettle PAPs preferably in the R&R colonies located in the Western suburbs,
- to provide any other assistance in the form of shifting allowance etc. as per the Policy.

MMRDA will rehabilitate the PAPs occupying residential and commercial structures in the residential and commercial tenements already constructed / being completed in multi-storied buildings preferably in Oshiware or Malad as per their legal entitlements. For community structures, suitable relocation options will be worked out in consultation with the community. Depending on the option, necessary assistance in the form of clearance of space through additional R&R and funds for construction will be provided for relocation of community structures affected by the project outside the RoW. The employees of commercial establishments would be compensated as per MUTP R&R policy. The PAPs with legal titles will be resettled and rehabilitated as per the provisions of the RTFCTLARR Act.



Photographs of Affected Structures





3.0 Baseline Socio-Economic Study

3.1 PROFILE OF PROJECT AFFECTED FAMILIES

The alignment/station drawings and information provided by PIU was the basis for identification of the project affected persons. The study represents assessment of the affected households, which includes titleholders and non-titleholders. The group of non-titleholders include actual occupants of affected structures. The interviewers interacted with the social groups involved for the study and discussed the information required for the questionnaires format for data collection. The format of Questionnaire is placed as **Annexure II**. The survey was conducted within the proposed Right of Way of viaduct, station areas, approach to Depot and the land to be acquired for the project. The socio-economic census survey has been carried out for 88 PAPs losing residences and 99 affected shopkeepers and the socio-economic analysis of all the surveyed PAPs is presented here. The social survey generated baseline data for socio-economic information about the PAPs.

3.1.1 Demographic and Social Conditions

The survey conducted in the project area revealed that there are 88 families in the ROW, and out of these, in case of 44 PAPs not all information included in the survey questionnaire could be collected. Out of these 44, however, many details such as names of PAPs etc. are available for 24 PAPs. In case of 20 PAPs, no details are available since their structures were either locked or they were non-responsive. The salient socio-economic features of the residential PAPs are as follows :

Age-Sex

Table 3.1: Distribution of Individuals by Sex and Age

SR NO	AGE \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	n	%
1	1-14 YEARS	34	66.67	17	33.33	51	30.91
			36.17		23.94		
2	15-59 YEARS	55	51.89	51	48.11	106	64.24
			58.51		71.83		
3	60 & ABOVE	5	62.50	3	37.50	8	4.85
			5.32		4.23		
	COLUMN TOTAL	94	56.97	71	43.03	165	100.00

Of the population of 165 persons, 56.97 percent are male and 43.03 percent are female. The sex ratio is 755 females per 1000 males, as compared with 860 females per 1000 males in Mumbai as a whole and 940 females per 1000 males in urban areas nationwide (Census of India, 2011), which indicates poorer human development aspect. 30.91 percent of the population are below 14 years of age, and 64.24 percent are between 15 and 59. The average age of all persons in the settlement is 27.28 years.

Marital Status

Table 3.2: Distribution of Individuals by Sex and Marital Status*

SR NO	MARITAL STATUS \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	n	%
1	MARRIED	47	52.22	43	47.78	90	84.91
			87.04		82.69		
2	UNMARRIED	7	50.00	7	50.00	14	13.21
			12.96		13.46		
3	OTHERS	0	0.00	2	100.00	2	1.89
			0.00		3.85		
	COLUMN TOTAL	54	50.94	52	49.06	106	100.00

* The legal age for marriage in India is 18 for females and 21 for males.

Therefore, all persons below these ages were excluded for computation of this table.

84.91 percent of individuals are married and 13.21 percent are unmarried. 1.89 percent fall under the category of “Others,” which includes widowed, separated, divorced or abandoned persons.

Literacy Status

Table 3.3: Distribution of Individuals (Over Age 6) by Sex and Literacy Status

SR NO	LITERACY STATUS \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	n	%
1	LITERATE	79	62.20	46	36.80	125	89.29
			100.00		75.41		
2	ILLITERATE	0	0.00	15	100.00	15	10.71
			0.00		24.59		
	COLUMN TOTAL	79	56.43	61	43.57	140	100.00

89.29 percent of the population over the age of 6 are literate. 100 percent of males over age 6 are literate as compared to a corresponding figure of 75.41 percent for females. These figures are marginally lower than those for Mumbai as a whole but comparable with urban areas in general. The literacy rate in Mumbai is 89.91 percent, 92.92 percent among men and 86.37 percent among women. Within urban areas nationwide, the literacy rate is 74.04 percent, 80.00 percent among men and 65.46 percent among women (Census of India, 2011).

Educational Attainment

Table 3.4: Distribution of Literate Persons (Over Age 6) by Sex and Highest Course Level Attended*

SR NO	COURSE LEVEL ATTENDED \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	N	%	n	%
1	PRIMARY SCHOOL	13	72.22	5	27.78	18	14.40
			16.46		10.87		
2	HIGH SCHOOL	41	59.42	28	40.58	69	55.20

			51.90		60.87		
3	HIGHER SECONDARY	17	62.96	10	37.04	27	21.60
			21.52		21.74		
4	GRADUATE LEVEL	7	77.78	2	22.22	9	7.20
			8.86		4.35		
5	TECHNICAL DIPLOMA	1	50.00	1	50.00	2	1.60
			1.27		2.17		
	COLUMN TOTAL	79	63.20	46	36.80	125	100.00

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

14.40 percent of all literates have attended up to or are attending primary school, 55.20 percent have attended up to or are attending high school, and only 30.40 percent have gone beyond high school. Whereas 31.65 percent of literate males have been educated beyond high school, only 28.26 percent of literate females have achieved the same. The education level indicates the relatively poorer human development status of PAPs.

3.1.2 Social Characteristics

Religion

Table 3.5: Distribution of Households by Religion

SR NO	RELIGION	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	HINDU	49	72.06
2	MUSLIM	18	26.47
4	BUDDHIST	1	1.47
	TOTAL	68	100.00

The vast majority (72.06 percent) of the population is Hindu. The largest minority are Muslims, who make up 26.47 percent of the population. There was 1 Buddhist household in the settlement.

Caste

The issue of caste was raised only in relation to Hindus. This table could not be constructed, as 42 out of 49 households were non-responsive to this question and 7 reported to be of scheduled castes.

Mother Tongue

Table 3.6: Distribution of Households by Mother Tongue

SR NO	MOTHER TONGUE	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	HINDI	27	56.25
2	URDU	9	18.75

3	GUJARATI	6	12.50
4	MARATHI	4	8.33
5	TAMIL	2	4.17
	TOTAL	48	100.00

A majority of households (56.25 percent) speak Hindi as a mother tongue, followed by 18.75 percent who speak Urdu and 12.50 percent who speak Gujarati.

3.1.3 Family Structure

Family Type

Table 3.7: Distribution of Households by Type of Family

SR NO	TYPE OF FAMILY	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	NUCLEAR	39	81.25
2	EXTENDED	5	10.42
3	SINGLE	3	6.25
4	JOINT	1	2.08
	TOTAL	48	100.00

81.25 percent of households consist of nuclear families. Another 10.42 percent are extended families and 6.25 percent are single-member family to some extent explaining predominance of males.

Family Size

Table 3.8: Distribution of Households by Family Size

SR NO	NUMBER OF FAMILY MEMBERS	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	1	3	6.25
2	2	13	27.08
3	3	10	20.84
4	4	12	25.00
5	>4	10	20.83
	TOTAL	48	100.00

27.08 percent of households are comprised of two members. Four and Three-member families make up the next largest groups (25 and 20.84 percent respectively), while families with more than 4 members constitute 20.83 percent and single-member families represent 6.25 percent of all households. The average family size is 3.44, which is relatively small.

Number of Married Couples

Table 3.9: Distribution of Households by Number of Married Couples

SR NO	NUMBER OF MARRIED COUPLES IN HOUSEHOLD	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	0	6	12.50
2	1	37	77.08

3	2	5	10.42
	TOTAL	48	100.00

77.08 percent of households include only one married couple. In another 10.42 percent of households there are two married couples. 12.50 percent of households do not include any married couples. (This does not necessarily imply that in these families the spouse is not alive or that the couple is separated.)

3.1.4 Economic Conditions

Household Income

Table 3.10: Distribution of Households by Monthly Household Income*

SR NO	MONTHLY HOUSEHOLD INCOME (IN RS.)	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	UP TO RS.2900	0	0.00
2	RS.2901 – RS.5000	0	0.00
3	RS.5001 – RS.10,000	13	29.55
4	> RS.10,000	31	70.45
	TOTAL	44	100.00

* 44 households were non-responsive to this question.

70.45 percent households' incomes were more than Rs. 10,000. Another 29.55 percent households have incomes between Rs.5001 and Rs.10,000. The average monthly household income is Rs.24,198.60. While the international poverty line prescribed by the World Bank based on purchasing power parity is US\$ 1.25 (Rs. 84 if 1 US\$ is Rs. 67) per person per day the Indian poverty line for urban areas is Rs. 32 (prescribed in 2007). A monthly income of Rs. 5000 for a family of 4 is Rs. 42 per person per day. It may be seen that no family earned Rs. 5000 or less per month.

Number of Earners

Table 3.11: Distribution of Households by Number of Earners*

SR NO	NUMBER OF EARNERS	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	1	37	84.09
2	2	5	11.36
3	3	2	4.55
4	> 3	0	0.00
	TOTAL	44	100.00

* 44 households were non-responsive to this question.

84.09 percent of households have only one earner. These households are vulnerable in case of loss of or decline in employment opportunities, illness or death of the sole earner. 11.36 percent of households have two earners. The average number of earners in a household is 1.10, which is also explained by more skewed sex ratio in favour of males.

Individual Earnings

Table 3.12: Distribution of Employed Persons (Over Age 14) by Individual Income Earned and Sex

SR NO	INDIVIDUAL INCOME \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	N	%	n	%
1	UP TO RS.2900	1	100.0	0	0.00	1	1.89
			2.08		0.00		
2	RS.2901 – RS.5000	0	0.00	1	100.00	1	1.89
			0.00		20.00		
3	RS.5001 – RS.10,000	16	84.21	3	15.79	19	35.85
			33.33		60.00		
4	> RS.10,000	31	96.88	1	3.13	32	60.38
			64.58		20.00		
	COLUMN TOTAL	48	90.57	5	9.43	53	100.00

60.38 percent of all earners earn above Rs.10,000. Another 35.85 percent of all earners earn between Rs. 5,001 and Rs.10,000. However, substantial wage differentials exist between male and female earners. 20.00 percent of female earners, as compared with 64.58 percent of male earners, make above Rs.10,000 per month. 33.00 percent of males make between Rs. 5001 and Rs.10,000, compared with 60.00 percent of females. On an average, earners make Rs.21,915.72 per month.

Per Capita Income

Table 3.13: Distribution of Households by Per Capita Income*

SR NO	MONTHLY PER CAPITA INCOME (IN RS.)	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	UP TO RS.580	0	0.00
2	RS.581 – 1000	0	0.00
3	RS.1001 – 2000	3	6.82
4	RS.2001 – 3000	10	22.73
5	> RS.3000	31	70.45
	TOTAL	44	100.00

* 44 households were non-responsive to this question.

70.45 percent of households have a monthly per capita income above Rs.3,000. Another 22.73 percent of households have a monthly per capita income in the range Rs.2001 and Rs.3000. The average per capita figure for the settlement is Rs.8,729.51.

Vulnerable categories of PAPs

Table 3.14: Distribution of Households by Vulnerable Category*

SR NO	VULNERABLE CATEGORY	NUMBER OF HOUSEHOLDS	*PERCENT OF HOUSEHOLDS
1	HOUSEHOLDS BELOW MONTHLY HOUSEHOLD INCOME OF RS.2900.	0	0.00
2	WOMEN HEADED	1	2.08

	HOUSEHOLDS NOT HAVING MALE OF ABOVE 21 YEARS.		
3	WOMEN HEADED HOUSEHOLDS HAVING INCOME UPTO RS.5000/MONTH.	0	0.00
4	NOT VULNERABLE (INCLUDING INCOME NOT GIVEN)	47	97.92

* Percentages for each vulnerability factor are calculated as a percentage of the total. Any one category of vulnerability does not preclude a household from being vulnerable in another category.

3.1.5 Housing Conditions

Tenure

Table 3.15: Distribution of Households by Tenure Status

SR NO	TENURE STATUS	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	OWNER	68	100.00
2	TENANT	0	0.00
	TOTAL	68	100.00

All PAP households owned their structures. So the entire R&R benefits will have to be given to the occupants themselves.

Construction Materials

Table 3.16: Distribution of Household Structures by Material Used for Roof

SR NO	ROOF MATERIAL	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	ASBESTOS	67	76.14
2	CEMENT	21	23.86
	TOTAL	88	100.00

Table 3.17: Distribution of Household Structures by Material Used for Wall

SR NO	WALL MATERIAL	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	CEMENT	35	39.77
2	BRICKS	28	31.82
3	TIN	25	28.41
	TOTAL	88	100.00

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

SR NO	FLOOR MATERIAL	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	TILES	60	68.18
2	CEMENT	28	31.82
	TOTAL	88	100.00

The affected settlements include pucca, semi-pucca, and kutcha structures. Many structures are constructed with permanent or semi-permanent materials: A majority of structures (76.14 percent) use asbestos as roofing material, and 23.86 percent use cement. 39.77 percent have cement walls and 31.82 have cement walls. A large majority (68.18 percent) of households have tiled floors. The type of structures indicates that none of the PAPs stay in formal proper RCC buildings.

House Size

Table 3.19: Distribution of Households by Structure Area

SR NO	TYPE OF USE	RESIDENTIAL	
	STRUCTURE AREA (IN SQ. MTS.)	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	UP TO 5	0	0.00
2	5 – 10	21	23.86
3	10 – 15	9	10.23
4	15 – 20	6	6.82
5	20 – 25	32	36.36
6	25 – 50	19	21.59
7	50 & ABOVE	1	1.14
	TOTAL	88	100.00

36.36 percent of households live in structures between 20 and 25 square metres in area. 23.86 percent of households live in structures between 5 and 10 square metres in area. 21.59 percent of structures have areas between 25 and 50 square metres. Most of the households stay in houses of more than 225 sq.ft.

3.1.6 Employment-Related Information

Employment Status

Table 3.20: Distribution of Individuals (Over Age 14) by Employment Status and Sex

SR NO	EMPLOYED \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	N	%
1	EMPLOYED	48	90.57	5	9.43	53	46.49
			80.00		9.26		
2	NOT EMPLOYED	12	19.67	49	80.33	61	53.51
			20.00		90.74		
	COLUMN TOTAL	60	52.63	54	47.37	114	100.00

46.49 percent of the population over the age of 14 are employed. 80.00 percent of males over age 14 are employed, as against 9.26 percent of females.

Nature of Work

Table 3.21: Distribution of Employed Persons by Sex and Job Category

SR NO	WORK \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	N	%	n	%
1	GOVT. SERVICE	0	0.00	0	0.00	0	0.00
			0.00		0.00		
2	PVT. SERVICE	10	76.92	3	23.08	13	24.53
			20.83		60.00		
3	SELF-EMPLOYED	32	94.12	2	5.88	34	64.15
			66.67		40.00		
4	CASUAL WORK	6	100.00	0	0.00	6	11.32
			12.50		0.00		
	COLUMN TOTAL	48	90.57	5	9.43	53	100.00

64.15 percent of all employed persons are self-employed, 24.53 percent are in private service and 11.32 percent work as casual labourers.

Of those who are self-employed or are in private service, a majority are males (66.67 percent and 20.83 percent, respectively). Of employed females, the largest number work in private service (60.00 percent) or are self-employed (40.00 percent).

Job Location

Table 3.22: Distribution of Employed Persons by Sex and Place of Work*

SR NO	PLACE OF WORK \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	N	%
1	FIXED	24	88.89	3	11.11	27	50.94
			50.00		60.00		
2	NOT FIXED	5	100.00	0	0.00	5	9.43
			10.42		0.00		
3	NOT GIVEN	8	88.89	1	11.11	9	16.98
			16.67		20.00		
4	AT HOME	0	0.00	1	100.00	1	1.89
			0.00		20.00		
5	ITINERANT	7	100.00	0	0.00	7	13.21
			14.58		0.00		
6	PERIPATETIC	4	100.00	0	0.00	4	7.55
			8.33		0.00		
	COLUMN TOTAL	48	90.57	5	9.43	53	100.00

50.94 percent of employed persons have a fixed job location and 16.98 percent did not give information. Among female workers, 60.00 percent work at a fixed location, while 20.00 percent did not give information on job location. The largest proportion of male workers (50.00 percent) has a fixed job location, while 16.67 percent did not give information. Of those who work from home, 0.00 percent are male and 20.00 percent are female.

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

3.2 Characteristics of Commercial Establishments

Out of the 99 commercial structures, in case of 20 structures (locked and non-responsive) no information is available and in case of 52 structure / PAPs some of the information sought in the questionnaire could not be obtained. The salient features of the information for commercial PAPs is as follows ;

Age of Establishment

Table 3.23: Distribution of Commercial Establishments by Year of Establishment *

DECADE	NUMBER OF STRUCTURES	PERCENTAGE OF STRUCTURES
1950s	0	0.00
1960s	0	0.00
1970s	8	15.69
1980s	11	21.57
1990s	27	52.94
2000s	5	9.80
TOTAL	51	100.00

* 48 establishments were non-responsive to this question in this category.

Most of the commercial establishments (52.94 percent) began operating since 1990s and 21.57 percent began operating since 1980s.

Type of Establishment

Table 3.24: Distribution of Commercial Establishment by Type of Commercial Activity

SR NO	NATURE OF ACTIVITY	NUMBER OF STRUCTURES	PERCENTAGE OF STRUCTURES
1	SHOP	42	58.33
2	SERVICES	30	41.67
3	PRODUCTION UNIT	0	0.00
	TOTAL	72	100.00

58.33 percent of commercial establishments were shops and 41.67 percent of commercial establishments provided services.

Monthly Turnover

Table 3.25: Distribution of Commercial Establishments by Monthly Turnover*

SR NO	MONTHLY TURNOVER	NUMBER OF STRUCTURES	PERCENTAGE OF STRUCTURES
1	UP TO Rs.5000	0	0.00
2	Rs.5001 - 50,000	8	17.02
3	Rs.50,001 - 100,000	10	21.28
4	> Rs.100,000	29	61.70
	TOTAL	47	100.00

* 52 establishments were non-responsive to this question in this category.

61.70 percent of establishments had a monthly turnover above Rs.100,000. Another 21.28 percent of establishments had a monthly turnover between Rs.50,001 and Rs.1,00,000.

Area

Table 3.26: Distribution of Commercial Establishments by Size of Structure*

SR NO	AREA (IN SQUARE METRES)	NUMBER OF STRUCTURES	PERCENTAGE OF STRUCTURES
1	UP TO 5	9	9.09
2	5 TO 10	8	8.08
3	10 TO 15	12	12.12
4	15 TO 20	4	4.04
5	20 TO 25	19	19.20
6	25 TO 30	27	27.27
7	30 TO 50	20	20.20
	TOTAL	99	100.00

27.27 percent of establishments have an area between 25 and 30 square metres and 20.20 percent of establishments have an area between 30 and 50 square metres, which indicates that the sizes of most commercial establishments are more than 225 sq.ft.

Socio-economic profile of affected employees

Age & Sex of Employees

Table 3.27: Distribution of Employees in Commercial Establishments by Sex and Age*

SR NO	AGE \ SEX	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	n	%
1	UP TO 14	1	50.00	1	50.00	2	1.54
			0.79		33.33		

2	15 - 17	0	0.00	0	0.00	0	0.00
			0.00		0.00		
3	18 - 24	18	100.00	0	0.00	18	13.85
			14.17		0.00		
4	25 - 34	59	100.00	0	0.00	59	45.38
			46.46		0.00		
5	35 - 44	28	100.00	0	0.00	28	21.54
			22.05		0.00		
6	45 - 59	19	90.48	2	9.52	21	16.15
			14.96		66.67		
7	60+	2	100.00	0	0.00	2	1.54
			1.57		0.00		
	COLUMN TOTAL	127	97.69	3	2.31	130	100.00

* Workers include employers, their family members and paid employees.

Three-fourths (97.69 percent) of workers in commercial establishments are male, 2.31 percent are female. 45.38 percent of employees are between the ages 25 and 34, 21.54 percent are between 35 and 44 and 16.15 percent are between 45 and 59 age.

Literacy Status

Table 3.28: Distribution of Employees in Commercial Establishments by Literacy Status and Sex

SR NO	LITERACY STATUS	MALE		FEMALE		ROW TOTAL	
		n	%	n	%	n	%
1	LITERATE	99	98.02	2	1.98	101	77.69
			77.95		66.67		
2	ILLITERATE	28	96.55	1	3.45	29	22.31
			22.05		33.33		
	COLUMN TOTAL	127	97.69	3	2.31	130	100.00

77.69 percent of employees are literate, while 22.31 percent are not. Among male workers, 77.95 percent are literate, compared with 66.67 percent of female workers.

