

Draft Resettlement Plan

Document Stage: Draft for Consultation
Project Number: 42266-025
April 2016

IND: Kolkata Environmental Improvement Investment Program (KEIIP) Tranche 2 (TR-2/SD22)

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

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

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.

CURRENCYEQUIVALENTS

(as of 15 April 2016)

Currency unit	=	Rupee (INR)
INR 1.00	=	USD 0.01503
USD 1.00	=	INR 66.5535

ABBREVIATIONS

ADB	-	Asian Development Bank
BPL	-	below poverty line
CBO	-	community based organizations
DDR	-	due diligence report
DHR	-	Diamond Harbour Road
DSC	-	Design and Supervision Consultants
DWF	-	dry weather flow
GoWB	-	Government of West Bengal
GRC	-	Grievance Redressal Committee
GRM	-	Grievance Redress Mechanism
GRU	-	Grievance Redress Unit
INRM	-	India Resident Mission
KEIP	-	Kolkata Environment Improvement Project
KEIIP	-	Kolkata Environmental Improvement Investment Program
KMC	-	Kolkata Municipal Corporation
PHED	-	Public Health Engineering Department
PMU	-	Project Management Unit
RoW	-	right of way
SCADA	-	Supervisor Control and Data Acquisition
SDU	-	Safeguard Development Unit
SMU	-	safeguard monitoring unit
SPS	-	Safeguard Policy Statement
SSE	-	social safeguard expert
SSO	-	social safeguard officer
STP	-	sewage treatment plant
SWF	-	storm water flow

CONTENTS

	Page
EXECUTIVE SUMMARY	I
I. PROJECT DESCRIPTION	1
A. Introduction	1
B. Proposed Subproject Components	1
C. Objectives of the Resettlement Plan	3
II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT	5
A. Land acquisition and involuntary resettlement	5
B. Indigenous Peoples	6
III. SOCIO-ECONOMIC INFORMATION AND PROFILE	6
A. Profile of Affected Persons	6
IV. INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION	7
A. Public Consultation	7
B. Information Disclosure	8
C. Continued Consultation and Participation	8
V. GRIEVANCE REDRESS MECHANISM	8
VI. POLICY AND LEGAL FRAMEWORK	12
VII. ENTITLEMENTS, ASSISTANCE AND BENEFITS	13
A. Types of Losses and Affected Person Category	13
B. Entitlements	14
C. Relocation	14
D. Livelihood protection and Income Restoration	14
E. Vendor Assistance.	15
VIII. COMPENSATION MECHANISM	17
A. Temporary Income Loss	17
IX. RESETTLEMENT BUDGET AND FINANCING PLAN	17
A. Resettlement Costs	17
X. IMPLEMENTATION ARRANGEMENTS	18
A. Institutional Arrangements	18
B. Implementation	18
C. Institutional Capacity	21
XI. IMPLEMENTATION SCHEDULE	21
XII. MONITORING AND REPORTING	21

LIST OF APPENDIXES

1. Sub-project Components and their Potential Involuntary Resettlement Impacts
2. Draft Project Information Disclosure Leaflet
3. Sample Grievance Redress Form
4. ToR Third Party Certification for Negotiated settlement and Land Donation
5. Sample Certification Formats
6. Estimation of Temporary Impacts
7. Sample Monitoring Template
8. Public Consultations
9. Socio Economic Profile of Land sellers