Educational Attainment

Table 3.29: Distribution of Literate Employees in Commercial Establishments by Educational Levels

SR NO	LEVELS	MALE		FEMALE		ROW TOTAL	
		n	%	N	%	n	%
1	PRIMARY	4	80.00	1	20.00	5	4.95
			4.04		50.00		
2	HIGH SCHOOL	71	100.00	0	0.00	71	70.30
			71.72		0.00		
3	HIGHER SECONDARY	19	100.00	0	0.00	19	18.81
			19.19		0.00		
4	GRADUATION	5	100.00	0	0.00	5	4.95

			5.05		0.00		
5	TECHNICAL DIPLOMA	0	0.00	1	100.00	1	0.99
			0.00		50.00		
	COLUMN TOTAL	99	98.02	2	1.98	101	100.00

95.05 percent of employees have attended high school or higher standards of education

Employees' Status

Table 3.30: Distribution of Employees by Status

SR NO	STATUS	NUMBER OF EMPLOYEES	PERCENTAGE OF EMPLOYEES
1	OWNER/FAMILY MEMBER	5	3.85
2	SHOP ASSISTANT	8	6.15
3	SKILLED WORKER	117	90.00
	TOTAL	130	100.00

90.00 percent of workers were skilled workers.

Monthly Income

Table 3.31: Distribution of Employees by Monthly Income*

SR NO	MONTHLY INCOME	NUMBER OF EMPLOYEES	PERCENTAGE OF EMPLOYEES
1	UP TO Rs.2900	0	0.00
2	Rs.2900 – 5000	10	8.00
3	Rs.5000 – 10,000	67	53.60
4	Rs.10,000 -20,000	43	34.40
5	> Rs.20,000	5	4.00
	TOTAL	125	100.00

* No information could be collected for 5 workers.

53.60 percent of employees earn a monthly income between Rs.5001 and Rs.10,000. Another 34.40 percent have monthly incomes between Rs.10,001 and Rs.20,000..

In general it is observed that the commercial establishments are mostly in the nature of shops or service units, occupy areas similar to houses and had significant monthly turnover.

3.3 Awareness about HIV/AIDS

Sex trade and spread of sexually transmitted diseases (STDs) also came up as critical socio-cultural and health issue, which needs to be addressed to ensure that the construction of Metro rail project is a socially responsible development project. Most of the respondents have shown awareness about HIV/AIDS. The main source of information is television, news paper and advertisement boards displayed by the government.

3.4 Opinion about the Project and R&R

During the socio-economic survey, some questions were asked to the PAPs regarding the awareness, source of information and opinion about the proposed Metro project. The options on resettlement and rehabilitation measures have also been collected from Project Affected Families. Most of the PAPs considered the project as good for people and have sought resettlement in the same area. However, Resettlement and Rehabilitation Plan has been worked out as per the provisions given in MUTP R & R Policy and the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 including the notification of Maharashtra Govt. dated 27 August, 2014 issued in this regard.

3.5 As seen from the following tables, the choice for relocation for residential as well as non-residential PAPs was near their present location in the Western suburbs.

Table 3.32 : Distribution of Households by Choice of Location for Rehabilitation

SR NO	LOCATION OF REHABILITATION	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	JOGESHWARI (W)	2	100.00
	TOTAL	2	100.00

Table 3.33 : Distribution of Commercial Establishments by Choice of Location for Rehabilitation

SR NO	LOCATION OF REHABILITATION	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
1	JOGESHWARI (W)	19	34.55
2	DAHISAR (E)	29	52.72
3	MALAD (W)	1	1.82
4	KANDIVALI (W)	6	10.91
	TOTAL	55	100.00

4.0 Policy, Legal and Administrative Framework

4.1 POLICY FRAMEWORK

Over the years, R&R policies have been developed at international, national and organizational levels. The Acts and Policies relevant to the SIA are:

- Asian Development Bank's Safeguard Policy Statement (SPS), 2009
- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (No. 30 OF 2013)
- Resettlement & Rehabilitation Policy for Mumbai Urban Transport Project (MUTP).
- The notifications of Department of Revenue and Forest, Maharashtra Government for Resettlement and Rehabilitation dated 13/08/2014, 27/08/ 2014 (2 Nos.)
- Order of CBDT, Ministry of Finance, Govt. Of India dated 25/10/2016

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

4.2 ADB's Safeguard Policy Statement (SPS), 2009 on Involuntary Resettlement

Objectives: To avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups.

Scope and Triggers: The involuntary resettlement safeguards cover physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers them whether such losses and involuntary restrictions are full or partial, permanent or temporary.

Policy Principles:

1. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
2. Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples,

and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.

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

4. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

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

6. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.

7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.

8. Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

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

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

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

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

Involuntary Resettlement Categorization

A proposed project is assigned to one of the following categories depending on the significance of the probable involuntary resettlement impacts:

(i) **Category A.** A proposed project is classified as category A if it is likely to have significant involuntary resettlement impacts. A resettlement plan, including assessment of social impacts, is required.

(ii) **Category B.** A proposed project is classified as category B if it includes involuntary resettlement impacts that are not deemed significant. A resettlement plan, including assessment of social impacts, is required.

(iii) **Category C.** A proposed project is classified as category C if it has no involuntary resettlement impacts. No further action is required.

A project's involuntary resettlement category is determined by the category of its most sensitive component in terms of involuntary resettlement impacts. The involuntary resettlement impacts of an ADB-supported project are considered significant if 200 or more persons will experience major impacts, which are defined as (i) being physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating). The level of detail and comprehensiveness of the resettlement plan are commensurate with the significance of the potential impacts and risks.

The Mumbai Metro⁷ project falls in "Category A" based on Asian Development Bank's Safeguard Policy Statement (SPS), 2009 since the project is likely to have involuntary resettlement impacts with more than 200 persons will be physically displaced from housing or will lose 10% or more of their productive assets (income generating).

4.3 THE RIGHT TO FAIR COMPENSATION AND TRANSPARENCY IN LAND ACQUISITION, REHABILITATION AND RESETTLEMENT ACT, 2013 (NO. 30 OF 2013)

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 is effective from January 1, 2014 after receiving the assent of the President of Republic of India, repealing the Land Acquisition Act, 1894. The new Act extends to the whole of India except the state of Jammu and Kashmir. The aim of the new act is to minimize displacement and promote, as far as possible, non-displacing or least displacing alternatives and also aims to ensure adequate compensation including rehabilitation package and expeditious implementation of the rehabilitation process with the active participation of those affected. The Act also recognizes the need for protecting the weaker sections of the society especially members of the scheduled castes and scheduled tribes.

The aims and objectives of the Act include: (i) to ensure, in consultation with institutions of local self-government and Gram Sabhas established under the Constitution of India, a humane, participative, informed and transparent process for land acquisition for industrialization, development of essential infrastructural facilities and urbanization with the least disturbance to the owners of the land and other affected families; (ii) provide just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition; (iii) make adequate provisions for such affected persons for their rehabilitation and resettlement; (iv) ensure that the cumulative outcome of compulsory acquisition should be that affected persons become partners in development leading to an improvement in their post-acquisition social and economic status and for matters connected therewith or incidental thereto.

The key features of the new land acquisition act are as follows: Schedule I outlines the proposed minimum compensation based on a multiple of market value. Schedule II and III outline the resettlement and rehabilitation (R&R) entitlements to land owners and livelihood losers, which shall be in addition to the minimum compensation per Schedule I. The Schedules IV lists out other land acquisition acts, which will be repealed with 1 year after LAAR is effective.

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

1. The Act (Section 105) specifies that the provision of the Act shall not apply to the enactments relating to land acquisition specified in the Fourth schedule of the Act which includes Metro Railways (Construction of Works) Act, 1978. However, as stipulated in Sub Section (3) of Section 105 and as subsequently notified by the GoI, the compensation for acquisition of private land and rehabilitation and resettlement benefits specified under the new LARR Act remain applicable even for such activities taken up under the Metro Railways Act.

2. Preparation of Social Impact Assessment study including assessment of public purpose through a process of public consultation and disclosure for land acquisition proposals covered under the Act.
3. Transparent procedures to be followed in the acquisition of land from preliminary notification to award and possession and preparation and implementation of rehabilitation and resettlement schemes for those affected by acquisition of land for public purpose.
4. Procedure and methodology for determination of market value for compensation to be provided to legal title holders.
5. Infrastructural facilities to be provided in resettlement areas and special provision for Scheduled Castes and Tribes.
6. Institutional mechanism for implementing the provision of the Act, monitoring of R&R and grievance redressal.
7. Procedure for payment of compensation.
8. Temporary possession of land.
9. The owners of land and structures (including those having certain legal rights) proposed to be acquired and, in urban areas, those who are staying on or whose livelihood is dependent on such land for a period of 3 years prior to acquisition of land are entitled for certain compensation and benefits under the Act.
10. For legal title holders in urban areas, the compensation for land is equivalent to market value of land, value of assets attached to the land or buildings and 100% solatium on value of land.
11. For houses lost as a result of acquisition of land in urban areas, a constructed house of not less than 50 sq.m. plinth area (if required in multi-storied building) is to be provided for a family. Alternatively, if so desired by the PAP, a one-time financial assistance of not less than Rs. 1.5 lakhs is to be given for construction of a house. However, the location of house in terms of the distance from lost house is not prescribed.
12. In addition, the affected family is to be provided (i) training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI (ii) monthly subsistence allowance of Rs. 3,000 per month for a period of one year (iii) one-time financial assistance of Rs. 50,000 towards transportation cost for shifting (iv) one-time resettlement allowance of Rs. 50,000.
13. Each petty shop owner / small trader / self employed person and family owning non-agricultural land or commercial, industrial or institutional structure is to be provided one-time financial assistance of minimum Rs. 25,000 for construction of shop.
14. The stamp duty and registration charges for the land and house to be provided to the PAPs shall be borne by the acquiring body.

It may be seen that while elaborate provisions for compensation and R&R benefits are made for those affected due to the acquisition of land for the project, the Act does not prescribe any benefits for occupants of structures located on public (Government) land and affected by the project. Further, the Act does not envisage any resettlement benefit for occupants/ owners of structures used for other than residential purposes and affected by the project.

The Central Board of Direct Taxes, vide Order dated 25/10/2016 has clarified that the compensation received in respect of award or agreement, which has been exempted from levy of income tax vide Section 96 of the RFCTLARR Act shall also not be taxable under the provisions of Income Tax Act, 1961.

4.4 RESETTLEMENT AND REHABILITATION POLICY FOR MUMBAI URBAN TRANSPORT PROJECT (MUTP)

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

4.5 MAHARASHTRA NOTIFICATIONS ON RESETTLEMENT AND REHABILITATION

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

Part-1. Land Valuation:

1. The market value of land to be acquired will be determined by ready reckoner value fixed under the Maharashtra Stamp Act (59 of 1958) and the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.
2. The multiplication factor by which market value of the land is multiplied will be 1.20 in case of rural areas and 1.10 for urban areas. (This factor should be at

least 10% higher than the state approved multiplier.)

3. Compensation of the land to be acquired in rural area: (market value x 1.20) *plus* value of assets attached to land or building) *Plus* (100% solatium) = Land Compensation Price;

Compensation of the land to be acquired in urban area: (market value x 1.10) *plus* value of assets attached to land or building) *plus* (100% solatium) = Land Compensation.

4. In case the land is acquired for urbanization purpose 20% of the developed land will be reserved and offered to the landowner at price equal to cost of acquisition and cost of development. The net land reserved and offered will be excluding the land required for infrastructure development by recovering the cost of acquisition and cost of development gross land i.e. 20%. The land required for infrastructure development and cost of the same as per norms prescribed by Public Works Department or Irrigation Department or Rural Development Department or Municipal Corporations or City and Industrial Development Corporation of Maharashtra (CIDCO) or Mumbai Metropolitan Region Development Authority (MMRDA) or Maharashtra Industrial Development Corporation (MIDC). The actual area required for development of infrastructural facilities will be taken into consideration at the time of calculation of land to be allotted.

The net land to be reserved or offered to land owner will be :—

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

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

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

Part-2. Rehabilitation and Resettlement components:

1. If a house is lost in rural area, a constructed house shall be provided as per the specifications of *Indira Aawas Yojana* or Rs. 1.65 lacs in lieu of house.

Explanation. - In case of *Indira Aawas Yojana*, a house of 25 sq.mt. will be provided. Considering the low specifications, the construction cost will be minimum Rs. 600 per sq. ft. which gives Rs. 1,61,400 excluding the cost of the developed land.

2. If a house is lost in urban area, a constructed house shall be provided of 50 sq.mt. plinth area as per Public Works Department norms or Rs. 5.5 lacs in lieu of house.

Explanation.—Considering the construction cost of Rs. 1000 per sq.ft., the cost of house will be Rs. 5,38,000 excluding the cost of the developed land.

3. One time payment of Rs. 5 lacs to each affected family to those who have eligible candidate for employment.

4. Subsistence allowance to the affected displaced families of Rs. 3000 per month for a year after displacement date. For the families belonging to Scheduled Castes or Scheduled Tribes such families will get additional Rs. 50,000.

5. Transportation cost of Rs. 50,000 per affected displaced families.

6. Those families having cattle shed or petty shops will get Rs. 25,000 one time financial assistance.

7. One time grant for artisans, small traders of Rs. 50,000.

8. One time resettlement allowance of Rs. 50,000 after shifting of house.

9. Stamp duty and registration charges will be borne by Requiring Body for the first transaction of the rehabilitated person only.

10. The Requiring Body will provide the infrastructure in Rehabilitation and Resettlement area, which includes the roads, drainage, *Panchayatghar*, post office, *Samajmandir* and other facilities as mentioned in the THIRD SCHEDULE of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. However, if the Requiring Body monetize the amenities as per family costs of constructing these amenities as per cost norms developed by Public Works Department or Rehabilitation Department or Irrigation Department or Rural Development Department or Urban Development Department or Municipal Corporations or City and Industrial Development Corporation of Maharashtra (CIDCO) or Mumbai Metropolitan Region Development Authority (MMRDA) or Maharashtra Industrial Development Corporation (MIDC). In such an eventuality, the Requiring Body shall offer 10% plus the total per family cost of all the amenities to be provided under the THIRD SCHEDULE of the said Act

11. All monetary value fixed above shall be entitled to be increased by 5% on the 1st January of each year unless the rate of inflation index is less than 5 % for that year.

12. Above package will be applicable if the affected person accepts the same through a written consent.

[Note.—The explanations provided above are only the supportive information on the basis of City and Industrial Development Corporation of Maharashtra (CIDCO) practice and shall not be included part of the Guidelines]

It may be seen that the Government of Maharashtra has further prescribed entitlements for families affected due to acquisition of land, which are currently applicable.

The Revenue and Forest Dept., Govt. of Maharashtra, vide Notification dated 27/08/2014, has prescribed rules for various matters under Section 109 of the RFCTLARR Act.

The policy comparison matrix indicating requirements of ADB's Safeguard Policy Statement vis-à-vis the applicable provisions of the RTFCTLARR Act and MUTP R&R Policy proposed to be applied to the Mumbai Metro 2A Project is given below:

Table 4.1 :Comparison of ADB, GoI and MUTP R&R Policies

Sr. No.	Aspect	ADB Safeguard Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Measures to Bridge the GAP, if any
1	Screen the project	Screen the project to identify past, present, and future involuntary resettlement impacts and risks. Conduct survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement.	4 (I) it is obligatory for the appropriate Government if it intends to acquire land for a public purpose to carry out a Social Impact Assessment study in consultation with concerned Panchayat, Municipality or Municipal Corporation, as the case may be, at village level or ward level in the affected area. The Social Impact Assessment study report shall be made available to the public in the manner prescribed under section 6.	A Baseline Socio-Economic Survey (BSES) is to be carried out covering all impacts and PAPs. A Resettlement Action Plan is to be prepared with active participation of eligible PAPs. While preparing the Resettlement Action Plan (RAP) the baseline survey will be updated if the gap between the baseline survey and the RAP is more than one year.	No gap between SPS and RTFCTLARR Act as well as MUTP R&R Policy. Screening of Metro 2A is done in line with the IR checklist of ADB towards enabling identification of the potential resettlement impacts and associated risks.
2	Consultation with stake holders and establish grievance redress mechanism	Carryout consultations with displaced persons, host communities and concerned NGOs. Inform all displaced persons of their entitlements and resettlement options	Whenever a Social Impact Assessment report is required to be prepared under section 4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report. The Land Acquisition Rehabilitation and Resettlement Authority shall be established in each State by the concerned State Government to hear disputes arising out of projects where land acquisition has been initiated by the State Government or its agencies.	Based on the BSES carried out through close participation of NGOs and CBOs, a list of eligible project affected structures, households and, shops and business activities shall be prepared and announced for community endorsement to avoid conflict over subsequent entrants in the project area. RAP preparation shall be undertaken with active participation of eligible PAPs. Draft RAP shall be shared with the PAPs, NGOs, CBOs and general public in the area through community meetings and other appropriate media. The views of PAPs will be taken into account in finalizing the RAP. Provisions for dissemination of information on R&R Policy, RAP and EMP through various media. Designation of senior officer at the local level to consider any grievances of PAPs in consultation with the concerned NGO and also establishment of Grievance Redressal Committee for appeal.	No gap between SPS,RTFCTLARR Act as well as MUTP R&R Policy.

Sr. No.	Aspect	ADB Safeguard Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Measures to Bridge the GAP, if any
3.	Improve, or at least restore, the livelihoods of all displaced, and payment at replacement cost	Improve or restore the livelihoods of all displaced persons through: (i) land-based resettlement strategies; (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.	The Collector having determined the market value of the land to be acquired shall calculate the total amount of compensation to be paid to the land owner (whose land has been acquired) by including all assets attached to the land. Livelihood losers are eligible for various rehabilitation grants.	<p>The Policy is based on the objective of compensation for losses at replacement cost and providing assistance in improving or at least restoring their former living standards, income earning capacity and production levels. For acquisition of land for the project, landowners and lessees shall be compensated as per the provisions of the Land Acquisition Act, 1894 (now replaced by RTFCTLARR Act). The facility of Transferable Development Rights (TDRs) will be available as an alternative to compensation under the LA Act, in accordance with the Development Control Regulations (OCRs) for Greater Mumbai 1991 as amended from time to time and being in force.</p> <p>Even the Non-titleholder PAPs will be provided constructed houses and shops, the value of which is much higher than the lost structure. The squatter PAPs who opt for township option (sites and services), shall be entitled to a monetary supplement that represents the replacement cost of their shelter at the time of baseline survey.</p> <p>In addition, there are provisions for compensation for economic losses in the form of financial assistance for increased travel distance, towards actual income and in the form of employment information and community operated fund.</p>	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy. Assets to be compensated at replacement cost without depreciation and other Livelihood assistances and income restoration measures are included.
4.	Assistance for displaced persons	Provide physically and economically displaced persons with needed assistance	Schedule I, provides market value of the land and value of the assets attached to land. Schedule II provides R&R package for land owners and for livelihood losers	The Policy envisages compensation and other benefits for acquired land and structures thereon on par with RTFCTLARR Act. Further, resettlement	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy. However, PAPs, particularly non-

Sr. No.	Aspect	ADB Safeguard Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Measures to Bridge the GAP, if any
			including landless and special provisions for Scheduled Tribes.	benefits in the form of constructed premises and compensation for economic losses are provided to all the PAPs including the Non-titleholders.	residential, located on private land to be acquired for the project may have to choose between benefits under RTFCLARR Act and MUTP R&R Policy. Entitlement Matrix outlines the compensation and assistance for PAPs.
5.	Improve standard of living of displaced vulnerable groups	Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards	Special provisions are provided for vulnerable groups (Scheduled Caste and Tribes)	Vulnerable households such as women headed households, handicapped and the aged will be extended an additional package of rehabilitation services to help them overcome the difficulties on account of resettlement. This will include preference in allotment of dwelling units on the ground floor for the handicapped and preference in sanctioning of loans from the community operated fund mentioned.	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy. The vulnerable households are provided all the benefits applicable to the PAPs, which are aimed at improving the living standard. Entitlement Matrix outlines assistance for vulnerable groups.
6.	Negotiated Settlement	Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status	RTFCTLARR Act only applicable in case of land acquired/purchased for PPP projects and for Private Companies. Section: 2. (2), and 46.	The facility of Transferable Development Rights (TDRs) is available as an alternative to compensation under the RTFCTLARR Act, which could involve negotiations.	Compensation can also be considered in the form of allotment of constructed premises in lieu of monetary value of compensation. Provisions outlined in ADB SPS will be followed for the project in cases where negotiations are carried out.
7.	Compensation For non-title holders	Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.	Non-titleholders on acquired land area are only included but non-titleholders on public (Govt.) land are not covered.	The Policy fully covers all Non-titleholders for various resettlement and other benefits.	Gap exists between ADB SPS and RTFCTLARR Act but no gap exists between SPS and MUTP R&R Policy, which will be followed for the Non-titleholders of the project.
8.	Requirement of RP	Prepare a resettlement plan / indigenous peoples plan elaborating on displaced persons' entitlements, the	Preparation of Rehabilitation and Resettlement Scheme including time line for implementation. <i>Section: 16. (1) and (2).</i>	RAP preparation shall be undertaken with active participation of eligible PAPs. Draft RAP shall include, a statement of objective and policies, an executive summary, and	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy.

Sr. No.	Aspect	ADB Safeguard Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Measures to Bridge the GAP, if any
		income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.	Separate development plans to be prepared. <i>Section 41</i>	provision for the following : <ul style="list-style-type: none"> • organizational responsibilities, • community participation and integration with host populations, ; • socioeconomic survey, • legal framework, • alternative sites and selection, • valuation of and compensation for lost assets, • land tenure, acquisition, and transfer, • access to training, employment, and credit, • shelter, infrastructure, and social services, • environmental protection and management; and • implementation schedule, monitoring, and evaluation. 	
9.	Public disclosure	Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders	Under clause 18, the Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the <i>Panchayat</i> , Municipality or Municipal Corporation. As the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the <i>Tehsil</i> , and shall be published in the affected areas, in such manner as may be prescribed and uploaded on the website of the appropriate Government.	Draft RAP shall be shared with the PAPs, NGOs, CBOs and general public in the area through community meetings and other appropriate media. The views of PAPs will be taken into account in finalizing the RAP In addition, general dissemination of information on R & R policy, specific RAPs and environmental management plan related to Project shall also be undertaken in a planned manner. These activities may include organizing seminars, bringing out the news items in newspapers, TV, radio, technical and academic journals	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy. In addition to the publishing of the approved resettlement plan, the RF includes provision for disclosure of the various documents pertaining to RP implementation.
10.	Cost of resettlement	Include the full costs of measures proposed in the	As per clause 95 of RTFCTLARR Act, the cost of R&R is to be borne by the Local	Cost estimates should be prepared for activities mentioned in the RAP, should be budgeted and	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy.

Sr. No.	Aspect	ADB Safeguard Requirement	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013	MUTP R&R Policy	Measures to Bridge the GAP, if any
		resettlement plan and indigenous peoples plan as part of project's costs and benefits. For a project with significant involuntary resettlement impacts and / or indigenous peoples plan, consider implementing the involuntary resettlement component of the project as a stand-alone operation.	Authority or the acquiring body.	scheduled in coordination with the physical works of the main investment project.	Cost of resettlement will be covered as the project cost..
11.	Taking over possession before Payment of compensation	Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.	38 (I) The Collector shall take possession of land after ensuring that full payment of compensation as well as rehabilitation and resettlement entitlements are paid or tendered to the entitled persons within a period of three months for the compensation and a period of six months for the monetary part of rehabilitation and resettlement entitlements listed in the Second Schedule commencing from the date of the award made under section 30.	For acquisition of land, provisions of RTFCTLARR Act will apply. The resettlement activities shall be generally completed prior to commencement of the relevant section of the civil works of the project.	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy.
12.	Monitoring	Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.	48 (I)The Central Government may, whenever necessary for national or inter-State projects, constitute a National Monitoring Committee for reviewing and monitoring the implementation of rehabilitation and resettlement schemes or plans under this Act.	Provision for prescribing institutional arrangements, including interdepartmental oversight committees, the hiring of experts in housing, engineering, social development, land acquisition, legal, environment, PR and other relevant areas and monitoring mechanisms, to be set forth.	No gap between SPS, RTFCTLARR Act as well as MUTP R&R Policy. For project, monitoring mechanism and frequency will follow ADB SPS based on categorization.

It may be seen from the comparison that the provisions of RTFCTLARR Act and MUTP R&R Policy together do not show any significant gap with the requirements of SPS, 2009. Gaps, if any, will be bridged by adopting suitable procedures in consultation with the ADB.

4.6 ELIGIBILITY AND ENTITLEMENTS

The basic eligibility and entitlements framework gets divided based on the ownership of land i.e. in the form of Titleholder (owners, lessees, legal tenants) and Non-titleholder (encroachers, squatters, unauthorized occupants of public lands) PAPs. The titleholder PAPs will only be those who are affected due to acquisition of private land required for the project and will be eligible for compensation and R&R benefits on par with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. The RFCTLARR Act does not provide for any resettlement benefits (alternative commercial constructed space) for non-residential PAPs. However, such benefits will be provided under the MUTP R&R Policy to all Titleholder (in lieu of financial compensation) and Non-titleholder non-residential PAPs. Thus together the RFTLARR Act and MUTP Policy cover compensation and R&R benefits to all the PAPs of the project. The cut-off date for compensation for land for those who have legal title is the date of notification for acquisition of land as per the RFCTLARR Act (or any other suitable statute) and the cut-off date for R&R entitlements for Titleholders and Non-titleholder is the date of completion of BSES. The entitlement matrix provides category wise details regarding the entitlements in relation to the R&R principles enumerated above. The following **Table 4.2** presents the entitlement matrix for the titleholder and Non-titleholder PAPs of the proposed Metro project.

Basic Features of Entitlement Matrix

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

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

The eligibility and entitlement matrix for non-titleholders shall be as per the matrix included in the MUTP R&R Policy (**Annexure III**). A detailed combined entitlement matrix is given in **Annexure IV**.

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

As regards, the occupants of structures not directly affected but closely located to the barricading to be done for carrying out project works, engineering solutions will be

applied to maintain effective access for them. In cases where such solutions will not be possible, the occupants will be offered the choice of R&R benefits on temporary or permanent basis.

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

5.0 Institutional Framework

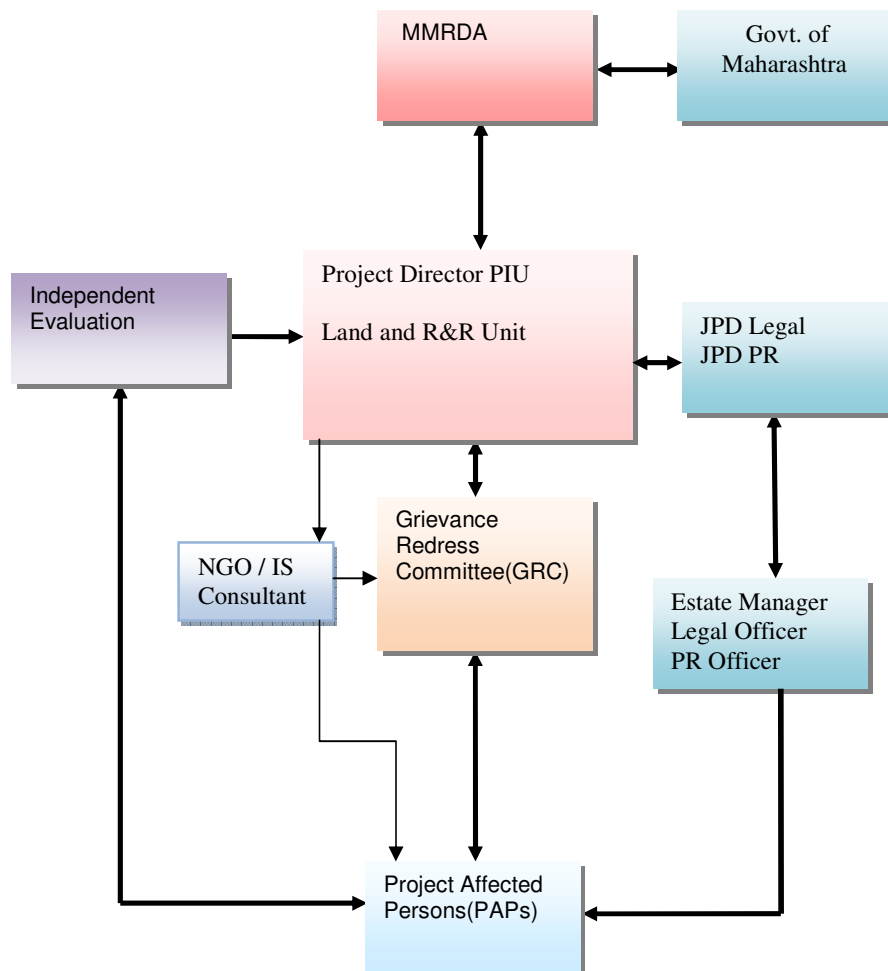
5.1 INSTITUTIONAL ARRANGEMENT

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. Mumbai Metropolitan Region Development Authority (MMRDA)
2. Project Implementation Unit of Mumbai Metropolitan Region Development Authority (MMRDA).
3. The Land and R&R Unit of the PIU.
4. NGOs Support during Implementation and Post Resettlement Phase, if found necessary.
5. Public Relation Cell of MMRDA.
6. Grievance Redress Committee.

The institutional framework for RAP implementation is shown in **Figure 5.1**.

Figure 5.1 Institutional Chart For RAP Implementation



5.1.1 PIU of Mumbai Metropolitan Region Development Authority (MMRDA)

Project Implementation Unit (PIU) of MMRDA is responsible for planning and implementation of resettlement and rehabilitation component of the proposed project. The PIU will coordinate with all the implementing agencies and monitor the progress of the project. The PIU is also responsible for the delivery of entitlements, supervising the work of the General Consultants (GC), NGO, Public Relations Dept. etc. It will provide logistical support for the purpose of reviewing the progress of project implementation. It will generate Progress Report for effective management decision. The PIU headed by Project Director (PD) will be responsible for overall planning, acquisition of land, supervision of all activities related to resettlement and rehabilitation of the proposed project, which will be implemented by the Land and R&R Unit of the PIU during preparation, implementation and post implementation phase.

5.1.2 Land and R&R Unit of PIU

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

5.1.3 NGOs Support during Implementation and Post Resettlement Phase

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

5.1.4 Implementation Support Consultant

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

5.1.5 Public Relation Dept.

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

5.2 Grievance Redress Committee (GRC)

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

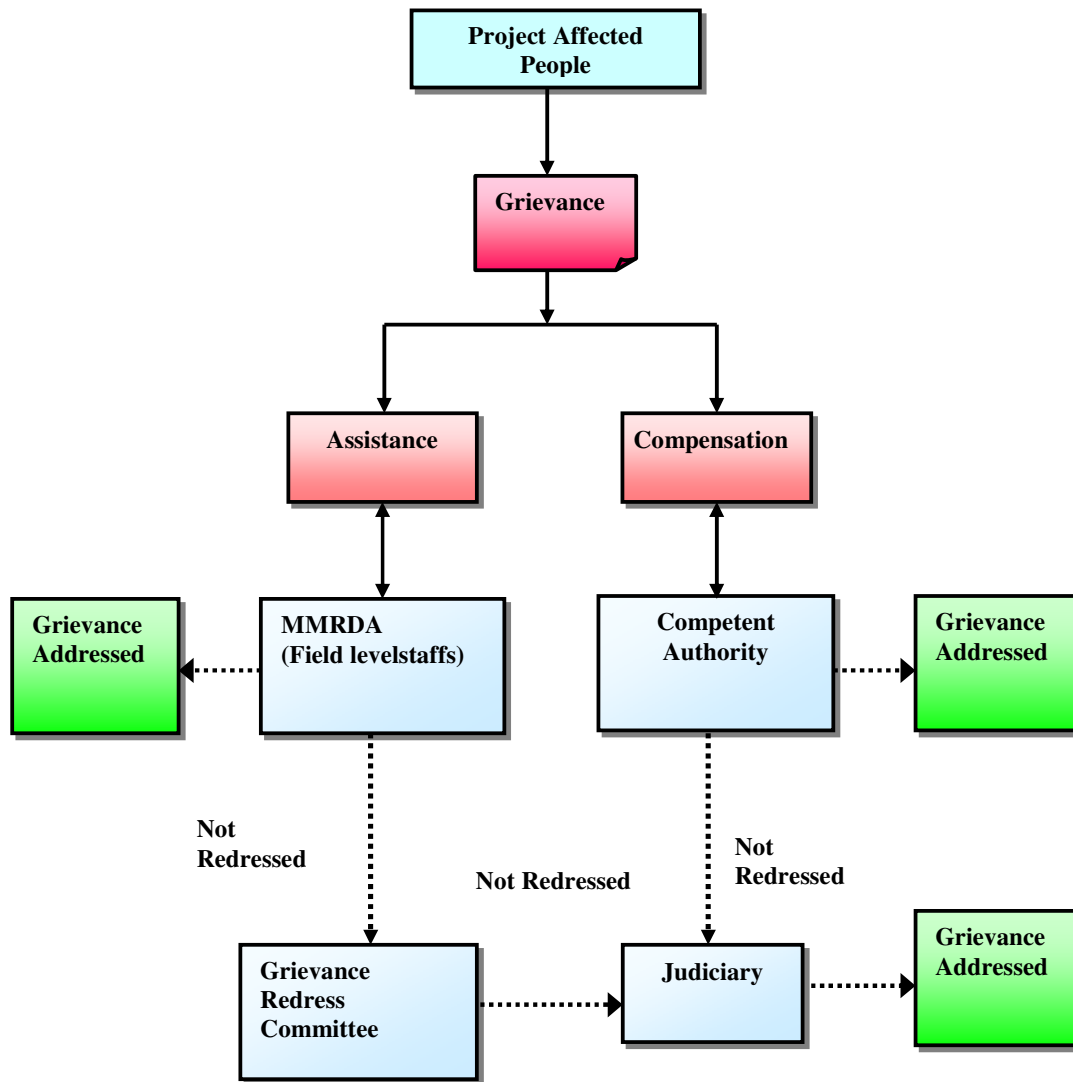
All the grievances will be first addressed at the level of the Land and R&R Unit of PIU. The grievances, which are not resolved at the PIU level and involve legal issues related to Titleholders, will be dealt as per the mechanism provided under the concerned regulatory framework. For example, Grievances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

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

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

The GRCs will address all such grievances including those related to eligibility and entitlement as per the guidelines for their functioning. The FLGRC and SLGRC are one person committees headed by an independent Chairperson with representatives from MMRDA and assisting NGO, PAP, his or her representatives as respondents. An organizational set up of FLGRC and SLGRC is presented in **Figure-5.2**. The grievances will be first addressed by the FLGRC whereas SLGRC will review decisions of FLGRC on grievance petitions filed by affected families/ persons not satisfied with the FLGRC verdict. Both FLGRC and SLGRC will follow the procedure of carrying out record and field verification and holding meeting with the concerned PAP after informing him/ her about specific location, date, and time of such meetings.

Figure-5.2 Stages of Grievance Redressal



5.3 ROLE OF STAKEHOLDERS

Role of stakeholders of resettlement plan is presented in Table 5.1

Table-5.1 Role of Stakeholders for Implementation of RAP

Position	Responsibility
Project Director-(PIU), MMRDA	<ul style="list-style-type: none"> • Overall planning and supervision of all project activities; • Exercise of administrative approval for finance & execution related activities; • Supervision and control over responsible officers in PIU • Coordination with ADB, Govt. of India, Govt. of Maharashtra and other concerned agencies.
Land and R&R Unit, PIU	<ul style="list-style-type: none"> • Planning, supervision and implementation of R&R components; • Report to Project Director, PIU; • Supervision and control over the Managers, Officers and support staff ; • Liaison and coordination with PIU, Estate Management Cell, Legal Cell, PR Cell, NGOs, PAPs & other stakeholders; • Prepare and submit all reports and communication to Project Director; • The administrative domain of Officer In-Charge include: -Approval of eligibility list -Approval of Progress Reports -Procurement of Consultancy services for R&R components; -Disclosure of information to requesters and external agencies -Release of payment to Consultants and NGO

NGO	<ul style="list-style-type: none"> • Assist PIU in conducting public consultation, survey, information disclosure, issue of identity cards, • Organize meeting with PAPs and assist them during relocation; • Explain the entitlements and R&R policy provisions; • Acting as catalysts between PAPs and project authorities; • Assist PIU in delivery of entitlements and in shifting of PAPs • Assist PIU in assessment and preparing and implementing plans for relocation of community structures and livelihood support activities including those for vulnerable PAPs • Serve as initial step to redress grievances; • Assist the PAPs in redressing grievances with Project Authorities; • Provide support for post resettlement activities such as registration of Cooperative Societies and training related to maintain the building etc. • Report to Officer In-Charge • Prepare monthly progress reports and submit to Officer In-Charge
Implementation Support of Consultant	<ul style="list-style-type: none"> • Preparation of database of affected structures, families, persons; • Verification of database through field survey; • Improve monitoring system; • Capacity building, • Regular follow up implementation activities and other relevant activities.
Public Relations Department	<ul style="list-style-type: none"> • Coordinate with the Officer In-Charge • Coordinate with PR agency in information sharing on R&R activities of the project; • Ensure availability of information to PAPs and other stakeholders; • Coverage of progress of R&R activities in the print and electronic media.
Grievance Redressal Committee	<ul style="list-style-type: none"> • FLGRC to first address grievances; • SLGRC to review decisions of FLGRC on grievance petitions filed by PAPs.
Independent Evaluation	<ul style="list-style-type: none"> • Mid - term and End-term Evaluation of the implementation of the various provisions and activities planned in the RAP; • Review the plan implementation in the light of the targets, budget and duration that had been laid down in the plan.

5.4 IMPLEMENTATION SCHEDULE

The Resettlement Action Plan will be implemented as per the overall schedule of project implementation. All activities related to the land acquisition and resettlement will be planned to ensure that land is acquired / is in possession prior to commencement of civil works in a particular section. Public consultation, internal monitoring and grievance redressal will be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. As part of advance actions, PIU will establish the GRC, and initiate the resettlement implementation. The R&R activities of proposed project are divided into three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases are project preparation phase, RP implementation phase and Monitoring and Evaluation phase.

5.4.1 Project Preparatory Stage (Pre-Implementation Stage)

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

5.4.2 RAP Implementation Stage

With the approval and disclosure of RAP, all the arrangements for fixing the compensation and the disbursement will be done which include payment of all eligible assistance; relocation of PAPs; initiation of economic rehabilitation measures, if any; site preparation for delivering the site to contractors for construction and finally commencement of the civil work. Considering the lengthy and time taking process for land acquisition, initial steps are taken up by the PIU in advance. However, the resettlement and rehabilitation fund will be monitored as a part of the RAP implementation at each stage. Internal monitoring will be the responsibility of PIU which will start in the early stages of the project when implementation of RAP starts and will continue till the completion of the implementation of RAP. The PIU will be responsible for carrying out the monitoring on a regular basis.

5.4.3 RAP Implementation Schedule

The RAP implementation schedule for R&R activities for Metro project including various sub tasks and time line is prepared and presented in **Table 5.2**. Wherever project works have to be taken up on private lands or lands occupied by structures, such land will be handed over to concerned contractors only after such lands are cleared through land acquisition and R&R is carried out.

Table 5.2 RAP Implementation Schedule For Mumbai Metro Project

Description \ Months	1	2	3	4	5	6	7	8	9	10	1	12	13	14	1	1	17	18		
Identification of Required Land and Affected structures	■																			
Community/ Public Consultation	■																			
Disclosure of RAP			■																	
Notification for Land Acquisition				■																
Determination of Compensation / Negotiations					■															
Payment for Land Acquisition						■														
Delivery of R&R Entitlements						■														
Internal Monitoring			■																	
External Evaluation					■													■		

1st month= The month of start of project Activities

6.0 Public Consultation

6.1 BACKGROUND

Public consultation is a continuous process throughout the project period, during project preparation, implementation, and monitoring stages. The sustainability of any infrastructure development depends on the participatory planning in which public consultation plays a major role. Experience indicates that involuntary resettlement generally causes numerous problems for the affected population. These problems 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 are 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.

A general consultation on social and environmental issues and safeguards with all the stakeholders was carried out on 12th May, 2016 in the MMRDA. The consultation primarily helped in disclosing technical information about the project and the social and environmental safeguards proposed to be followed to the participants. The proceedings of the consultation are at **Annexure-I**. Keeping in mind the significance of consultation and participation of the people likely to be affected or displaced due to the proposed project, both formal and informal discussions were conducted with PAPs during census survey when the social experts consulted with the key Project Affected People/ stakeholders and discussed the issues regarding land acquisition, structures likely to be affected, social risk, presence of significant CPR (Common Property Resource) and vulnerable population, mitigation measures, value of affected assets, and other assistance & allowances. In this chapter detailed methodology adopted for stakeholder consultation and key findings of consultations are discussed.