EXECUTIVE SUMMARY

- 1. Background.** The Asian Development Bank (ADB)-financed Kolkata Environmental Improvement Investment Program (KEIIP) aims to achieve improved water supply, sewerage and drainage service quality and operational sustainability in selected areas of Kolkata Municipal Corporation (KMC). ADB has approved loans under a multitranche financing facility for KEIIP. A project management unit (PMU) created under KMC is implementing KEIIP. On completion of Project 1 under Tranche 1 of KEIIP, KMC is now seeking assistance for Project 2, supported by the proposed tranche 2 of KEIIP. Project 2 will include physical and non-physical investments in water supply and sanitation improvement, with six contract packages under water supply and nine contract packages under sewerage, respectively.
- 2. Subproject Description.** Proposed subproject components under package TR-2/SD22 include: (i) sewer lines of >600 millimeter (mm) dia (9.8 kilometer (km)); (ii) sewer lines of <600 mm dia (5.1 km); (iii) a new pumping station; (iv) dry weather flow (DWF) pumping mains (about 45 meter (m)), and (v) storm water flow (SWF) pumping main (about 20 m).
- 3. Resettlement Plan.** This Resettlement Plan is prepared for sewerage and drainage package TR-2/SD22 under Project 2 of KEIIP, proposed for funding by ADB using its multitranche financing facility.
- 4. Scope of Land Acquisition and Resettlement.** No land acquisition, structure loss, demolition or physical displacement is anticipated as a result of proposed components under package TR-2/SD22. However, temporary income loss to 31 small shop and business owners (including one vulnerable person) is assessed. In most road and pipe sections, it will be possible to completely avoid temporary income loss to businesses, as road width is adequate and will not require closure. The land for pumping station at Vidyasagar Palli is to be obtained through negotiated settlement from three private owners. The identified private sites are vacant and free of informal users. The Resettlement Plan will be updated and reconfirmed for final involuntary resettlement impacts after completion of detailed measurement surveys in sections ready for implementation.
- 5. Categorisation.** The subproject is classified as Category B in accordance with ADB's Safeguard Policy Statement (SPS). ADB's SPS covers both temporary and permanent impacts to both titled and non-titled persons, and includes both physical and economic displacement.
- 6. Consultation and Disclosure.** Goals and objectives of the project have been disclosed to stakeholders (beneficiaries, affected persons, elected representatives and institutional stakeholders) through consultation meetings and focus group discussions. A program of continuous consultation and disclosure is proposed.
- 7. Institutional Setup.** A PMU created under KMC is implementing KEIIP. The PMU is supported by project management consultants and design supervision consultants in planning and implementation of KEIIP. The PMU has a Safeguard Monitoring Unit, with a Social Safeguard Officer and 14 field analysts, who are envisaged to play a key role in awareness generation, consultation, grievance redress and safeguard and gender monitoring.
- 8. Resettlement Budget and Financing Plan.** The resettlement cost estimate for the proposed subproject package TR-2/SD22 is INR 0.86 million.

I. PROJECT DESCRIPTION

A. Introduction

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

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

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

4. This Resettlement Plan is prepared for the proposed development of sewerage and drainage mains and pumping stations in Churial Extension Catchment in boroughs XIII and XVI, comprising parts of wards 122, 123 and 124, under contract package TR-2/SD22. The Resettlement Plan is prepared on the basis of the available preliminary design furnished by the design supervision consultants (DSC) for the subproject.² The Resettlement Plan will be updated and reconfirmed for final involuntary resettlement impacts after completion of detailed measurement surveys (DMS) in sections ready for implementation.³ The final Resettlement Plan will be reviewed and disclosed on the implementing agency and ADB websites. No civil works contracts package should be awarded and started before the completion of final Resettlement Plan implementation for the said package. The implementing agency is responsible to hand over the project land/site to the contractor free of encumbrance.

B. Proposed Subproject Components

5. Proposed subproject components involving civil works under package TR-2/SD 22 include: (i) sewer lines of >600 millimeter (mm) dia (9.8 kilometer (km)); (ii) sewer lines of <600 mm dia (5.1 km); (iii) one new pumping station; (iv) dry weather flow (DWF) pumping mains

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

² DPR for the subproject is not yet finalized.

³ Detailed measurement survey will be jointly conducted by social safeguards officer of KEIIP PMU, consultants and contractors prior to implementation at each site/stretch of alignment. Resettlement Plan for different stretches will be prepared and submitted to ADB for approval; prior payment of compensation to impacted persons is mandatory before start of civil work at each site/alignment stretch. DSC and contractor will be responsible for conduct of DMS and DSC Social Safeguard Expert will update Resettlement Plans prior to implementation.

(approximately 45 meter (m)), and (v) storm water flow (SWF) pumping main (approximately 20 m). Table 1 presents details of proposed components under the package TR-2 SD22, and Appendix 1 presents a summary of potential involuntary resettlement impacts.