6.2 APPROACH AND METHODS OF CONSULTATION

Public consultations/ Focus Group Discussions were held with various sections of affected persons such as traders, women, squatters, kiosks and other inhabitants in the areas likely to be affected by the project. During public consultations, issues related to land acquisition, compensation, income restoration, employment generation, information flow, grievance redressal, safety, role of administration etc. were discussed. The RAP addresses all issues raised during public consultation and recommends measures as well.

The following methods were adopted for conducting public consultation:

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

6.3 INFORMATION DISCLOSURE AND CONSULTATION

During social survey, meetings and focus group discussions were conducted to get wider public input from the primary and secondary stakeholders. The roadside communities, particularly the affected small business enterprises, took good interest in the meetings. This consultative approach led to identification of a range of issues related to service road closure / diversion and improvements before construction of Mumbai Metro 2A. Perhaps more importantly, the affected communities strongly felt a sense of participation in the decision-making process.

6.4 KEY FINDINGS OF CONSULTATIONS HELD DURING SURVEY

The key findings of public consultation are presented in **Table 6.1**.

Table 6.1 Stakeholder Consultation

Place	Issues Discussed	Important Opinion & Views	Remarks
Various Locations	Land	<ul style="list-style-type: none"> PAPs are dependent solely on Shops and People's survival is based on the shop only. 	<ul style="list-style-type: none"> MMRDA shall rehabilitate the affected people within the framework of RTFCTLAR Act and MUTP R & R policy.
	Land acquisition	<ul style="list-style-type: none"> The location of stairs and lifts may be diverted to avoid their shops. These may be developed on roadside. 	<ul style="list-style-type: none"> The route has been worked out on the basis of workable curves as the project is longitudinal in nature and abrupt curves cannot be planned
	Compensation	<ul style="list-style-type: none"> People of market will not co-operate with MMRDA. They shall be paid compensation at market rate which is about 2 Lakh per m. 	<ul style="list-style-type: none"> MMRDA shall compensate the affected people within the framework of RTFCTLAR Act and MUTP R & R policy.
	Compensation to employees	<ul style="list-style-type: none"> Every shop is having employees. Employees are dependent on the shops concerned. They will also be affected 	<ul style="list-style-type: none"> The employees may be considered for compensation as per the provisions of MUTP Policy

From the above table and discussions with PAPs it is evident that many people in affected commercial area had questions and objection to the proposed Metro project since they considered that the project would displace them and there was fear among people that they might not get fair compensation. Moreover they were not sure about the

timeline of the project. They considered that the project might take several years as in case of earlier Metro Project in Mumbai. Simultaneously, they also have expressed the desire to be resettled in the same area, which was difficult due to non-availability of vacant land outside the RoW.

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

6.5 COMMUNITY PARTICIPATION DURING PROJECT IMPLEMENTATION

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

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

- a) The LA & R&R Unit will conduct information dissemination sessions in the project area and solicit the help of the local community/ leaders and encourage the participation of the PAP's in RAP implementation.
- b) Consultation and focus group discussions will be conducted with the vulnerable groups like women, families of BPL, Scheduled Castes, if any identified to ensure that the vulnerable groups understand the process and their needs are specifically taken into consideration, if necessary.
- c) The LA & R&R Unit will organize public meetings, and will appraise the communities about the progress in the implementation of project works and payment and assistance paid to the community. Regular update of the program of resettlement component of the project will be placed for public display at the project offices.
- d) Taking into consideration the risks of HIV/ AIDs during the project construction period and road safety issues, specialist will be invited to undertake activities related to their core competencies.

Lastly, participation of PAPs will also be ensured through their involvement in various local committees. PIU and field offices will maintain an ongoing interaction with PAPs to identify problems and undertake remedial measures.

7.0 RESTTLEMENT ASSISTANCE PLAN AND COST

7.1 BACKGROUND

This chapter presents an overview of eligibility for entitlement, valuation and compensation for losses, income restoration and cost estimates. The present cost estimates for land and structures are based on average value of land. 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.

7.2 ELIGIBILITY FOR ENTITLEMENT

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

Titleholder:

Residential

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

Commercial:

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

Non-Title Holder:

Occupant of residential unit

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

Occupant of commercial unit

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

Employees of Enterprises

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

As is seen from the survey, most of the affected PAPs are commercial (99) with 88 residential PAPs. The MMRDA has ready possession of large stock of residential and commercial tenements in various R&R colonies in Greater Mumbai, also in Western Suburbs (more stock is being obtained in Malad (E)), procured in the form of slum rehabilitation schemes duly developed under the Development Control Regulations of Greater Mumbai and also a stock of commercial tenements procured under Rental Housing programme near Dahisar just outside Greater Mumbai with all related services and amenities. It is proposed to resettle the PAPs of the project in these colonies depending on the proximity and suitability of locations. The PAPs can be offered the choice depending on availability of stock at various locations such as Oshiware, Malad, Dahisar etc. and can be resettled accordingly. In order to offer better choice to the PAPs specific locations are not identified and included in the SIA as a part of the RAP. It may be noted that the ready reckoner values of such constructed properties are more than the estimated cost of the structures affected by the project, most of which are likely to be non-titleholders.

7.3 VALUATION AND COMPENSATION FOR LOSSES

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

7.3.1 Loss of Land and Replacement Value

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

7.3.2 Loss of Structure and Replacement Value

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

7.3.3 Assistance for Squatters

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

7.3.4 Shifting Allowance

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

7.4 INCOME RESTORATION

This Metro project may have an adverse impact on the income of PAPs losing commercial properties. Accordingly, it is the responsibility of MMRDA as the owner of the project to provide adequate provisions for restoration of livelihood of the affected families. The entitlement matrix proposed for this project based on the RFCTLARR Act and MUTP R&R Policy has provisions for restoration of livelihood of the affected communities. The focus of restoration of livelihoods is to ensure that the PAPs are able to regain their pre project living standards. To restore and enhance the economic conditions of the PAPs, various assistances are incorporated in the RAP. If the above entitlements, particularly for Non-titleholder and vulnerable PAPs, are not found to be adequate Post-R&R, their needs will be assessed and remedial measures for livelihood support will be undertaken as may be necessary.

7.5 COST ESTIMATE

The detail of R&R budget is given in **Table 7.1**. The total cost for resettlement and rehabilitation will be about **Rs.15,063.68 Lakhs**.

Table 7.1 Details of Cost of Acquisition of Private Land and R&R (Rs. Lakhs)

S. No.	Description	Entitlement	Unit	Quantity	Rate	Amount Rs. Lakhs
1	Acquisition of Permanent land Private Land	Total Replacement Cost of land *	m2	14,896	0.50	7,448.00
2	Solatum	100% as per RTFCTLARR Act	m2	14,896	0.50	7,448.00
3	Acquisition of temporary private land	6% of total land cost per year for 3 years	m2	0	0.09	0.00
4	Acquisition of structures					
4.1	Residential PAPs	Tenement area 20.91 m2 free of cost	Per unit	88		**
4.2	Commercial PAPs	Area equivalent to	Per unit	99		**

		affected area 20.91 m2 free of cost				
5.	Subsistence Allowance ***	For a period of one year @Rs.3000/month	Family	88	0.36	31.68
6.	Shifting Allowance ***	A lump sum shifting allowance of Rs.50,000/-	Family	88	0.50	44.00
7.	One time resettlement allowance ***	For All the affected families	Family	88	0.50	44.00
8	Employees Transportation cost	12 Quarterly passes for differential distance for employees in shops	LS	130		28.00
9.	Independent Evaluation		LS		10.00	10.00
10.	Miscellaneous		LS		10.00	10.00
	Cost of R & R					15,063.68

* Average rate of land for all the locations

**the resettlement benefits to be provided are available with MMRDA and are obtained by it free of cost against Transferrable Development Rights (TDRs). Hence their cost cannot be ascertained. If any of the residential PAPs are found to be titleholders, they can be provided multiple units of 20.91 sq.m. tenements. The commercial PAPs will be entitled for one-time payment of grant as per the RTFCTLARR Act if they choose such assistance over the alternative commercial space provided under the MUTP R&R Policy. The Non-titleholder occupants of commercial structures with areas more than 225 sq.ft. will be provided an option to take monetary amount of value of affected structure.

*** applicable for only titleholders

The 16.40 ha. depot land is expected to be obtained from Govt. of Maharashtra free of cost.

8.0 MONITORING AND EVALUATION

8.1 BACKGROUND

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. RAP implementation will be monitored only internally. Project Authority will be responsible for internal monitoring through and will prepare quarterly reports on the progress of RAP implementation. An Independent Evaluation Consultant will may be hired by Project Authority for mid and end term evaluation of RAP implementation.

8.2 INTERNAL MONITORING

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

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

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

- Liaison with the General Consultant, construction contractor and project affected communities to review and report progress against the RAP;
- Verification of land acquisition and compensation entitlements are being delivered in accordance with the RAP;
- Verification of agreed measures to restore or enhance living standards are being implemented;
- Identification of any problems, issues or cases of hardship resulting from resettlement process;
- Through household interviews, assess project affected peoples' satisfaction with resettlement outcomes;
- 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 PIU 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 No. of residential and commercial PAPs resettled No. of Community Structures relocated Number of structures dismantled
Financial	Number of land owners and private structure owners paid compensation and other monetary benefits Amount of compensation paid for land/structure Cash grant for shifting PAPs Amount paid for training and capacity building of staffs Amount for restoration of CPR (Common Property Resource)
Social	No. of vulnerable PAPs identified Nature and extent of benefits provided to Vulnerable PAPs No. of PAPs provided employment information No. of PAPs provided training facilities Nature and extent of Post R&R grievances addressed
Economic	Successful implementation of Income Restoration Schemes, if any
Grievance	Consultation for grievance redressal PAPs knowledge about their entitlements Cases referred to court, pending and settled Number of grievance cell meetings Number of cases disposed by GRC to the satisfaction of PAPs.

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

8.3 INDEPENDENT EVALUATION

As mentioned earlier, an Independent Evaluation Agency (IEA) will be hired by Project Authority for mid and end term evaluation. A detailed Terms of Reference for IEA is found as **Annexure - VI**.

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 	<ul style="list-style-type: none"> Resettlement plan implementation may take longer 	<ul style="list-style-type: none"> Satisfaction of land owners with the compensation and assistance paid

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

8.4 Reporting Requirements

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

Minutes of the Public Consultation Meeting
Environmental and Social Aspects of the Mumbai Metro Line 7- Andheri (E) to Dahisar (E) and
Mumbai Metro Line 2A – Dahisar to D.N. Nagar projects

The work for Mumbai Metro Line – 7 Andheri (E) to Dahisar (E) and Mumbai Metro Line 2A – Dahisar to D.N. Nagar has been undertaken by MMRDA with the approval of Govt of Maharashtra and assistance of DMRC. These projects are designed to minimise the environmental and social impacts. The civil works for the project will be financed by MMRDA while financial assistance is being sought from ADB for the rolling stock, signalling, communications systems, E&M, AFC, etc. The EIA and SIA reports prepared for these projects are being revised incorporating alignment changes and specific site conditions. R&R of the PAPs of the project will be carried out as per the Mumbai Urban Transport Project (MUTP) Policy. Public consultations being held in accordance with the ADB's Safeguards Policy for Information Disclosure, Consultation and Participation.

Public Announcement in Newspapers:

A public consultation meeting focussing on the environmental and social aspects of the Mumbai Metro line 7: Andheri (E) to Dahisar (E) and Metro line 2A: Dahisar to D.N. Nagar project was organised on May 12, 2016. A notice regarding the schedule of the meeting was advertised in prominent daily newspapers in three languages i.e. English, Hindi and Marathi on the 30th April, 2016 to inform the general public. The copies of the notices published in the newspapers are attached as Annexure-I. The details of the date, time and place of the Public consultation meeting were as follows:

Date	Time	Place
12/05/2016	3:00 p.m. to 5:00 p.m.	The Auditorium, New MMRDA building, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

The following officers from MMRDA and DMRC addressed the meeting:

Sr. No.	Metro Representatives	Designation
1.	Shri P.R.K. Murthy	Director (Projects) Metro, Metro PIU
2.	Shri P.K. Sharma	Director, DMRC
3.	Shri V.G. Patil	Chief, SDC
4.	Smt. K. Vijayalakshmi	Chief, T&C
5.	Shri Dilip Kawathkar	Dy. Metropolitan Commissioner (Admin),
6.	Smt. Indurkar	Tahsildar

The meeting started with introductions of officials and a power-point presentation on the project comprising of the Metro Master Plan, details including alignment, station locations and facilities, project status, method of construction, costs and financial obligations, measures that will be taken for traffic movement and minimising nuisance to public along the corridor, the environmental and social impacts and safeguards, clearances to be obtained, eligibility, entitlement and grievance redressal framework for R&R etc. was made. A copy of the presentation is placed as Annexure II. The technical aspects of the

project were presented by Shri. P.K. Sharma and environmental and social aspects were presented by Shri. V.G. Patil.

The consultation meeting was attended by fifteen persons. The list of attendees along with the attendance record consisting of their names, organisation represented and the contact details is attached as Annexure – III. The photographs of the meeting are attached as Annexure – IV.

The details of the points raised by the public and the reply to their queries were as follows:

Sr. No.	The points that were raised by the Public	Response provided by officers
1.	<p>Shri Ulhas Chaudhari from Paryawarniya Grahak Chalwal raised concerns regarding environmental effects and carbon emissions during the project execution caused by congestion, debris below the elevated structures viz a viz reduction after the project is implemented, . He also raised the question regarding the feasibility and need of the metro project viz a viz strengthening the existing western railway and public bus transport system run by the BEST in the city. He also raised concern on the water requirements and planning for its provision for the project. Drawing references of the previous infrastructure projects commissioned by various government bodies in the city, he pointed concerns on the quality, site management during and after the project implementation phases.</p> <p>He also submitted a detailed letter regarding his concerns. The letter is attached as Annexure – V</p>	<p>The need for these metro projects was established based on comprehensive transport study and as a part of assessment and feasibility of these projects. An extensive EIA study was being carried out to assess the baseline conditions and projected impacts which would take into account the impacts and suggest mitigation measures. Such measures will be implemented.</p>
2.	<p>Shri Sunil Sampatrao Shinde from the Aanyay Nivaran Samajik Santha raised concerns about awarding the contract to J.Kumar against whom FIR was launched by the Municipal Corporation of Greater Mumbai in case of some other work.</p>	<p>It was indicated that legal opinion was sought before awarding the contract to the said contractor.</p>

List of Annexures

- Annexure I A,IB, IC : Advertisements placed in English, Marathi and Hindi newspapers
- Annexure II : Public Consultation meeting Presentation copy
- Annexure III : List of Attendees

- Annexure IV : Photographs of the Public Consultation meeting
- Annexure V : Letter by Shri Ulhas Chaudhari from Paryawarniya Grahak Chalwal



मुंबई महानगर प्रदेश विकास प्राधिकरण

MMRDA महाराष्ट्र शासन अंगीकृत


प्लॉट नं. आर-५, आर-६ आणि आर-१२, वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई - ४०० ०५१
दूरध्वनी : २६५९४००१/०४ फॅक्स : २६५९१२६४ वेबसाईट : <https://mmrda.maharashtra.gov.in>

जनतेसाठी खुले चर्चासत्र

मेट्रो मार्ग - ७ : (अंधेरी (पू.) - दहिसर (पू.)) आणि मेट्रो मार्ग २ अ : (दहिसर (प.) - डी. एन. नगर) संबंधी पर्यावरणीय व सामाजिक बाबी

महाराष्ट्र शासनाच्या मान्यतेने आणि एशियन डेव्हलपमेंट बँकेच्या (ए.डी.बी) वित्तीय सहाय्याने मुं.म.प्र.वि. प्राधिकरणाने मेट्रो मार्ग ७ : (अंधेरी (पू.)- दहिसर (पू.)) व मेट्रो मार्ग २ अ : (दहिसर (प.)- डी.एन.नगर) ची अंमलबजावणी हाती घेतली आहे.

मेट्रो ७ व २ अ चे मान्यताप्राप्त आखणीमार्ग



मुं.म.प्र.वि. प्राधिकरणाद्वारे या प्रकल्पांच्या पर्यावरण परिणाम मूल्यमापन व सामाजिक परिणाम निर्धारण अहवालांना अंतीम स्वरुप देण्याचे काम प्रगतीपथावर असून ऑक्टोबर, २०१६ पासून स्वापत्य कार्ये हाती घेण्याचे प्रस्तावित आहे. या प्रकल्पांचे तपशील सादर करण्यासाठी आणि त्यावरील विचार आणि सूचना प्राप्त करण्यासाठी मुं.म.प्र.वि. प्राधिकरण या प्रकल्पांशी संबंधित विविध हितसंबंधीतांशी आणि सर्वसाधारण जनतेशी सल्लामसलत करण्यास इच्छुक आहे. याकरीता प्रकल्पांच्या पर्यावरणीय सामाजिक मुद्द्यांसह विविध पैलूवर विचार विनिमय करण्यासाठी दि.१२ मे, २०१६ (गुरुवार) दु. ०३:०० ते ०५:०० दरम्यान मुं.म.प्र.वि. प्राधिकरणाचे सभागृह, नवीन प्रशासकीय इमारत, ड ब्लॉक, बांद्रा कुर्ला संकुल, मुंबई- ५१ येथे जनतेसाठी खुले चर्चासत्र आयोजित करण्यात आले आहे.

या प्रकल्पांमध्ये स्वारस्य असणाऱ्या सर्व व्यक्तींना बैठकीस उपस्थित राहून सहभागी होण्याचे निमंत्रण देण्यात येत आहे.

दिनांक : २७/०४/२०१६
ठिकाण : मुंबई.

अतिरिक्त महानगर आयुक्त-१
मुं.म.प्र.वि.प्रा.
Fulrani



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
(A Govt. of Maharashtra Undertaking)

Plot Nos. R-6, R-6 & R-12, Bandra-Kurla Complex, Bandra (E), Mumbai 400 051.
Tel.No. 26594001-04 Fax : 26591264 Website: <https://mmrda.maharashtra.gov.in>


PUBLIC CONSULTATION
ENVIRONMENTAL AND SOCIAL ASPECTS OF
METRO CORRIDOR VII : (ANDHERI (E) - DAHISAR (E)) AND
METRO CORRIDOR II A : (DAHISAR (W) - D.N. NAGAR).

The MMRDA has undertaken implementation of the Metro VII (Andheri (E) - Dahisar (E)) and IIA (Dahisar (W) - D.N. Nagar) corridors with the approval of the Government of Maharashtra and financial assistance of the Asian Development Bank (ADB).

Approved Alignment of the Metro VII & IIA

Mumbai Metro Line 2A (Dahisar to D.N. Nagar)	
Railroad Parameters	
Length	14.00 km
Station	17 (16.00 km) + 1 (Dahisar)
Speed	160 km/hr
Investment	₹ 1,400 Crores (approx.)
Station	17 (16.00 km) + 1 (Dahisar)
Year	2011 - 2016
Phase	2011 - 2016
Category	2011 - 2016

Mumbai Metro Line 7: (Dahisar (E) to Andheri (E))	
Railroad Parameters	
Length	14.00 km
Station	16 (15.00 km) + 1 (Dahisar)
Speed	160 km/hr
Investment	₹ 1,400 Crores (approx.)
Station	16 (15.00 km) + 1 (Dahisar)
Year	2011 - 2016
Phase	2011 - 2016
Category	2011 - 2016



The MMRDA is in the process of finalising the EIA and SIA reports for these projects and proposes to take up execution of the civil works from October, 2016. The MMRDA desires to hold Public consultations with various stakeholders and public at large to share the details about these projects and obtain their views and suggestions. A Public consultation meeting on various aspects of these projects including the Environmental and Social issues is scheduled on May 12, 2016 (Thursday) between 3:00 p.m. to 5:00 p.m. at the Auditorium, New MMRDA Office Building, Bandra-Kurla Complex, Bandra (East) Mumbai – 400051. All persons having interest in these projects are invited to attend and participate in the meeting.