Table 1: Proposed Subproject Components under KEIIP Package TR-2/SD22

S. No.	Project Component	Details
1	Sewer lines (600 mm & above)	9.8 km
2	Sewer lines (below 600 mm dia.)	5.1 km
3	Vidyasagar Palli Combined PS	0.3 acres
4	Laying of DWF Pumping main from Vidyasagar Palli PS	45 m (approx.)
5	Laying of SWF Pumping main from Vidyasagar Palli PS	20 m (approx.)

DWF = dry weather flow; km = kilometer; m = meter; mm = millimeter; PS = pumping station; SWF = storm water flow

6. Measures to avoid and minimize involuntary resettlement impacts include proposal to use government road rights of way (RoW) for laying of all proposed pipes under package TR-2/SD22. In addition, obtaining land through negotiated settlement from three private landowners is proposed, thus avoiding any major involuntary resettlement impacts. The identified private land for Vidyasagar Palli pumping station proposed to be obtained through negotiated settlement is vacant and free of informal users. Details of land ownership documents of the proposed site (two identified plots) for the Vidyasagar Palli pumping station, and letters signifying willingness of two of the owners to sell the land at market price are presented in Appendix 9. The third owner who will be selling 3 decimals (0.03 acre) of land has given verbal consent and is expected to provide a copy of land ownership documents and letter indicating no objection for sale at market value, soon and will be added to the updated due diligence report (DDR). The KEIIP PMU will ensure that no expropriation would result upon failure of negotiations, conduct meaningful consultations with affected persons including non-titleholders, offer adequate and fair price for land and other assets, ensure transparency and availability of information on prevalent market price, ensure there is no coercion in the negotiated settlement process, and will appoint an independent external party to document the entire negotiation and settlement process. Third party certification of negotiated settlement, copies of sale deeds and records of transfer of land to KMC will be appended to the final updated Resettlement Plan.⁴

7. Traffic management during pipe laying work, advance notice to residents and businesses prior to start of work, ensuring access to shops and businesses by providing pedestrian access through planks, assistance to mobile hawkers and vendors and those with moveable, temporary structures to shift to (and back from) nearby locations where they can continue with their economic activities, is proposed. Where excavation close to residences or

⁴ A due diligence report will be prepared and appended to the updated RP. It will have the following information: (i) Land ownership documents of all land sellers, and consent letter of third willing land seller (Mr. Pratap Das); (ii) photographs and minutes of consultations/negotiations with all land sellers; (iii) third party certification of land purchase process for Vidyasagar Palli pumping station; (iv) land purchase committee's report on valuation of land; (v) sale deed and land transfer records for Vidyasagar Palli site, and (vi) DMS Survey and census survey / business survey results for sections ready for implementation of pipe-laying work, confirmation of impacts and furnishing of socio-economic details and impacts for all affected persons.

commercial properties cannot be avoided, simple mitigation measures such as provision of planks are proposed as per available guidelines in Environment Management Plan and best practice. Timely information will be provided to the public about potential negative impacts and mitigation measures, including grievance redress procedures and time taken for the same, prior to start of project implementation.