Date : 27.04.2016
Place : Mumbai

Addl. Metropolitan Commissioner (I)
MMRDA

E-01/16

मुंबई महानगर प्रदेश विकास प्राधिकरण

MMRDA

महाराष्ट्र शासन अंगीकृत

प्लॉट नं. आर-५, आर-६ और आर-१२, वाड्रे-कुर्ला संकुल, वांद्रा (पूर्व), मुंबई - ४०० ०५१

दूरध्वनी : २६५९४००१/०४ फॅक्स : २६५९१२६४ वेबसाईट : <https://mmrda.maharashtra.gov.in>

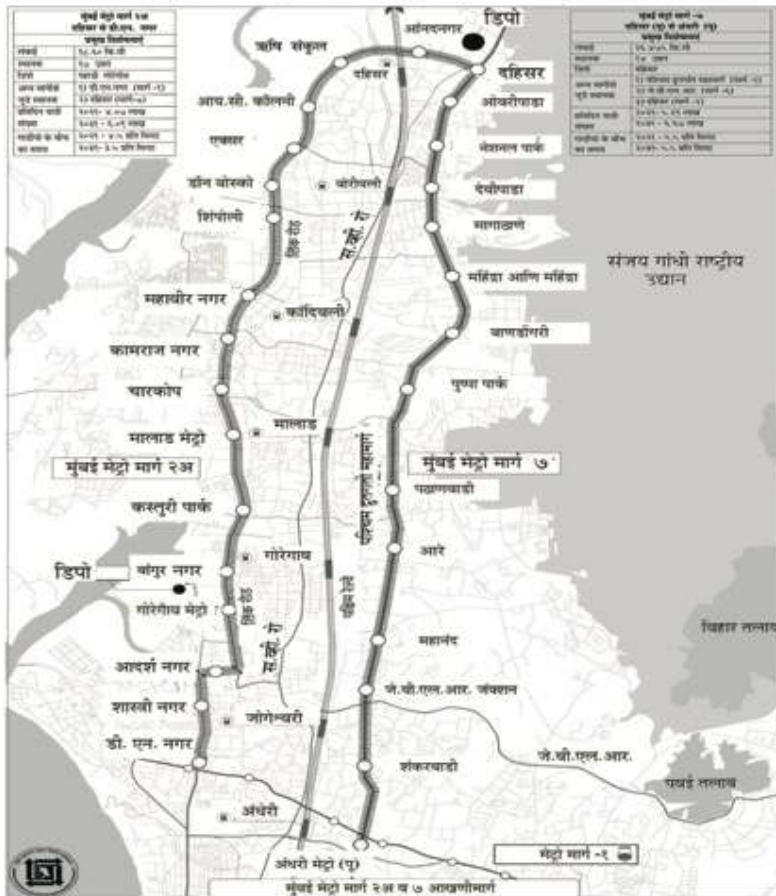
लोक परामर्श

मेट्रो मार्ग - ७ : (अंधेरी (पू.) - दहिसर (पू.)) तथा

मेट्रो मार्ग २ अ : (दहिसर (प.) डि. एन. नगर) के पर्यावरणीय तथा सामाजिक पहलू

महाराष्ट्र सरकार की स्वीकृती तथा एशियन डेवलपमेंट बैंक (ए डी बी) की वित्तीय सहायता से मुंबई मेट्रोपॉलिटन क्षेत्र विकास प्राधिकरण ने मेट्रो मार्ग ७ : (अंधेरी (पूर्व)-दहिसर(पूर्व) मेट्रो २ : अ दहिसर(पश्चिम)- डी.एन.नगर) के मार्गों के कार्यान्वयन का कार्यभार लिया है।

मेट्रो ७ व २ अ का अनुमोदित संरेखण



मुंबई मेट्रोपॉलिटन क्षेत्र विकास प्राधिकरण इन परियोजनाओं हेतु पर्यावरण परिणाम मूल्यापान (EIA) तथा सामाजिक परिणाम निवारण (SIA) रिपोर्ट को अंतिम रूप देने की प्रक्रिया में है तथा सिविल निर्माण कार्य को अक्टूबर, २०१६ से प्रारम्भ करने का प्रस्ताव है। मुंबई मेट्रोपॉलिटन क्षेत्र विकास प्राधिकरण विभिन्न स्टेकहोल्डर तथा सर्व सामान्य जनता से इन परियोजनाओं से संबंधित सूचना वांटने तथा उनके विचार और सुझाव प्राप्त करने हेतु जनता से परामर्श करने की इच्छुक है। इन परियोजनाओं के पर्यावरणीय एवं सामाजिक मुद्दों के साथ विभिन्न पहलुओं पर विचार हेतु नई एम आर डी ए कार्यालय बिल्डिंग, ई क्लॉक, वांड्रे-कुर्ला संकुल, वांड्रे(पूर्व), मुंबई - ४०००५१ के प्रेक्षागृह में दिनांक १२ मई २०१६ (गुरुवार) को दोपहर ३.०० बजे से ५.०० तक लोक परामर्श बैठक का आयोजन किया है।

इन परियोजनाओं में रुचि रखने वाले सभी लोग बैठक में उपस्थित रहने तथा भाग लेने के लिए आमंत्रित हैं।

दिनांक : १७/०४/२०१६

स्थल : मुंबई.

अतिरिक्त महानगर आयुक्त-१

मुं.म.प्र.वि.प्रा.

Fulrani





HOUSEHOLD SURVEY FOR R&R METRO RAIL PROJECT
FOR MMRDA BY SPARC

Name of Project: _____

Date of survey: _____

Name of Investigator: _____

Name of Agency: _____

Schedule No.: _____
 (Matched with House No.)

1. Name of Respondent: _____

Name of Owner of Structure: _____

Religion: _____ Mother Tongue: _____

No. of years in the Settlement: _____

Are you owner/tenant/sub-tenant?

Whether SC/ST: _____

2. Documents available

1. Ration Card: Yes / No: _____
 (Number)

2. No. of Electoral Roll: _____
 (1995) (2000)

3. Part No.: _____ Sr. No.: _____ Structure No.: _____

4. Name in 2000 Census Receipt No.: _____
 (Yes/No)

5. Photo Pass: _____

6. Shop Licence: _____

7. Savings Account at Bank: _____

8. Any Other: _____

3. **Have you taken Loan for**

Construction/Purchase/Repairs/Any Other purpose? Yes/No

If yes, Amount: _____

b) If yes, Repayment made up to what extent: _____

4. **Shelter**

Area of Structure (In Sq. Ft.): _____

No. of Rooms : _____

Usage of Area for Non-residential use

Sr. No.	In/Around House	Approximate Sq. Ft. Used
1.	Storage of Material	
2.	Production	
3.	Petty vending	
4.	Any Other	

Materials used for House Structure

	Cement Concrete	Tin/Bricks	Tiles	Plastic	Wood	Bamboo
Roof						
Wall						
Floor						

Preferred type of Rehabilitation: _____

Preferred location of Rehabilitation: _____

3. Details of Family Members:

Sr. No.	Name of the Individual	Age	Sex	Marital status	Relation-ship with the HH	Education	Nature of Employment	Exact Location for Work	Distance of Work	Income	Secondary
							1. Govt. 2. Private 3. Self Employed 4. Casual Labour	1. At home 2. All over 3. Specific Place	(Walking time, Bus time & Train time)	Last month/ Last week	Other if any Part-Time Employment
1.											
2.											
3.											
4.											
5.											
6.											
7.											
8.											
9.											
10.											

III. (a) No. of Married couples

Does anyone in the family have a disability ? Yes / No

If Yes, Who ? _____ . What kind of Disability: _____ .

**COMMERCIAL ESTABLISHMENT SURVEY FOR R&R METRO RAIL ROJECT
FOR MMRDA BY SPARC**

NAME OF PROJECT : _____

DATE OF SURVEY : _____

NAME OF INTERVIEWER : _____

NAME OF AGENCY : _____

SCHEDULE : _____

1. NAME OF RESPONDENT : _____

AGE YEARS : _____

SEX:MALE/FEMALE : _____

EDUCATION : _____

2. NAME OF THE OWNER OF
THE STRUCTURE : _____

3. STRUCTURE NO. : _____

4. NAME OF THE PRESENT
STRUCTURE HOLDER : _____

5. YEAR OF CONSTRUCTION : _____

6. TYPE OF CONSTRUCTION :

7. NO. OF YEARS IN THE SETTLEMENT : _____

8. YEAR OF ESTABLISHMENT : _____

9. WHETHER LICENSED BY BMC : _____

10. USAGE OF STRUCTURE/TYPE &
NATURE OF ACTIVITY : _____

1. SHOP : _____
2. WORKSHOP:PRODUCTION : _____
3. STORAGE OF MATERIAL : _____
4. PETTY VENDING : _____
5. ANY OTHER : _____
- (a) APPROX. AREA SQ. FT. USED : _____
- (b) NO. OF EMPLOYEES
 WORKING : TEMPORARY : _____
 PERMANENT : _____
- (c) TOTAL TURNOVER : _____
- (d) SOURCE OF INVESTMENT : _____
- (e) TYPE OF FINISHED GOODS/
 RAW MATERIAL FROM
 WHERE MARKETED. : _____

PREFERED TYPE OF REHABILITATION : _____

PREFERED LOCATION OF REHABILITATION : _____

10. (f) Details of Employees :

Sr. No.	Name	Age	Sex	Education	Residence Address	Distance from place of residence to employment	No. of years in the employment	Monthly salary	Nature of work/skills
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									

COMMUNITY PROFILE

- I. 1. Name of Project :
2. Is map of the location attached ? :
3. Ward Municipal :
4. Estimated No. of structures (Map attached) :
- Residential :
- Commercial :
- Others :
- TOTAL :

5. Prominent characteristics of the settlement

Type of Structures	Residential		Commercial		Others	
	No.	%	No.	%	No.	%

- b) i) History of Improvements under any program:

INFRASTRUCTURE:

PHYSICAL

<u>WATER</u>	<u>Source of Water</u>	<u>No.%</u>	<u>Cost</u>	<u>Timing</u>		
	Individual Taps					
	Stand Posts					
	Well					
TOILETS	BLOCKS					

ELECTRICITY

	Individual Connection	Rent	
Connections			
Cost			

1. Are there street lights?

Health Facilities

What type of health facilities do communities use.

Health facilities	Government	BMC	Private	Distance from Settlement (Walking/Public Transport)
Dispensary				
Hospital				

Educational

	Language	Settlement	Distance from Settlement (Walking/Public Transport)	Bus/Train
Secondary School				
Primary School				
Balwadi				
Literacy Classes				

Social/Cultural

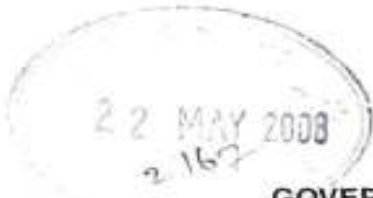
	In Settlement	Nearby
Community Centre		
Youth Recreation		
Rahiwasi Sangh		
NGO		
ICDS		
National Adult		
Educational Programmes		
Mahila Mandal		
Library		
Playground		

Other Amenities**Distance from Settlement**

	Yes/No	Walking/Public Transport
Ration Shops		
Vegetable Market		
Railway Station		
Post Office		
Bus Stop		

Is there a place of worship ? Yes/No

Place of Worship	Numbers
1. Temple	
2. Mosque	
3. Church	
4. Gurudwara	

Annexure - III

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

GOVERNMENT OF MAHARASHTRA

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

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

1. Resolution :

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

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

2. Applicability of the Policy :

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

3. Objectives :

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

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

4. **Categories of Project Affected Structures :**

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

Ownership :

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

Land use :

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

Type of structures :

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

5. Definition of Project Affected Persons (PAP) :

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

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

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

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

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

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

7. Selection of Resettlement Site :

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

B. Land acquisition :

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

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

9. Resettlement Options :

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

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

¹ Transfer of Development Right is available as an alternative to compensation under the LA Act 1994. If the landowner whose land is reserved for a public purpose is prepared to surrender such land to free of cost and free of encumbrances to BMC he can opt for receiving TDR equivalent to floor space which he could have constructed had his land not been reserved. In Suburbs where most of the land acquisition is required to be carried out for MUTP such floor space (and therefore the TDR) will be reckoned at the Floor Space Index (FSI) of 1. These TDRs are saleable in the market and can be used in areas specified in the DCRs. In addition to the TDR given for the land, TDR equivalent to the floor space constructed for the slum dwellers and handed over free of cost for can also be granted. Such floor space is restricted to FSI of 2.5 and consequently TDR available for constructed dwelling units is also restricted to 2.5.

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

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

10. Other Amenities :

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

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

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

PH / HD and SRD are a part of the Development Plan of Greater Mumbai. The standards of off-site amenities will therefore be according to the Development Plan. The on-site amenities like the recreational open space, Balwadis, water supply, sanitation, pathways and access streets etc shall be provided according to the standards prescribed in DCR's.²

11. Monetary Supplement to Squatters :

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

² Some of the standards prescribed by the DCRs at present are; recreational open space @ of 15% of the plot area, water supply @ of 135 litres per capita per day, one balwadi of 20.9 sq.m. for every 100 dwelling units and minimum width of pathway is 1.5 m.

12. Compensation for Economic Losses :

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

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

13. Other Benefits :

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

14. Planning and Implementation Procedure :

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

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

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

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

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

15. Redressal of Grievances :

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

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

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

17. Indirectly Affected PAPs :

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

18. Host Community :

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

19. Modification of Development Plan :

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

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

to be acquired and utilised for R & R of PAPs according to the procedure laid down in the Maharashtra Regional and Town Planning Act 1966 (MR & TP Act).⁴

20. Institutional Arrangements :

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

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

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

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

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

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

Sd/-

(R. B. Budhiraja)

Principal Secretary to Government of Maharashtra.

⁴ The procedure for modifying the Development Plan reservation is prescribed in Section 37 of the MR & TP Act 1966. This requires publication of proposed modification, for inviting public suggestions and objections, hearing the suggestions and objections and then taking a final decision.

Copy to :

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

Appendix - I

SUMMARY OF REHABILITATION MEASURES

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

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

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

Entitlement Matrix

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
Land						
1-a	Loss of private land	Agricultural land, homestead land or vacant plot	Legal titleholders/ Family with traditional titleholders ¹	<p>It is a Metro project in urban area and does not involve acquisition of any agricultural or homestead land and PAPs do not include families with traditional titles. The following compensation will be paid on par with RTFCTLARR Act.</p> <ul style="list-style-type: none"> • Market value of land, value of assets attached to the land or buildings and 100% solatium (or as decided by GoM) • Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI • Monthly subsistence allowance of Rs. 3,000 per month for a period of one year • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement allowance of Rs. 50,000. • Displaced families² belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will 	<ul style="list-style-type: none"> • Owners as per record of rights and actual holder of land could be different. The holder could be the purchaser of property. Assessment and apportionment of compensation as per legal rights will have to be determined before payment. 	The Competent Authority for land acquisition will implement the entitlement provisions. If negotiations are involved, the same will be carried out by the MMRDA.

¹ Traditional land rights refer to households with customary rights to land, and shall be treated equivalent to titleholders. The Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 defines “Forest Dwelling Scheduled Tribes” as the members or community of the Scheduled Tribes who primarily reside in and who depend on the forests and forest lands for bona fide livelihood needs and includes the Scheduled Tribe pastoralist communities. The act provides right to in situ rehabilitation including alternative land in cases where the Scheduled Tribes and other traditional forest dwellers have been illegally evicted or displaced from forest land of any description without receiving their legal entitlement or rehabilitation prior to the 13th of December 2005.

² Displaced family" as defined by the LARR Act–2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<p>receive additional one-time Rs. 50,000 as subsistence allowance.</p> <ul style="list-style-type: none"> • Additional assistance to Vulnerable Households 		
1-b	Loss of private land	Agricultural land, homestead land or vacant plot	Tenants and leaseholders (whether having written tenancy/lease documents or not / Sharecroppers	<ul style="list-style-type: none"> • Apportioned compensation as per the provisions of the RTFCTLARR Act. • Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI • Monthly subsistence allowance of Rs. 3,000 per month for a period of one year • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement allowance of Rs. 50,000. • Displaced families³ belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance. • Additional assistance to Vulnerable Households 	<ul style="list-style-type: none"> • Competing claims will have to be decided by the Competent Authority based on legal documents. 	The Competent Authority for land acquisition will implement the entitlement provisions. If negotiations are involved, the same will be carried out by the MMRDA.
2-a	Loss of Government land	Vacant plot, Agricultural land, homestead land	Leaseholders	<ul style="list-style-type: none"> • Land transfer charges, if any, levied by the concerned Government Agency (which may include compensation to be paid to the lessee for obtaining possession of land) 	<ul style="list-style-type: none"> • The terms of transfer of land will either be decided by the Central / State Govt. or will have to be negotiated with the concerned Government agency. 	MMRDA will hold negotiations, if necessary.

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

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
2-b	Loss of Government land	Vacant plot, Agricultural land, homestead land, RoW of road	Non-Title Holders/Squatters ⁴ , Encroachers ⁵	<ul style="list-style-type: none"> No compensation against land envisaged for Non-titleholders. Land transfer charges, if any, levied by the concerned Government Agency 	<ul style="list-style-type: none"> The terms of transfer of land will either be decided by the Central / State Govt. or will have to be negotiated with the concerned Government agency. 	MMRDA will hold negotiations, if necessary.
Residential Structures⁶						
3-a	Loss of residential structure	Residential structure and other assets ⁷	Legal titleholders Family with traditional land right	<ul style="list-style-type: none"> No resettlement benefit if legal titleholder is non-resident. If resident, a constructed house of not less than 50 sq.m. plinth area (if required in multi-storied building) for a family. Alternatively, if so desired, a one-time financial assistance of not less than Rs. 1.5 lakhs for construction of a house (or as decided by the GoM) The above benefits will be in addition to the compensation and benefits against acquired land. 	<ul style="list-style-type: none"> Specific arrangements will have to be made to provide such housing which is different than that provided to Non-titleholder PAPs 	MMRDA will identify and make available suitable housing stock.
3-b	Loss of residential structure	Residential structure and other assets	Tenants and leaseholders	<ul style="list-style-type: none"> No resettlement benefit if non-resident. If resident, a constructed house of not less than 50 sq.m. plinth area (if required in multi-storied building) for a family. Alternatively, if so desired, a one-time financial assistance of not less than Rs. 1.5 lakhs for construction of a house (or as decided by the GoM) The above benefits will be in addition to the compensation and benefits against acquired land. 	<ul style="list-style-type: none"> Specific arrangements will have to be made to provide such housing which is different than that provided to Non-titleholder PAPs 	MMRDA will identify and make available suitable housing stock.
3-c	Loss of residential structure	Residential structure and other assets	Non-Title Holders	<p>If resident on Private Land :</p> <ul style="list-style-type: none"> A constructed house of not less than 50 sq.m. plinth area (if required in multi-storied 	<ul style="list-style-type: none"> Specific arrangements will have to be made to provide such housing which is 	MMRDA will identify and make available suitable housing stock.

⁴ Squatters are those who have no recognizable rights on the land that they are occupying.

⁵ Encroachers are those who build a structure which is in whole or is part of an adjacent property to which he/she has no title. They are not vulnerable.

⁶ Some of the some entitlements under section are the same as previous rows as it is structured separately for each affected category and should not be duplicated in reading.

⁷ Other assets include, but is not limited to walls, fences, sheds, wells, etc.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<p>building) for a family. Alternatively, if so desired, a one-time financial assistance of not less than Rs. 1.5 lakhs for construction of a house (or as decided by the GoM)</p> <ul style="list-style-type: none"> • Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI • Monthly subsistence allowance of Rs. 3,000 per month for a period of one year • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement allowance of Rs. 50,000. • Displaced families⁸ belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance. <p>Additional assistance to Vulnerable Households</p> <p>If on Govt. Land :</p> <ul style="list-style-type: none"> • Occupants : A house of 225 sq.ft. carpet area free of cost in multi-storey building in R&R colony. • Structure Owners : Replacement cost of lost structure • Arrangement for actual transportation or payment of amount based on actual cost • For increased travel distance : Monetary compensation for 3 year travel 	<p>different than that provided to Non-titleholder PAPs</p> <ul style="list-style-type: none"> • Specific method will have to be derived to determine cost of increased travel distance, assessment of past income and establishment of community operated fund. 	MMRDA will formulate necessary guidelines and implement them.