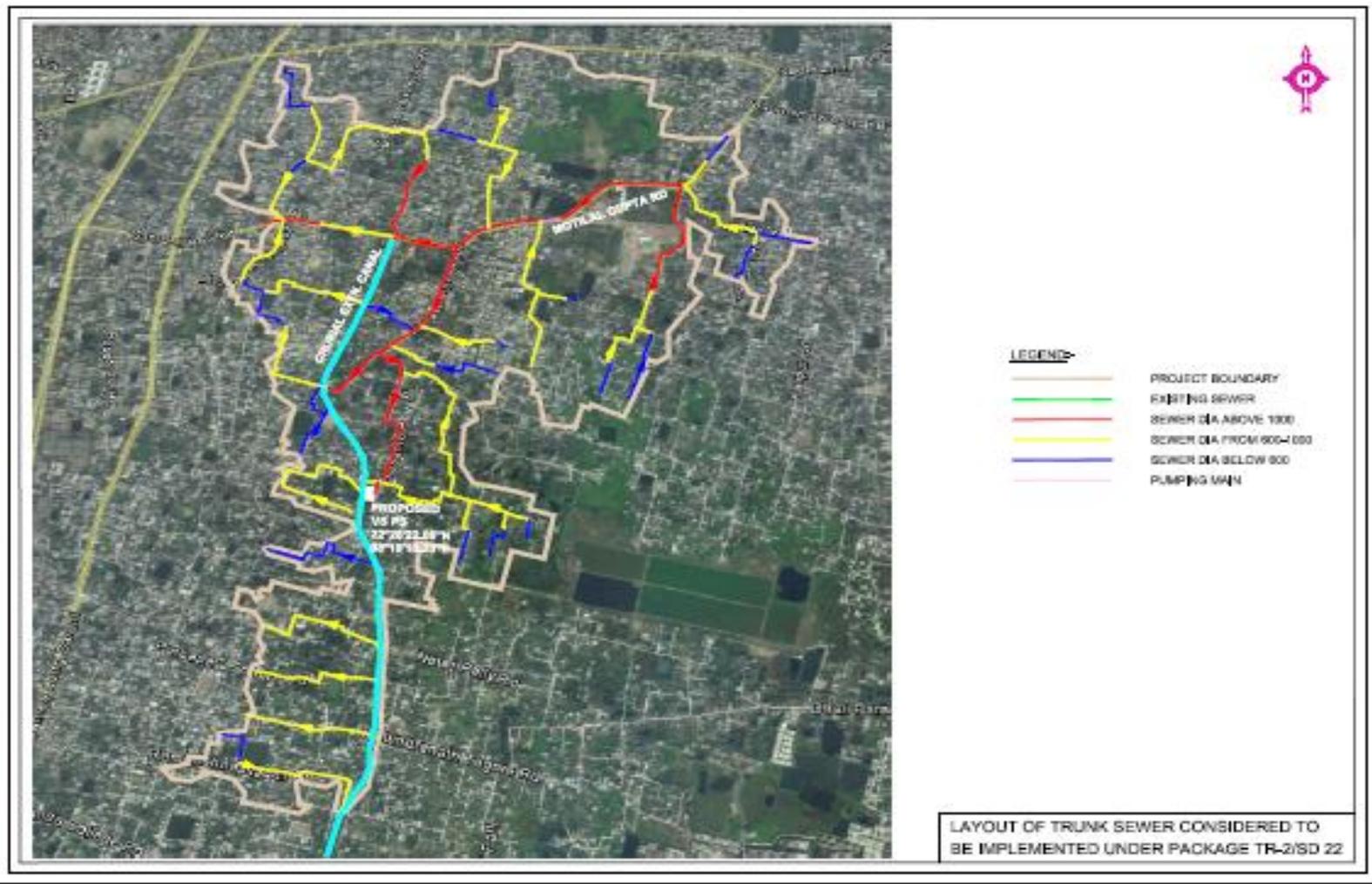
C. Objectives of the Resettlement Plan

8. This Resettlement Plan is prepared for investments proposed for development of sewerage and drainage mains and pumping stations in Churial Extension Catchment in boroughs XIII and XVI, comprising parts of wards 122, 123 and 124, under contract package TR-2/SD22. It addresses the potential involuntary resettlement impacts of the proposed subproject components and is consistent with the agreed Resettlement Framework and ADB's Safeguard Policy Statement (SPS), 2009.

9. This Resettlement Plan is prepared in accordance with ADB's SPS requirements for involuntary resettlement Category B projects and to meet the following objectives:

- (i) to describe the identified scope and extent of land acquisition and involuntary resettlement impacts as a result of identified project components, and address them through appropriate recommendations and mitigation measures in the Resettlement Plan;
- (ii) to present the socio-economic profile of the population in the project area, identify social impacts, including impacts on the poor and vulnerable, and the needs and priorities of different sections of the population, including women, poor and vulnerable;
- (iii) to describe the likely economic impacts and identified livelihood risks of the proposed project components;
- (iv) to describe the process undertaken during project design to engage stakeholders and the planned information disclosure measures and the process for carrying out consultation with affected people and facilitating their participation during project implementation;
- (v) to establish a framework for grievance redressal for affected persons that is appropriate to the local context, in consultation with stakeholders;
- (vi) to describe the applicable national and local legal framework for the project, and define the involuntary resettlement policy principles applicable to the project;
- (vii) to define entitlements of affected persons, and assistance and benefits available under the project;
- (viii) to present a budget for resettlement and define institutional arrangements, implementation responsibilities and implementation schedule for resettlement implementation; and
- (ix) to describe the monitoring mechanism that will be used to monitor resettlement plan implementation

Figure 1: Google Earth Map Depicting Proposed Components of Package TR-2/SD 22



II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Land acquisition and involuntary resettlement

10. The scope of land acquisition and resettlement is identified based on field visits to the entire (100%) stretch of pipe alignment proposed under the package TR-2/SD22. Temporary income loss to shops and businesses is the only potential involuntary resettlement impact identified, which will be minimized or avoided to the extent possible through provision of access. Where impact is unavoidable, compensation will be paid for the period of disruption and/or income loss as per the agreed entitlement matrix. Estimation of temporary impacts along pipe alignments is based on transect walks and business surveys. Involuntary Resettlement impact assessment will be reconfirmed through DMS in sections ready for construction and results of the assessment will be included in the updated Resettlement Plan (footnote 1), prior to implementation. The total length of trunk sewer pipeline >600 mm dia proposed to be laid under the package is 9.8 km, using open cut method. Potential temporary loss of income to 31 small business owners and vendors is identified in 13.5 m of the alignment, for a period of 10 days each, along certain sections of Sodepur First Lane and Kailash Ghosh Road, Sitala Mandir area. One temporarily affected person is a female-headed, below poverty line (BPL) household (Appendix 6). For sewer lines <600 mm dia (5.1 km), and for the proposed DWF pumping mains (approximately 45 m long) and SWF pumping mains (approximately 20 m long) from Vidyasagar Palli Pumping Station, no involuntary resettlement impacts are anticipated.

11. The pumping station at Vidyasagar Palli is proposed on land that is proposed to be obtained for the subproject through negotiated settlement from three private landowners. The negotiated settlement process will be witnessed by an independent third party.⁵

12. No land acquisition, structure loss, demolition or physical displacement is anticipated as a result of proposed components under package TR-2/SD22, although temporary income loss to 31 small shop and business owners (including one vulnerable person) is assessed for certain road sections. Laying of sewer pipelines in the subproject area has been carefully planned to minimize disturbance to pedestrians and traffic. In most road and pipe sections, it will be possible to completely avoid temporary income loss to businesses, as road width is adequate and will not require closure.

13. The contract will have specific provisions related to impact avoidance. The contractor will be required to maintain access to shops and residences, and safety through hard barricading of excavated alignments along narrow roads. Care will be taken to avoid and/or mitigate economic impacts through the following measures: (i) announcement of proposed civil works in advance (to enable shopowners to stock up and remain unaffected if goods vehicles are unable to reach them during construction, (ii) provision of planks to ensure pedestrian access; (iii) careful timing of implementation to avoid peak sale hours/days; (iv) night work in commercial areas, where possible; (v) minimizing construction period to the extent possible; (vi) assistance to mobile vendors to shift nearby; (vii) signages with project details and contact details for grievance redress; and (viii) proper traffic management. These measures will be part of the contract and will be enforced through it, with careful monitoring by the Safeguard Management Unit (SMU) of KEIIP PMU.

⁵ See paragraph 6 for the detailed information on the discussed component.

14. A final assessment of temporary impacts will be undertaken along each road section ready for implementation and the Resettlement Plan updated accordingly. Any shop that has been closed for a period of >3 months before DMS survey for Resettlement Plan updation will not be eligible for compensation against temporary income loss. Rigour data collection and consultations with local people will be required to ensure that all affected persons eligible for compensation are identified.

Table 2: Summary of Involuntary Resettlement Impacts

S. No.	Details	Affected persons (No.)	Remarks
1	Permanent land acquisition	None	
2.	Permanent relocation impact / structure loss	None	No structures are present on proposed pipe RoW or pumping station sites
3.	Permanent livelihood impact	None	
4.	Potential temporary impacts (income loss) to shop/business owners	31	Temporary income loss for 10 days each, anticipated
4a.	Potential temporary impact (income loss) to vulnerable persons among temporarily affected shop/business owners ⁶	1	Only 1 woman affected person was found to be vulnerable (FHH+BPL)
5.	Potential temporary income loss to employees in affected shops/businesses	None	The temporarily impacted businesses (shops/kiosks) are very small; the business is managed by the owners themselves.
6.	Affected IP	None	-

BPL = below poverty line; FHH = female headed household; IP = indigenous people; RoW = right of way.