⁸ Displaced family" as defined by the LARR Act-2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<ul style="list-style-type: none"> Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 		
Commercial Structures						
4-a	Loss of commercial structure	Commercial structure and other assets	<p>Legal titleholders</p> <p>Family with traditional land right</p>	<ul style="list-style-type: none"> No benefit if legal titleholder is not occupant For Occupant, one-time financial assistance of minimum Rs. 25,000 for construction of shop as per the RTFCTLARR Act. The above benefits will be in addition to the compensation and benefits against acquired land. <p>OR following benefits under MUTP R&R Policy :</p> <ul style="list-style-type: none"> Occupants : A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost and additional area at prevalent Ready Reckoner rate in R&R colony or monetary amount of value of affected structure if more than 225 sq.ft.. Arrangement for actual transportation or payment of amount based on actual cost For increased travel distance : Monetary compensation for 3 year travel Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 	<ul style="list-style-type: none"> PAPs will have to be requested to make a choice from the benefits available under the RTFCTLARR Act and those under the MUTP R&R Policy. 	MMRDA will provide R&R package based on the choice made by the PAPs.
4-b	Loss of commercial structure	Commercial structure and other assets	Tenants and leaseholders	<ul style="list-style-type: none"> No benefit if legal titleholder is not occupant For Occupant, One-time financial assistance of minimum Rs. 25,000 for construction of 	PAPs will have to be requested to make a choice from the benefits available under the	MMRDA will provide R&R package based on the choice made by the PAPs.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<p>shop as per the RTFCTLARR Act.</p> <ul style="list-style-type: none"> The above benefits will be in addition to the compensation and benefits against acquired land. <p>OR following benefits under MUTP R&R Policy :</p> <ul style="list-style-type: none"> Occupants : A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost and additional area at prevalent Ready Reckoner rate in R&R colony or monetary amount of value of affected structure if more than 225 sq.ft. Structure Owner : Replacement cost of lost structure Arrangement for actual transportation or payment of amount based on actual cost For increased travel distance : Monetary compensation for 3 year travel Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 	RTFCTLARR Act and those under the MUTP R&R Policy.	
4-c	Loss of commercial structure	Commercial structure and other assets	Non-Title Holders	<p>If structure on Private Land :</p> <ul style="list-style-type: none"> One-time financial assistance of minimum Rs. 25,000 for construction of shop as per the RTFCTLARR Act. Training and skill development for job to one family member in the project or one-time payment of Rs. 5 lakhs or annuity policies that pay Rs. 2,000 per month per family for 20 years indexed to CPI Monthly subsistence allowance of Rs. 3,000 per month for a period of one year 	<ul style="list-style-type: none"> PAPs will have to be requested to make a choice from the benefits available under the RTFCTLARR Act and those under the MUTP R&R Policy. 	MMRDA will provide R&R package based on the choice made by the PAPs.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				<ul style="list-style-type: none"> • One-time financial assistance of Rs. 50,000 towards transportation cost for shifting • One-time resettlement allowance of Rs. 50,000. • Displaced families⁹ belonging to Scheduled Caste (SC) and Scheduled Tribe (ST) will receive additional one-time Rs. 50,000 as subsistence allowance. Additional assistance to Vulnerable Households • If on Govt. land : • Occupants : A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost and additional area at prevalent Ready Reckoner rate in R&R colony or monetary amount of value of affected structure if more than 225 sq.ft. • Structure Owner : Replacement cost of lost structure • Arrangement for actual transportation or payment of amount based on actual cost • For increased travel distance : Monetary compensation for 3 year travel • Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 		

⁹ Displaced family" as defined by the LARR Act–2013, means any family, who on account of acquisition of land has to be relocated and resettled from the affected area to the resettlement area. According to ADB SPS-2009, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. Thus, under this RF, the subsistence allowance is applicable for all affected families losing land irrespective of their nature of physical or economic displacement.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
Livelihood						
5	Loss of livelihood	Livelihood	Legal titleholder losing business/ commercial establishment Family with traditional land right Commercial tenant Commercial leaseholder Employee in commercial establishment Agricultural laborer (long term) Artisans Squatters	<ul style="list-style-type: none"> Under the RTFCTLARR Act, the livelihood support / restoration measures are already incorporated in the form of compensation and additional benefits. However, these are restricted to people affected on account of acquisition of private land. PAPs occupying Government Land are provided the following support for livelihood : For increased travel distance : Monetary compensation for 3 year travel Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund 	<ul style="list-style-type: none"> Vulnerable households will be identified during the census. An assessment of loss of livelihood can be made post R&R and additional remedial measures can be undertaken, if necessary 	Assessment of vulnerable households and PAPs needing additional support for livelihood will be assessed by the MMRDA with the help of the NGO and necessary actions will be undertaken.
Trees and Crops						
6	Loss of trees and crops	Standing trees and crops	Legal titleholder Family with traditional land right Agricultural tenant/ leaseholder Sharecroppers Non-Title Holders Squatter	<ul style="list-style-type: none"> Loss of trees located on private land will be incorporated as a part of the compensation payable to the concerned titleholders. No compensation will be payable for loss of trees located on Government land and measures will be taken as per the conditions stipulated, if any, by the Tree Authority while granting permission to cut trees. 	<ul style="list-style-type: none"> Value of trees on private land will have to be determined by the Competent Authority. Permission of Tree Authority will have to be obtained. 	MMRDA will undertake measures as may be necessary.
Vulnerable						
7	Impacts on vulnerable APs	All impacts	Vulnerable APs	<ul style="list-style-type: none"> Additional benefits, if any, prescribed under the RTFCTLARR Act will be provided. Under MUTP R&R Policy, vulnerable households such as women headed households, handicapped and the aged will be extended an additional package of rehabilitation services to help them overcome the difficulties on account of resettlement. This will include preference in allotment of dwelling units on the ground floor for the 	Vulnerable households will be identified during the census and implementation of project.	MMRDA will provide assistance as per the policy with the help of the NGO.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				handicapped and preference in sanctioning of loans from the community operated fund .		
Temporary Loss						
8	Temporary loss of land ¹⁰	Land temporarily required for sub-project construction	Legal titleholders Family with traditional land right	<ul style="list-style-type: none"> Any land required by the Project on a temporary basis will be compensated as per the legal provisions and in consultation with the landholders. Rent at market value for the period of occupation Compensation for assets at replacement cost Restoration of land to previous or better quality¹¹. 	<p>Assessment of impacts if any on structures, assets and trees due to temporary occupation.</p> <p>Site restoration.</p>	MMRDA/ Valuation Committee will determine rental value and duration of construction in consultation with PAPs. MMRDA will ensure compensation is paid prior to site being taken-over by contractor. Contractor will be responsible for site restoration.
9	Temporary disruption of livelihood		Legal titleholders, non-titled APs	<ul style="list-style-type: none"> Cash assistance based on the average earnings per month for the loss of income/livelihood for the period of disruption, and contractor's actions to ensure there is no income/access loss consistent with the EMP.¹² Assistance to mobile vendors/hawkers to temporarily shift for continued economic activity.¹³ 	<p>Efforts to be made to avoid such a situation</p> <p>Identification of alternative temporary sites to continue economic activity.</p>	<ul style="list-style-type: none"> MMRDA / valuation committee will determine income loss and will pay compensation accordingly. Contractors will perform actions to minimize income/access loss.
Common Resources						
10	Loss and temporary impacts on common resources	Common resources	Communities	<ul style="list-style-type: none"> Replacement or restoration / redevelopment of the affected community facilities – including public water stand posts, public utility posts, temples, shrines, etc. Restoration or relocation / redevelopment of community facilities like primary school, dispensary, playground, fair price shop as may 	Identification of suitable site for relocation, land clearance and financial assistance for re-construction of community assets.	MMRDA and Contractor.

¹⁰Temporary possession of land for project purpose can be taken only for three years from the date of commencement of such possession/occupation.

¹¹ If the land has become permanently unfit to be used for the purpose for which it was used immediately before the commencement of such term, and if the persons interested shall so require, the appropriate Government shall proceed under the Act to acquire the land as if it was needed permanently for a public purpose.

¹² This includes: leaving spaces for access between mounds of soil, providing walkways and metal sheets to maintain access across trenches for people and vehicles where required, increased workforces to finish work in areas with impacts on access, timing of works to reduce disruption during business hours, phased construction schedule and working one segment at a time and one side of the road at a time.

¹³For example assistance to shift to the other side of the road where there is no construction.

S.N.	Type of Loss	Application	Definition of Entitled Person	Compensation Policy	Implementation Issues	Responsible Agency
				be required, and site for religious places that existed in the old community.		
Other						
11	Any other loss not identified	-	-	<ul style="list-style-type: none"> Unanticipated involuntary impacts will be documented during the implementation phase and mitigated based on provision made in this regard.. 	-	MMRDA will finalize the entitlements in line with ADB's SPS, 2009.

Mumbai Metro 2A Project

Six-monthly Monitoring of RAP Implementation

Report for the six-monthly period ending

Part-I: Quantitative monitoring format

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

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Activity	Indicator	Total Target	Progress of Cases Dealt		
			Cumulative Past Progress	Reporting Period	Total
	No. of PAPs Paid				
	Transportation Cost				
	Amount Paid as Transportation Cost (Rs.)				
	No. of Affected Structures Cleared on Site				
Land Acquisition	Total Area of Land Surveyed for Acquisition (sq.m.)		--	--	--
	Total Area of Land Required (sq.m.)				
	No. of Cases Requiring Acquisition of Private Land Permanently		--	--	--
	No. of Cases of Permanent Acquisition without Fin. Compensation (FSI, TDR etc.)				
	Area of Private Land Acquired Permanently (sq.m.)				
	Amount of Financial Compensation Paid for Permanent Land (Rs.)				
	No. of Cases Requiring Acquisition of Private Land Temporarily		--	--	--
	Area of Private Land Acquired Temporarily(sq.m.)				
	Amount of Financial Compensation Paid for Temporary Land (Rs.)				
	Area of Govt. / Other Land Obtained (sq.m.)				
	Amount of Financial Compensation Paid for Govt. / Other Land (Rs.)				
Grievance Redress	FLGRC - No. of Cases Received	--			
	FLGRC - No. of Cases Dealt				

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Activity	Indicator	Total Target	Progress of Cases Dealt		
			Cumulative Past Progress	Reporting Period	Total
	FLGRC - No. of Cases Held Eligible for Benefits	--			
	FLGRC - No. of Eligible Cases whom Benefits Extended				
	SLGRC - No. of Cases Received	--			
	SLGRC - No. of Cases Dealt				
	SLGRC - No. of Cases Held Eligible for Benefits	--			
	SLGRC - No. of Eligible Cases whom Benefits Extended				
Livelihood Support (if found necessary)	No. of Vulnerable and Any Other PAPs Losing Livelihood Permanently (Post Resettlement) provided Livelihood support through training etc.				
	No. of Vulnerable and Any Other PAPs Losing Livelihood Permanently (Post Resettlement) provided Financial Assistance for Livelihood				
	No. of PAPs Paid Financial Assistance for Losing Livelihood Temporarily during Construction				
	Amount of Financial Assistance provided for Permanent Loss of Livelihood				
	Amount of Financial Assistance provided for Temporary Loss of Livelihood				
	No. of Employees of Commercial Establishment provided Financial Assistance				

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Activity	Indicator	Total Target	Progress of Cases Dealt		
			Cumulative Past Progress	Reporting Period	Total
	Amount of Financial Assistance provided to Employees				
Post-R&R Support	No. of Co-operative housing Societies Registered				
	No. of CHS provided Tenements for Social Amenities				
	No. of CHS to whom Interest on Maintenance Deposit paid				

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

Part-II- Qualitative Monitoring format

- Notes / reports on consultations / negotiations carried with individual or groups of PAPs (e.g. commercial PAPs, PAPs with partly affected structures, community structures) including documentation of notices issued / correspondence, attendance sheets, minutes, photographs etc.
- Notes on process followed for deciding eligibility, entitlements and delivery of entitlements in the form of allotment of alternative accommodation, payment of financial compensation etc. including related documentation.
- Notes on process adopted for valuation of various assets for deciding entitlements / compensation.
- Notes on process adopted for the relocation of Community structures such as religious places, public toilets and others.
- Notes on process adopted for the dealing with grievances by FLGRC and SLGRC.
- Notes on process adopted for establishment of need, identification and implementation of Livelihood support activities.
- Notes on process adopted for Post R&R support activities.
- Major issues faced during RAP implementation and actions taken to resolve it.
- Major lessons learned and documented.

Out of the various notes specified above, process notes will have to be mostly prepared one-time and

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revised in case of change in the process while other notes and documents will have to be prepared as per the events.

Signature

Name and Designation of the Reporting Officer

Date:

Terms of Reference for Independent Evaluation Agency

1. Project Description

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

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

2. Scope of Work of IEA- Generic

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

3. Scope of work- Specific

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

- Review pre-displaced baseline data on income and expenditure, occupational and livelihood patterns, arrangements for use of common property, social organization, community organizations and cultural parameters.
- To review and verify the progress in land acquisition/resettlement implementation of subproject on a sample basis and prepare reports for the EA.
- To evaluate and assess the livelihood opportunities and income as well as quality of life of affected persons of project induced changes.
- To evaluate and assess the adequacy and effectiveness of consultative process with affected persons, particularly those vulnerable, including the adequacy and effectiveness of grievance procedures and legal redress available to the affected parties and dissemination of information about these.

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- To identify an appropriate set of indicators for gathering and analyzing information on resettlement impacts; the indicators shall include but not limited to issues like restoration of income and living standards and level of satisfaction by the APs in post-resettlement period.
- To review results of internal monitoring and verify claims through random checking at the field level to assess whether resettlement objectives have been generally met. Involve the PAPs, host population, and community groups in assessing the impact of resettlement for monitoring and evaluation purposes.
- Conduct both individual and community level impact analysis through the use of formal and informal surveys, key informant interviews, focus group discussions, community public meetings, and in-depth case studies of PAPs and host population from various social classes to assess the impact of resettlement.
- Identify the strengths and weaknesses of basic resettlement objectives and approaches, implementation strategies, including institutional issues, and provides suggestions for improvements in future resettlement policy making and planning

4. Time frame and Reporting

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

5. Qualifications

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

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

6. Budget and Logistics

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

Proceedings of Public Consultation with PAPs

Of Mumbai Metro 2A (Dahisar (E) – D.N. Nagar)

held on 30th August, 2017

Metro Line 2A (Dahisar (E) – D.N. Nagar, Andheri (W))

The MMRDA has undertaken execution of Mumbai Metro Line 2A (Dahisar (E) to D.N. Nagar, Andheri (W)) with the approval of Govt. of Maharashtra based on the Detailed Project Reports prepared by Delhi Metro Rail Corporation (DMRC). The funding for execution of this project is expected to be obtained from Asian Development Bank (ADB).

Public Consultation :

The Public Consultation for Mumbai Metro Line 2A project with project affected persons (PAPs) was held on 30th August, 2017. Individual letters in local language i.e. Marathi were issued to all the PAPs enumerated in the census survey and also to the owners of lands identified as affected by the project informing them about the schedule of programme and requesting them to attend. A sample copy of Letter issued is kept at *Annexure-I*.

The details of the date, time and venue of the Public Consultation meeting were as follows:

Date	Time	Venue
30/08/2017	11:00 am to 2:00 pm	The Auditorium, New MMRDA building, G-Block, Bandra-Kurla Complex, Bandra (E), Mumbai-400051

All the attendees were provided copies of printed information brochures in Marathi, Hindi and English languages before commencement of deliberations. Copies of brochures are kept at *Annexure IIA, IIB and IIC*.

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The following officers from MMRDA / DMRC attended the meeting:

Sr. No.	Metro Representative	Designation
1	Shri P.K. Sharma	Director (P), DMRC
2	Shri Vishram Patil	Chief, SDC, MMRDA
3	Shri Yashpal Mehta	Chief Engineer, DMRC
4	Shri. Shridhar Dube-Patil	Additional Collector (II), MMRDA
5	Shri Ravindra Hazare	Dy. Collector, MMRDA
6	Shri Jitendra Wagh	Dy. Collector, MMRDA
6	Shri Nitin Waghmare	Tahsildar, MMRDA
7	Shri Ganesh Sangle	Tahsildar, MMRDA
8	Smt Shilpa Kamthe	Tahsildar, MMRDA

Shri Ravindra Hazare started the meeting by welcoming all and giving short description of the objectives and schedule of the programme. Further, Shri.Mehta presented the technical details of the project comprising of the Metro Master Plan, details of alignment of Metro 2A (Dahisar (E) – D.N. Nagar), station locations and facilities, project status, design and construction, nature of land requirement etc.

The social impacts including acquisition of land and R&R, overall social safeguards framework, eligibility and entitlements, institutional and grievance redressal mechanism contact details etc. were presented by Shri. Patil. Copies of presentations made during consultation are attached as *Annexure-III*.

The Consultation meeting was attended by 66persons. The list of attendees along with the attendance record consisting of their names, organization represented and the contact details are attached as *Annexure-IV*. The photographs of the meeting are attached as *Annexure-V*.

The details of the queries raised by the PAPs and replies given by the officials are as follows:

Sr. No.	The queries raised by PAPs	Response given by the MMRDA/DMRC officials
1.	Shri Rambhavan B. Yadav (Aadarsh Nagar, Oshiware) informed that they have obtained land on lease from	The issue is already being discussed between MMRDA and MHADA and if the land required for Metro project is made

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	<p>MHADA and have submitted redevelopment proposal to MHADA for which NOC is required from MMRDA and wanted to know what benefits will be received from MMRDA.</p> <p>Since the father has expired on 10/05/2017 how can son's name be incorporated in eligibility list in father's place ?</p> <p>Initially survey number was put on the structure but later MMRDA officers informed that the structure was outside safety line.</p>	<p>available free of encumbrances as per project timelines and redevelopment proposal is feasible on the balance land, MMRDA can consider the proposal of providing NOC. However, the Metro project cannot wait indefinitely for the implementation of redevelopment proposal to succeed. MMRDA would be willing to provide permanent alternative accommodation to the PAPs as per the policy and can consider temporary shifting based on the terms to be decided among MMRDA, MHADA and Developer.</p> <p>Concerned person should make a written application to MMRDA with death certificate, legal heir document, details of names registered by PAP CHS with MHADA etc., which will be examined for eligibility and R&R benefits can be accordingly provided.</p> <p>Initial survey was based on designs prepared by DMRC, which could undergo certain changes subsequently due to local conditions, contractor's design etc. If the structure is found to be affected later, concerned PAP will be duly informed.</p>
2.	<p>Shri Anwar Ali Sabuwala (Dahisar E) wanted to know why his PCO booth is not given survey number and not included in the list.</p>	<p>Concerned person should make a written application with necessary details, which will be examined with survey document and the person will be informed about whether the structure is affected and about eligibility.</p>
3.	<p>Shri Mosa Multani Zarin (Behrambaug, Oshiware) wanted to know why they were not informed and their permission not obtained for taking their land and structures for the project.</p>	<p>A public consultation for all stakeholders was held earlier on 12/05/2017 by giving intimation in newspapers and the information about the project was also provided during the survey. This consultation was also being carried out for</p>

Draft Social Impact Assessment Report for Mumbai Metro 2A

	MMRDA should immediately provide NOC for the redevelopment proposal of Aadarsh Nagar CHS consisting of 45 members sent by MHADA to MMRDA.	<p>this purpose. This is a public project approved by the Govt. through due process. It is not necessary to obtain permission of the PAPs for the project. However, the concerned PAP can express his views / objections / suggestions, which will be duly considered.</p> <p>This issue has been already clarified in response to an earlier query. A meeting was held between MMRDA and MHADA officials when Architect Shri Dixit was present. The proposal will be scrutinized and based on legal and technical feasibility appropriate decision will be taken.</p>
4.	Token No. 51 (Behrambaug, Oshiware) informed that they have entered into an agreement with M/s Reliance enterprises, staying in transit camp affected by project and wish to continue with the Developer in the local SR Scheme. OC should be provided to the 18 storey building constructed by the Developer.	<p>The concerned Developer is responsible to provide them permanent tenements. The Developer's proposal for OC is expected to be duly considered by the Authority, which has granted approval. If the Developer does not provide the same, and concerned PAPs send a written request to MMRDA, it could take up the issue with the concerned Authority and Developer.</p> <p>If the land required for Metro project is made available free of encumbrances as per project timelines and local SR Scheme is feasible on the balance land, MMRDA would have no issue. However, the Metro project cannot wait indefinitely for the local Scheme to succeed. MMRDA would be willing to provide permanent alternative accommodation to the PAPs and can consider temporary shifting based on the terms to be decided among MMRDA, concerned Authority and Developer.</p>
5.	Shri Bilal Shaikh (Behrambaug, Oshiware) wanted to know whether the access to his shop will be cut off once the works commence at that location.	<p>The barricading will be done in such a manner not to completely cut off access. However, if any adverse impact occurs and the concerned PAP makes a written</p>

Draft Social Impact Assessment Report for Mumbai Metro 2A

	<p>Since the structure is partly affected by the project and is also included in local SR Scheme, whether the benefits will be provided by the Developer or MMRDA?</p>	<p>application to MMRDA, it would duly scrutinize the same and would consider extending appropriate benefits as per policy.</p> <p>The concerned Developer is responsible to provide permanent tenement and make available affected land free of encumbrances as per the timelines for the project. If the concerned PAP surrenders land under the affected part of structure for the project to MMRDA and provides an undertaking that the PAP would not take any benefit for the same, such PAP would be allowed to retain the balance structure without providing any R&R benefits by MMRDA and MMRDA could provide him in writing about the area surrendered by him for the project without taking any benefit. Such PAP would be free to take benefits under the local SR scheme. If, however, the concerned PAP wants to take benefit from MMRDA as per the policy, the PAP will have to demolish the entire affected structure.</p>
6.	<p>Shri Wahid H. Khan (Dahisar E) wanted to know why he is required to pay as per Ready Reckoner rate for the area to be allotted in excess of 225 sq.ft. when his affected structure is 600 sq.ft.</p>	<p>If the concerned PAP is legal title holder of occupied land, the R&R benefits would be provided in addition to compensation for land and structure in the form of FSI or money. Even if the PAP is a non-title holder, under the MUTP policy, he would be entitled for only 225 sq.ft. free of cost and the balance 375 sq.ft. at Ready Reckoner rate and the option of financial compensation in lieu of R&R benefits would also be available.</p>
7.	<p>Token No. 61 wanted MMRDA to help in obtaining OC for their Aaradhana Guru Nanak CHS's 28 storey building constructed by Developer under SR Scheme so that they can shift early.</p>	<p>OC is issued by the concerned Authority, which could be SRA in this case. If the Developer has complied with all the conditions for OC and sends a written request to MMRDA, it may take up the</p>

Draft Social Impact Assessment Report for Mumbai Metro 2A

		issue with the concerned Authority in the interest of expediting clearance of land for Metro project.
8.	<p>Shri Irsahd Khan (Behrambaug, Oshiware) wanted to know who would shift them to another transit camp since they are staying in the transit camp provided by Developer of local SR Scheme, which is affected by the project.</p> <p>The barricades at Behrambaug are creating obstacles for shops.</p>	<p>The concerned Developer is responsible to provide permanent or temporary tenements and make available affected land free of encumbrances as per the timelines for the project. However, the Metro project cannot wait indefinitely for the local Scheme to succeed. MMRDA would consider temporary shifting based on the terms to be decided among MMRDA, concerned Authority and Developer.</p> <p>The barricading is done in such a manner not to completely cut off access. Once the pier work is completed more space would become available free of barricades for use. However, if any adverse impact occurs and the concerned PAP makes a written application to MMRDA, it would duly scrutinize the same and would consider extending appropriate benefits as per policy.</p>
9.	<p>Shri Sunil Mehta (Dahisar E) wanted to know how much size of shop he would get against his 1,000 sq.ft. shop.</p>	<p>If the concerned PAP is legal title holder of occupied land, the R&R benefits (maximum of 750 sq.ft.) would be provided in addition to compensation for land and structure in the form of FSI or money. Even if the PAP is a non-title holder, under the MUTP policy, he would be entitled for only 225 sq.ft. free of cost and the balance 525 sq.ft. at Ready Reckoner rate and the option of financial compensation in lieu of R&R benefits would also be available.</p>
10.	<p>Shri Divyesh D. Parmar (Dahisar E) wanted to know what benefits would be provided if his property is affected by the project.</p>	<p>The clarification is already provided in response to various earlier queries. The R&R benefits would be provided as per the MUTP R&R Policy.</p>


Draft Social Impact Assessment Report for Mumbai Metro 2A

The consultation was declared as completed by Shri Dube-Patil by thanking all for their participation.

List of Annexures

- Annexure I : Sample intimation letter
- Annexure IIA, IIB, IIC : Information brochures in three languages
- Annexure III : Presentation made by DMRC and MMRDA officers
- Annexure IV : List of Attendees
- Annexure V : Photographs of the Public Consultation Meeting

Annexure I



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

जा.क्र. म्. मेट्रो-२ अ / म्.सं.प.पु. / 378 / २०२० दिनांक : २०/१०/२०२०

प्रीति,
 श्री/श्रीमती - चारुनेव / खुशिराम / महेश
 आदर्श नगर ओशिवरा लिंक रोड पश्चिम

आय डी नं. : १ , नकाशा नं. : १ ठिकाण : आदर्श नगर
 मुंबई

विषय : मेट्रो लाईन -२ अ प्रकल्पाच्या (दहिसर (पु) ते डी. एन. नगर अंधेरी (प)) प्रकल्प
बांधित व्यक्तीसाठी चर्चासत्र

महोदय / महोदया,


महाराष्ट्र शासनाच्या दि. १०/१०/२०१५ रोजीच्या शासन निर्णयान्वये मुंबई मेट्रो लाईन - २ अ प्रकल्प (दहिसर (पु) ते डी. एन. नगर अंधेरी (प)) या उल्लेखित मेट्रो रेल्वे प्रकल्पाची अंमलबजावणी करण्यास राज्य सरकारने मान्यते दिलेली आहे. सदर प्रकल्प हा मुंबई महानगर प्रदेश विकास प्राधिकरण यांचेमार्फत राबविण्यात येणार आहे. महाराष्ट्र शासनाने मुंबई मेट्रो लाईन - २ अ हा प्रकल्प "निकाडीचा सर्वजनिक प्रकल्प" व "महत्त्वपूर्ण नागरी वाहतूक प्रकल्प" म्हणून घोषित केलेला आहे. प्रकल्पाबाबतचा आवश्यक जमिनीची मोजणी व बांधित होणाऱ्या बांधकामाचे सर्वेक्षण पूर्ण झाले आहे. तात्काळ परिणामाच्या मूल्यांकन अहवालास सहाय्यीत अंतिम स्वरूप देण्यात येत आहे. महाराष्ट्र शासनाने सदर प्रकल्पाबाबत बांधित होणाऱ्या प्रकल्प बांधितांचे (PAP) पुनर्वसन मुंबई नागरी परिपहन प्रकल्पाच्या पुनर्वसन धोरणानुसार करण्यासाठी मान्यता दिलेली आहे.

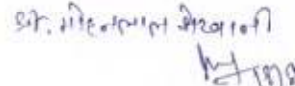
सर्वेक्षणानुसार आपले निवासोपयोग्य/दर बांधकाम आयडी नं. १ नकाशा क्र. १ मध्ये आदर्श नगर ठिकाणी सदर प्रकल्पाबाबत बांधित होण्याची शक्यता आहे. ज्या प्रकल्प बांधित व्यक्तीची खात्री नसून संपादित करण्यात येईल त्यांना निवडामार्फते नुकसान भरपाई देण्यात येणार आहे अर्जावर प्रकल्पाबाबतच्या बांधकाम बांधित होणार आहे त्यांचे शासकीय धोरणामार्फत पुनर्वसन करण्यात येणार आहे.

मेट्रो लाईन - २ अ च्या प्रकल्प बांधित व्यक्तींना सदर प्रकल्प, सामाजिक परिणाम, पुनर्वसन घेऊन १. संबंधी माहिती देण्यासाठी तसेच याबाबतच्या मुद्द्यांचे संकलनरसन व आपला दृष्टीबंदन व सूचना जावून घेण्यासाठी चर्चासत्र आयोजित करण्याचे प्रस्तावित आहे. सदर चर्चासत्र पुढील प्रमाणे नमुद तापसोपानुसार विहित ठिकाणी व वेळेनुसार आयोजित केले आहे.

दिनांक	ठिकाण	वेळ
२०.१०.२०२०	ऑडिटोरियम, पॉडियम, एम. एम. आर. डी. ए. नवीन इमारत (जुन्या इमारतीच्या मागे) ई.कलाक बाँदा कुर्ला कॉम्प्लेक्स, बाँदा पूर्व, मुंबई - ५२	सकाळी ११.०० वाजता

आपणास विनंती करण्यात येते की सदर चर्चासत्रासाठी आपण आवश्यक उपस्थित राहावे. आपले सहकार्य व सहभाग सदर कामासाठी आम्हाला अत्यंत बहुमूल्य ठरणार आहे.


 (रिषि हट्टोरी)
 उच्चनिष्ठाधिकारी-२
 मुंबई मेट्रो / न्. म. प्र. वि. प्रा.


 P. H. Hattori

Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.
 EPABX : 2659 0001 - 04 / 2659 4000 - FAX : 2659 1264 - WEB SITE : <http://mumbai.mmrda.maharashtra.gov.in>

Annexure II A

MUMBAI METRO LINE 2A PROJECT

Dahisar (E) to D.N. Nagar, Andheri (W)



BENEFITS

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

SALIENT FEATURES

- Length : 18.59 Km. (Fully Elevated)
- Stations : 17 Nos.

(Dahisar (E), Anand Nagar, Rovers Service, IC Colony, Elack Dori, Boco, Shirodi, Mahavei Nagar, Karmaj Nagar, Chhatrapati, Mambur Metro, Kulkarni Park, Bangur Nagar, Durgam Chattri, Anand Nagar, Shanti Nagar & D.N. Nagar)

- Interchanges
 - D.N. Nagar (J&T)
 - Dahisar (E) (J&T)
 - Gungam (W) (J&T)
 - Rolling Stock: Fully air conditioned coach train
 - Integration and seamless travel between all public modes.
 - Commencement of operations 2015.
 - Car-Stop at Mahavei

Foodnet Details:

The R & I work for the Mumbai Metro Line 2A project is being carried out by a unit headed by Additional Collector (R) Metro, from the premises of old building of MMRDA. The R&I's may create concerns regarding offices at 2nd floor 'A' wing, MMRDA Old Building, 3-Block, Bhamburda Complex, Bandra (E), Mumbai-400 051.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY



MUMBAI METRO LINE 2A

Information Brochure
For Project Affected Persons

AN IMPORTANT "URBAN TRANSPORT PROJECT"

MUMBAI METRO LINE 2A PROJECT | Dahisar (E) to D.N. Nagar, Andheri (W)

Information Brochure

Basic Features of the Project

The Mumbai Metropolitan Region Development Authority (MMRDA) has undertaken implementation of a 18.58 km long and fully elevated Mumbai Metro Line 2A Project (excluding from Dahisar (E) to D.N. Nagar, Andheri (W) with 11 Stations and the depot at Reliance Western parts of Dahisar, Borivali, Kandivali, Malad, Gopalganv and Andheri, which are currently not served by the existing mass transit systems. Metro 2A will connect with Metro 7 at Dahisar (E) thereby making seamless travel possible from various locations on WEST to D.N. Nagar, Andheri (W) and further connect with Metro 3B upto Marolund in the Eastern suburbs via Bandra-Kurla Complex. It is also proposed to provide interchanges to connect with the existing and proposed mass transit systems such as Metro 1 at Andheri (W), Metro 7 at Dahisar and Metro 8 at Gopalganv (W). The Mumbai Metro Line 2A Project has been approved by the Govt. and will be implemented by Mumbai Metropolitan Region Development Authority (MMRDA). The Govt has obtained Metro 2A Project as 'Vital Public Project and an Important Urban Transport Project'.

Framework for Land Acquisition and R&R Impacts

Most of the Metro Corridor falls within the Right of Way of New Link Road. Thorough engineering land acquisition and displacement. Public consultation meetings were held with Project Affected Persons (PAPs) at different locations during the carrying out of the base-line survey and a city level consultation was also held on 12th May, 2019 which provided useful inputs in making design and implementation strategy. A detailed survey and Social Impact Assessment (SIA) has been carried out and further efforts have been made to minimize the impacts on structures. Although the metro corridor will be elevated, land on the surface will be mainly required for landing (platforms, lifts) at station locations, few places for construction of viaduct, allied facilities and for a depot. The estimated total area of 22.63 Ha. land will be required for the Project, out of which 16.40 Ha. will be required for the depot and only 7.23 Ha. will be required along the project approach and for approach to Depot. Further out of 23.03 Ha., only 1.07 Ha. will have to be acquired from private parties and the remaining 21.96 Ha. will be obtained from Govt. agencies. The private land will be acquired through negotiations under appropriate legal provisions and Govt. policies. As per expert assessment, it is also observed that about 100 structures will be demolished, business establishments and for certain other activities are likely to be affected by the project. The Govt has approved Rehabilitation and Resettlement (R&R) of the Project Affected Persons (PAPs) as per the MUIP-P&R Policy as an associated and approved by the Government in the year 2000.

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

MUMBAI METRO LINE 2A PROJECT | Dahisar (E) to D.N. Nagar, Andheri (W)

Entitlement Details

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

*The entitlements will be provided in MMRDA's R&R (schemes developed as per the norms of Slum Rehabilitation Schemes (SR) where vacant stock is available.

The Post R&R entitlements include allotment of 3 tenements per 100 tenements for Society Office, Bandwidth and Welfare Centre and financial benefits related to Rs. 2,000 per tenement of the registered co-operative housing societies of PAPs. No PAP is allowed to transfer or dispose tenement in any manner within a period of 10 years from the date of allotment as per the provisions approved by the Government for Slum Rehabilitation (SR) Schemes.

Information Disclosure

The MMRDA has set up a Public Information Centre (PIC) in its office on 14 Floor, 'A' Wing at MMRDA (old building) E-Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051, where various documents providing information related to the project will be available for examination from 10.00 a.m. to 5.00 p.m. on Monday to Friday (except holidays).

Grievance Redress

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

AN IMPORTANT "URBAN TRANSPORT PROJECT"

Annexure II B

मुंबई मेट्रो लाईन - २ अ परियोजना

रीवेस्टर (टूट) से सी. एम. नगर, जंक्श्री (पी.)

मुख्य विशेषताएँ :


- लंबाई - 7.6 किलोमीटर (पूर्ण प्रवास)
- स्टेशनों की संख्या : 70
- (एडिसन (पु.) , जयस अडर , वडी लेंगुन , डा.अ.सी. खोखी , एकेसर , डा.अ.सी. खोखी , सिद्दीकी , महावीर अडर , साकरण नगर , बालकृष्ण , भासा मेट्रो, पतवर्दी चौक , मंत्रालय अडर , जे.जे.काठेरी , नटारामलाल , नारायणलाल , बी.एस. अडर)

परस्पर बदलाव :

- सी. एम. नगर (लूट) लाईन - 4)
- एडिसन (पु.) (लूट) लाईन - 4)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)
- जे.जे.काठेरी (पु.) (लूट) लाईन - 5)


संपर्क विवरण :

मुंबई मेट्रो लाईन २-अ कोरेडोर टी.एम. प्रवर्धन कॉर्पोरेशन द्वारा मुंबई मेट्रो लाईन २-अ परियोजना परियोजना के पूर्ण प्रवास के लिए निर्धारित है। सी.एम. नगर से एडिसन तक की दूरी ७.६ किलोमीटर है। परियोजना के अधीन मुंबई मेट्रो लाईन २-अ परियोजना परियोजना के निर्माण, लोडिंग, रक, ई. के.सी. और पूर्ण उद्घाटन का काम (पू.) , लूट) , २०१७ के अंतर्गत अधीनस्थ रहेगा।



संघर्ष :

- निरवरोध केंद्रों पर परियोजना के निर्माण
- पूर्ण - अक्षयजी की
- लूट के निर्माण के लिए परियोजना के निर्माण
- लूट के निर्माण के लिए परियोजना के निर्माण
- लूट के निर्माण के लिए परियोजना के निर्माण
- लूट के निर्माण के लिए परियोजना के निर्माण



मुंबई महानगर प्रदेशा विकास प्राधिकरण



मुंबई मेट्रो लाईन २ अ परियोजना

प्रभावित लोगों के लिए सूचना विवरणिका

अहमत्वपूर्ण “नगरीय परिवहन परियोजना”




Draft Social Impact Assessment Report for Mumbai Metro 2A

Annexure III

Technical Presentation By Shri Yashpal Mehta

MMRDA
Welcomes
All PAPs present for the
Public Consultation
30th August, 2017




Mumbai Metro Master Plan

Line No.	Corridor Name	Length (km)
1.	Versova-Andheri-Ghatkopar	11.4
2.	Dahisar-Charkop-Bandra-Mankhurd	38.8
3.	Colaba - Bandra - SEEPZ	33.5
4.	Wadala-Ghatkopar-Thane-Kasarwadvali	32
5.	Thane-Shiwandi-Kalyan	23.3
6.	SEEPZ- Kanjumburg	10.5
7.	Andheri (East)- Dahisar (East)	10
8.	Sewri-Prabhadavi	3.5
Total		172




Line 2A - Dahisar to DN Nagar

- Length 18.6 km
- Stations 17
- Depot Charkop (16.4 Ha)
- Interchange stations –
 - Line 1: at D. N. Nagar
 - Line 6: at Shastri Nagar
 - Line 7: at Dahisar
- Daily Ridership
 - 2021 – 12.98 Lakhs
 - 2031 – 16.58 Lakhs
- Headway: 2021 – 3.0 min
- Total Land Required for Stations, viaduct and depot :- 21 Ha



Line 2A - Dahisar to DN Nagar

- Metro Line 2A
 - Dahisar(E)
 - Anand Nagar
 - Rushi Sankul
 - IC Colony
 - Eksar
 - Don Bosco
 - Shimpoli
 - Mahavir Nagar
 - Kamraj Nagar
 - Charkop
 - Malad Metro
 - Kasturi Park
 - Bangur nagar
 - Goregaon Metro
 - Adarsha Nagar
 - Shastri nagar
 - DN Nagar



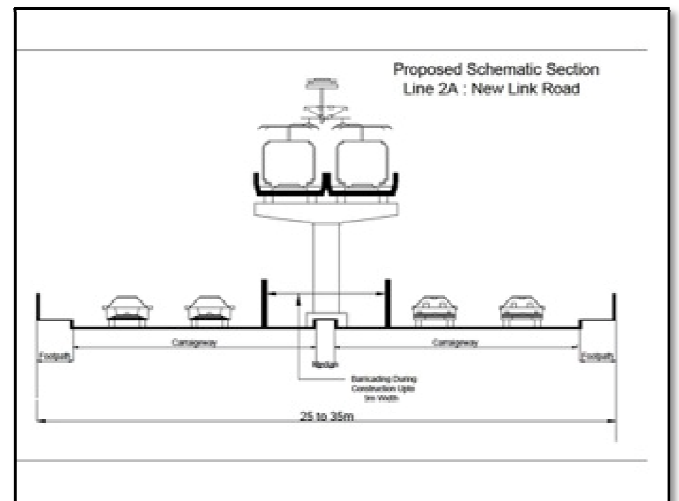
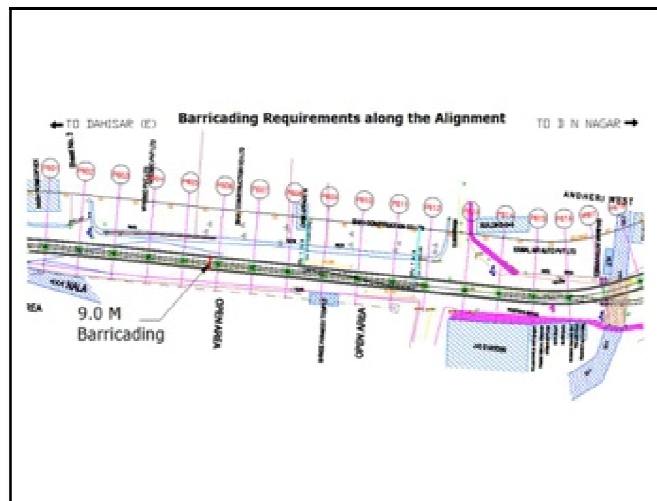
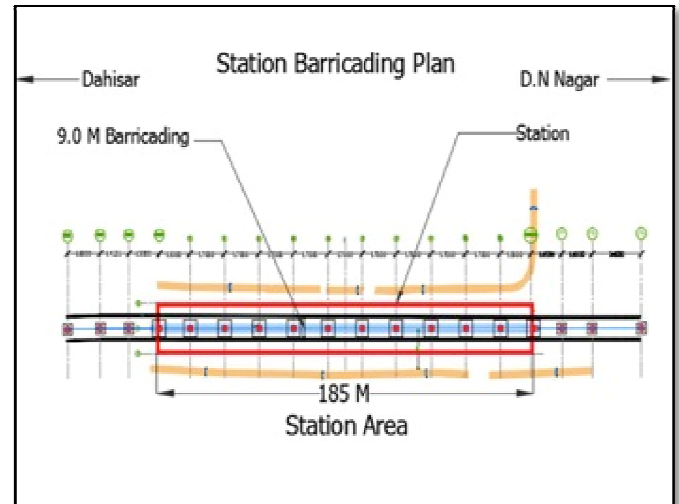
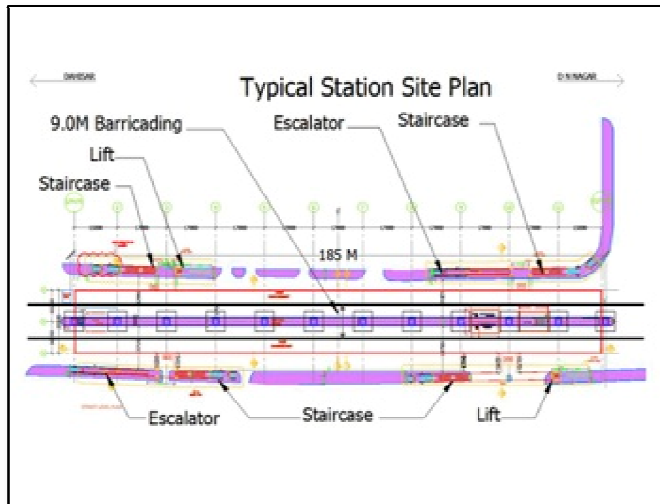
Metro Line 2A Project Status

- DPRs prepared by DMRC – September 2015
- State Cabinet approval accorded for Metro Line 2A on 17th October 2015.
- Agreement on implementation on Deposit terms Between DMRC and MMRDA signed on 10th December 2015.
- LOA issued for Civil Work tenders on 16th June 2016.
- LOA issued for Depot Work tender on 15th Feb 2017.
- Preparation of Tender Documents for works of OHE, Rolling stock, Arch. Finishing, PEB, PSD, Track and S&T in progress.

Station Facilities

- Lifts, Escalators and Stair cases.
- Improved footpaths with ramps for differently abled and senior citizens.
- Integrated Ticketing System.
- Bus, Auto/Taxi Pick up and Drop off point.
- Integration with Other Transport Modes.
- Application of Intelligent Transportation Systems for Arrival and Departure.

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Rolling Stock

- Width: 3.20 m
- Height : 3.9 m
- Length : 21.84 m
- Axle load 17 tonnes
- Seating Arrangement - Longitudinal
- Capacity : 6 coach train; 1,756
8 coach train; 2,244

Benefits

Interchange facility at:

- Line 1: at D. N. Nagar
- Line 6: at Shastri Nagar
- Line 7: at Dahisar
- **Travel time saving 30-45mins.**
- Expected Shift from Road vehicular traffic is 30 to 35%.
- Relief to the Western Railway commuters from overcrowded travel condition.
- Environment friendly, reliable, safe and comfortable.
- The Project would be largely beneficial for the decongestion of the heavy crowded roads and suburban rail network of the city.
- The Mumbai metro would be encouraging the people to take the public transport and thus reducing the pollution level of the Mumbai city.
- Line 2A, Mumbai metro along with other metro lines is going to create a new connectivity of Mass rapid transit system.

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Line 2A – Financing Plan

- Completion cost - Rs. 6,410 Cr
- EIRR - 17.19 %
- FRR - 8.65 %

Source	Amount (cr)	Percent
State Government / MMRDA	3,607.00	56%
ADB Loan	2,803.00	44%
Total	6,410.00	

- Proposed ADB funding for systems includes Rolling stock, Signalling, Communication systems, E&M, AFC etc.

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Project Preparatory Activities Undertaken by DMRC

- Finalisation of alignments and demarcation on ground is done.
- Setting up of dedicated project office in Mumbai by DMRC for expeditious implementation of Line 2A.
- Empowered Committee under chairmanship of MC, MMRDA set up by State Govt. for time bound approvals.
- State Govt. set up High Level Steering Committee under chairmanship of Chief Secretary, GoM.
- Coordination / discussion with utility agencies.
- Coordination / discussion with Traffic Police for developing traffic diversion plans.

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Thank you

Draft Social Impact Assessment Report for Mumbai Metro 2A

Presentation By Shri. V.G. Patil

Mumbai Metro 2A

Public Consultation with PAPs

Social Impact Assessment (SIA)
and Resettlement Action Plan (RAP)

30th August, 2017

Policy Framework for Social Impacts

- Metro 2A alignment mostly falls within the RoW of Main Link Road and is chosen with a view to minimize land requirement and displacement
- Social impacts will be addressed as per the ADB's Social Safeguard Policies.
- Necessary private land is proposed to be acquired through negotiations under appropriate legal provisions
- Govt. of Maharashtra has approved application of MUTP R&R Policy for R&R of PAPs

Objectives of Social Impact Assessment

- To assess the land and structures affected by the Metro 2A Project
- To assess the socio-economic conditions of the PAPs
- To examine potential positive and negative impacts on the socio-economic conditions of PAPs
- To develop appropriate measures to minimise the negative socio-economic impacts
- To prepare RAP based on the existing policies, laws and guidelines of the government for the loss caused to the PAPs in order to improve or at least restore their former living standard.

Surveys and Consultation

- Public Consultation on overall social and environmental impacts carried out on 12th May, 2016
- Baseline census surveys of PAPs covering mapping of structures and collection of demographic and socio-economic information carried out during October - December, 2016
- Land requirement and ownership survey carried out
- Draft SIA report prepared and is currently being finalized

Land Requirement

- Entire corridor being mostly within RoW and also elevated, land required outside the road only for –
 - Landing (staircases, lifts) at station locations
 - Construction of viaduct at few places
 - Depot and allied facilities

Nature of Land Requirement	Land Requirement		Total
	Govt.	Private	
Presented	2,17,206.46	18,738.79	2,36,337.25

- Total Land Required - 23.63 ha. : Depot – 16.40 ha., Alignment – 7.23 ha.
- Pvt. Land Required – 1.87 ha.

R&R Requirement

- R&R impacts only at 5 locations where land outside the RoW of MLR is required for construction of turning viaduct & approach to Depot

Sr. No.	Location	Residential	Commercial	Others	Total
1	Aderali Nagar, Jogeshwari	29	27	1	57
2	Bhairavi Bang, Jogeshwari	30	31	0	61
3	Dahisar	7	34	0	41
4	Shivajinagar, Malad	3	1	2	6
5	Jai Hind Chowk, Kandivli	19	4	0	23
Total		88	99	3	190

- Actual impacts are likely to be about 190

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Socio-Economic Characteristics of R-PAPs

- The total number of households for which all data is available is 48 and the total number of persons is 165.
- The sex ratio is 755 females per 1000 males.
- 30.91% of the population is between the ages of 1 and 14, and 64.24% are between 15 and 59 years old.
- 84.91% of the population over the age of 18 (for females) and 21 (for males) are married.
- Nuclear families account for 81.25% of households.
- The average family size is 3.44.
- 72.06% of households are Hindus, 26.47% are Muslim and 1.47% are Christian.
- The mother tongue of 56.25% of households is Hindi followed by 18.75% who speak Urdu.
- 89.29% of the population over the age of 6 is literate.

Socio-Economic Characteristics of R-PAPs

- While 100% of the males over the age of 6 are literate, the corresponding figure for females is 75.41%.
- 55.20% of all literates have attended high school.
- 70.45% of households earn above Rs. 10,000 per month.
- The average monthly household income is Rs. 24,198.60.
- The average monthly per capita income is Rs. 8,729.51.
- 70.45% of households earn a monthly per capita income above Rs. 3,000.
- 60.38% of all earners earn above Rs. 10,000 per month.
- 20% of female earners earn above Rs. 10,000 per month as compared to 64.58% for men.
- The average monthly income of earners is Rs. 21,915.72.

Socio-Economic Characteristics of R-PAPs

- The average number of earners per households is 1.10 and 84.09% of households have only 1 earner.
- All occupants of residential structures own their structures.
- 36.36% of residential structures are between 20 and 25 sq. m. in area.
- 80% of males and 9.26% of females over the age of 14 are employed.
- 64.15% of employed persons are self-employed.
- 50.94% of employed persons have a fixed job location.

Socio-Economic Characteristics of C-PAPs

- 90.20% of the establishments have been operating from a period prior to 2000 and the balance from a later period.
- 58% establishments are shops while 42% provide various services.
- 62% establishments have monthly turnover of more than Rs. 1,00,000 and 21% between Rs. 50,001 to Rs. 1,00,000.
- 67% establishments were occupying area of more than 20 sq. m.
- There are in all 130 employees ((including owners themselves and their relatives (5) and other employees 9125)) out of which 97.69% were males.
- 77.69% employees were literate and out of them 95.05% had attended high school or higher levels of education.
- 88% employees earn between Rs. 5,000 to Rs. 20,000.

Eligibility for Entitlements

- All categories of PAPs in terms of ownership of land and buildings, use and type of structures are covered in the survey.
- All those covered in the survey (as actually existing at the time of survey) and affected by the project will be held eligible subject to due verification.
- New structures (including partitions made in existing structures) will not be eligible.
- PAPs who do not participate in the Rehabilitation and Resettlement will also not be eligible.
- For private lands, legal title holders will be eligible for compensation and R&R benefits.

Basic Features of Entitlement

Basic Features of Entitlement Matrix

Category of Loss	Compensation and R&R benefits for Titleholder PAPs	Compensation and R&R benefits for Non-Titleholder PAPs (MUTP RAR Policy)
Loss of land	The price for acquisition of land as per the RPCTLARR Act (at least 200% of ready reckoner value of land) or as per the mutually agreed negotiated terms	Not Applicable
Loss of house	A constructed house not less than 90 sq.m. in plinth area or equivalent financial assistance for house construction of Rs. 5.5 lakhs as per the RPCTLARR Act.	Occupants: A house of 225 sq.ft. carpet area free of cost in multi-story building in RAR colony. Structure Owners: Replacement cost of lost structure

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Basic Features of Entitlement

Basic Features of Entitlement Matrix

Category of Loss	Compensation and R&R benefits for Titleholder PAPs	Compensation and R&R benefits for Non-Titleholder PAPs (MUTP R&R Policy)
Loss of Non-residential structure	Either commercial tenement as per the MUTP R&R Policy or compensation applicable to small traders as per the RPCTLARR Act.	Occupied : A shop of equivalent area with a maximum 750 sq.ft. out of which 225 sq.ft. carpet area free of cost and additional area at Ready Reckoner rate in R&R colony. Structure Owners : Replacement cost of lost structure
Transportation Cost for displaced PAPs	One-time financial assistance of Rs.50,000/- to each family	Arrangement for actual transportation or payment of amount based on actual cost

Non-title holder Non-residential PAPs with structure areas more than 225 sq.ft. will be offered the choice of financial compensation based on value of structure if they do not want alternative premises.

Basic Features of Entitlement

Basic Features of Entitlement Matrix

Category of Loss	Compensation and R&R benefits for Titleholder PAPs	Compensation and R&R benefits for Non-Titleholder PAPs (MUTP R&R Policy)
Livelihood Assistance	One-time payment of Rs. 5 lacs per affected family as per the RPCTLARR Act.	For increased travel distance : Monetary compensation for 3 year travel Permanent loss of Livelihood : Monetary compensation equivalent to 1 year income, access to employment information and training facilities and assistance through community operated fund
Subsistence grant to displaced families for a period of one yr	Ex. 3,000 per month for a period of one year for each family after displacement in case of SC, ST families additional Ex. 50,000.	Not Applicable

Basic Features of Entitlement

Basic Features of Entitlement Matrix

Category of Loss	Compensation and R&R benefits for Titleholder PAPs	Compensation and R&R benefits for Non-Titleholder PAPs (MUTP R&R Policy)
One time resettlement allowance	Ex. 50,000 per family after shifting of house	Not Applicable
Stamp duty and Registration fee	The stamp duty and other fees payable for registration of house allotted to the affected families shall be borne by MMRDA.	The stamp duty and other fees payable for registration of house allotted to the affected families shall be borne by MMRDA.
Inflation Adjustment	All monetary values to increase by 3% every year unless rate of inflation is less than 5%	Not Applicable

Grievance Redressal

- Two level mechanism for grievances related to eligibility and entitlements
 - Field Level Grievance Redressal Committee (FLGRC)
 - Senior Level (Appellate) Grievance Redressal Committee (SLGRC)
- Grievance Redressal Committees will be headed by independent and experienced persons
- Complainants to submit written complaints to the GRCs
- GRCs will work from MMRDA office

Features of R&R and Post R&R

- PAPs will be resettled in tenements constructed in R&R colonies of MMRDA primarily at Appapada, Malad in the Western Suburbs
- Post-R&R, an amount of Rs. 20,000 / PAP will be provided to CHS for building for maintenance. Concession in P. Tax & Water Charges for R-tenement
- 3 tenements will be provided to CHS for social facilities (Society Office, Balwadi and Welfare Centre)
- MMRDA also carries out one-time repairs of buildings and on-site infrastructure
- Allotted tenement is not allowed to be transferred for a period of 10 years from the date of allotment and later with stipulated procedure

Institutional Features

- MMRDA has experience in rehabilitating about 43,000 families & business enterprises in past 15 years.
- MMRDA has established a Project Implementation Unit for Metro Projects.
- Further, a dedicated unit for Land Acquisition and R&R for Metro Projects is set up.
- Public Information Centre with necessary documents is established in MMRDA office. One more PIC will be established at site.
- Grievance Redressal Committees have been set up.

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Contact Details

The LA & R&R Unit for Metro is headed by an Additional Collector, who is assisted by Dy. Collector, Tahsildar and other staff

Address -

Additional Collector – II, Metro
Land Acquisition and R&R Unit
3rd Floor, A-Wing, MMRDA Building (Old),
E-Block, Bandra Kurta Complex,
Bandra (E), Mumbai 400 051

THANK YOU

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Annexure IV

List of Attendees

क्र.क्र.	आय. क्र. नं.	प्रकल्पकारांचे नाव	दिवस नं.	दिनांकचे नाव	दूरधनी क्र.	संस्थान
1	36	नाममाधव पी खांदव	1	जवहरनगर	9768265328	जवहरनगर
2	22	जमोदेवी जेठेड सिंग	2	जवहरा नं. 3 दक्षिण नाका	9823736959	जवहरा
3	21	जमोदेवी जेठेड मोदी	3	जवहरा नं. 3 दक्षिण नाका	9824522686	जवहरा
4	14	मिलोकर 'म. बाकुनाल'	6	दक्षिण (एच.पी.रोड..)	7208284878	जवहरा
5	11	गजबुधना मो. खान्.	8	नाका नं. 3 दक्षिण	9821857264	जवहरा
6	15	नारियण जवहरा दधीय कपडीया.	12	नाका नं. 3 दक्षिण	9867798024	जवहरा
7	44	जेवलाण वारीया	13	नाका नं. 1 जवहरा नगर	9819070123	जवहरा
8	56	रामणी जलोचंड नावीया	13	नाका नं. 1 जवहरा नगर	—	जवहरा
9	57	निर्मला कृष्णदीलाल मेहन	13	नाका नं. 1 जवहरा नगर	—	जवहरा
10	25	जान्नी ज्ञान. जोशी.	14	नाका नं. 3 दक्षिण	9892188563	जवहरा
11	26	नाझम जवहरा जमिण काण	18	जवहरा नं. 3 दक्षिण	9320247062	जवहरा
12	17	बाबुलाल जवहरा जमिण वी फारार	20	जवहरा नं. 3 दक्षिण	9818029245	जवहरा
13	33	जेवरोदेवी ज्ञान. जवहरा	23	जवहरा नं. 3 दक्षिण	9870273004	जवहरा
14	7	इज्जत काण	24	जवहरा नं. 2 जवहरा नगर	9867925150	जवहरा
15	59	नाझम नाका जवहरा	26	जवहरा नं. 2 जवहरा नगर	9664874902	जवहरा
16	3	जवहरा जवहरा	29	जवहरा नं. 1 जवहरा नगर	982314484	जवहरा
17	19	जेवरोदेवी जवहरा जवहरा	20	जवहरा नं. 3 दक्षिण	9638180142	जवहरा

क्र.क्र.	आय. क्र. नं.	प्रकल्पकारांचे नाव	दिवस नं.	दिनांकचे नाव	दूरधनी क्र.	संस्थान
18	39	जवहरा जवहरा जवहरा	32	नाका नं. 3 दक्षिण	9702578854	जवहरा
19	39	जवहरा जवहरा जवहरा	31	नाका नं. 3 दक्षिण	9769653325	जवहरा
20	20	जवहरा जवहरा जवहरा	31	नाका नं. 3 दक्षिण	—	जवहरा
21	2	जवहरा जवहरा	40	नाका नं. 3 दक्षिण	9820192455	जवहरा
22	40	जवहरा जवहरा	42	नाका नं. 3 दक्षिण	98792095090	जवहरा
23	3	जवहरा जवहरा	43	—	7820250000	जवहरा
24	1	जवहरा जवहरा	46	—	—	जवहरा
25	2	जवहरा जवहरा	47	—	—	जवहरा
26	4	जवहरा जवहरा	48	—	—	जवहरा
27	17	जवहरा जवहरा	49	—	—	जवहरा
28	24	जवहरा जवहरा	50	—	—	जवहरा
29	25	जवहरा जवहरा	50	—	—	जवहरा
30	26	जवहरा जवहरा	51	—	—	जवहरा
31	23	जवहरा जवहरा	62	—	—	जवहरा
32		जवहरा जवहरा	52	—	—	जवहरा

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क्र.सं.	आय. क्र. नं.	प्रकल्पनामाचे नाव	शेकड नं.	विषयकचे नाव	दूरधनी क्र.	व्यवारी
33	14	शिवलक्ष्मी चव्हाण	201	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण
34	22	शिवलक्ष्मी चव्हाण	202	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण
35	26	शिवलक्ष्मी चव्हाण	203	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण
36	35	शिवलक्ष्मी चव्हाण	204	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण
37	58	शिवलक्ष्मी चव्हाण	205	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण
38	55	शिवलक्ष्मी चव्हाण	206	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण
39	32	शिवलक्ष्मी चव्हाण	207	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण

1	22	शिवलक्ष्मी चव्हाण	4	शिवलक्ष्मी चव्हाण	9822222222	शिवलक्ष्मी चव्हाण	
2	✓	शिवलक्ष्मी चव्हाण	7	शिवलक्ष्मी चव्हाण	7666764506	शिवलक्ष्मी चव्हाण	
3	20	शिवलक्ष्मी चव्हाण	10	शिवलक्ष्मी चव्हाण	9820953241	शिवलक्ष्मी चव्हाण	
4	12	शिवलक्ष्मी चव्हाण	8	शिवलक्ष्मी चव्हाण	9821851784	शिवलक्ष्मी चव्हाण	
5	05	शिवलक्ष्मी चव्हाण	15	शिवलक्ष्मी चव्हाण	9769974404	शिवलक्ष्मी चव्हाण	
6	24	शिवलक्ष्मी चव्हाण	17	शिवलक्ष्मी चव्हाण	9920616353	शिवलक्ष्मी चव्हाण	
7	37	शिवलक्ष्मी चव्हाण	21	शिवलक्ष्मी चव्हाण	9867777215	शिवलक्ष्मी चव्हाण	
8	34	शिवलक्ष्मी चव्हाण	22	शिवलक्ष्मी चव्हाण	9980551760	शिवलक्ष्मी चव्हाण	
9	08	शिवलक्ष्मी चव्हाण	25	शिवलक्ष्मी चव्हाण	9867935150	शिवलक्ष्मी चव्हाण	
10		शिवलक्ष्मी चव्हाण		शिवलक्ष्मी चव्हाण	9870106175	शिवलक्ष्मी चव्हाण	
11	05	शिवलक्ष्मी चव्हाण	27	शिवलक्ष्मी चव्हाण	9967200691	शिवलक्ष्मी चव्हाण	
12	06	शिवलक्ष्मी चव्हाण	33	शिवलक्ष्मी चव्हाण	9619840470	शिवलक्ष्मी चव्हाण	
13	20	शिवलक्ष्मी चव्हाण	35	शिवलक्ष्मी चव्हाण	9619637572	शिवलक्ष्मी चव्हाण	
14	15	शिवलक्ष्मी चव्हाण		34	शिवलक्ष्मी चव्हाण	9323999416	शिवलक्ष्मी चव्हाण
15	16	शिवलक्ष्मी चव्हाण			शिवलक्ष्मी चव्हाण		
16	01	शिवलक्ष्मी चव्हाण	41	शिवलक्ष्मी चव्हाण	9820014941	शिवलक्ष्मी चव्हाण	
17	41	शिवलक्ष्मी चव्हाण	43	शिवलक्ष्मी चव्हाण	9819831678	शिवलक्ष्मी चव्हाण	

18	42	INDIRA RAMESH JAINWAL	58	INDIRA RAMESH JAINWAL	9909977352	INDIRA RAMESH JAINWAL
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1)	11	अनुभव माग महमंद गाली	9	दक्षिण	9870096658	पु.सि.
2)	15	अनुभव माग महमंद गाली	11	दक्षिण पूर्व	9870096658	पु.सि.
3)	19	अनुभव माग महमंद गाली	16	कोटिवली (पश्चिम)	9029625016	पु.सि.
4)	25	अनुभव माग महमंद गाली	19	दक्षिण पूर्व	9987013020	पु.सि.
5)	6	मिडिक अक्षय कलादीप	22	वेदनाथ बाजार	9420585534	पु.सि.
6)	14	मोहम्मद शेखान गार मोहम्मद खान	37	कोटिवली (पश्चिम)	9430279113	पु.सि.
7)	2	महात्मा जे. व्हाटस	38	कोटिवली (पश्चिम)	9369923143	पु.सि.
8)	18	महात्मा जे. व्हाटस	36	कोटिवली (पश्चिम)	9899650105	पु.सि.
9)	13	महात्मा जे. व्हाटस	31	कोटिवली (पश्चिम)	9619368394	पु.सि.
10)	99	निर्मिता फे. सिंग	44	दक्षिण पूर्व	9969282879	पु.सि.
11)	23	निर्मिता फे. सिंग	44	दक्षिण पूर्व	9969282879	पु.सि.

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Annexure V



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