B. Indigenous Peoples

15. No adverse impacts to indigenous peoples are anticipated, as all selected sites and alignments are within the urban limits of Kolkata.

III. SOCIO-ECONOMIC INFORMATION AND PROFILE

A. Profile of Affected Persons

16. The profile of affected persons is prepared on the basis of transect walks along the entire pipe alignment proposed under package TR-2/SD22. Business surveys were conducted at locations where potential temporary impacts were identified through the transect walk. The detailed profile and photographs of surveyed shops and businesses is presented in Appendix 6. A total of 31 small shops and business owners were identified as those facing potential temporary impacts. Of these, only one was found to be BPL. Female respondents comprised 17% of the total respondents and 16% of shop owners and none were found to be BPL.⁷ The stated overall average profit per day of the surveyed shopowners was Rs. 156 per day, lower than the present applicable minimum wage rate of Government of West Bengal (GoWB) of Rs. 268. The profit per day was reported to range between Rs. 120-250 for the surveyed

⁶ Vulnerable persons in the context of Kolkata comprise members of below poverty line households, including poor female-headed, poor disabled-headed, poor, elderly-headed households, and poor households without tenure security on land.

⁷ On adjusting the Planning Commission, Government of India estimates of the state-specific urban poverty line for West Bengal in 2012, the estimated urban poverty line in 2016 is INR 1464 per capita per month. Government of India, Planning Commission. 2013. *Press Note on Poverty Estimates 2011-12*. New Delhi.

shopkeepers. All potentially temporarily affected persons belong to general castes. The overall average dependency ratio in the temporarily affected persons' households is 3.82.

17. The socio economic profile of affected persons will be furnished in the updated Resettlement Plan and/or DDR once the DMS and census survey are concluded, in stretches ready for implementation. The methodology for estimation of temporary involuntary resettlement impacts is appended as Appendix 6.

18. Appendix 9 presents a socio-economic profile of the land sellers (who are not affected persons), which helps establish that they are not poor or vulnerable.

Table 3: Summary Profile of Temporarily Affected Persons

S. No.	Description	Profile
1	Components	Laying of sewer lines >600 mm dia (9.8 km)
2	Total no. of temporarily affected persons	31
2a	Shop/business owners (temporarily affected)	31 (100%)
2b	Employees in the temporarily affected shops/businesses	0
3	No. of women affected persons	5 (about 16% of total shops, & 17% of respondents) shop/business owners
4	No. of BPL women affected persons	1 shopowners
5	Types of business	Chicken seller (2), dhobi/ironing of clothes (2), food stalls (3), fish vendor (9), betel leaf and stationery (3), fruits and vegetables (3), tea stall (2), Stationery (1), rice shop (1), photo framer (1), imitation jewellery seller (1), closed shops (3)
6	Type of structure	Makeshift / temporary (kutcha structures)
7	Assessed impact duration	Temporary (estimated at 10 days each);
8	Loss	Potential temporary income loss
9	Stated overall average profit / day (Rs.)*	156
10	Stated profit per day (range, in Rs.)	120-250

BPL = below poverty line; km = kilometer; mm = millimeter.

Source: Transect walk and business survey, 2016

Note:

- All respondents / affected persons (shop/business owners and employees) belong to General caste category; none were found to belong to scheduled castes / tribes. Four of the women affected persons do not belong to WHH/BPL category.
- On adjusting the Planning Commission, Government of India estimates of the state-specific urban poverty line for West Bengal in 2012, the estimated urban poverty line in 2016 is INR 1464 per capita per month. Government of India, Planning Commission. 2013. *Press Note on Poverty Estimates 2011-12*. New Delhi.

IV. INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION

A. Public Consultation

19. The Resettlement Plan was prepared in consultation with stakeholders including temporarily affected persons, land sellers, beneficiaries/local people, councillors/public representatives, and city engineers. A large community consultation meeting (70 participants), interviews (of 28 temporarily affected persons), meetings (with 2 land sellers, in the presence of concerned ward councillor and a few community members) and focus group discussions with 10 beneficiaries/community members were conducted. A total of 113 persons (beneficiaries and affected persons), of which 43% were women, were consulted on the proposed development

interventions, perceived impacts and mitigation measures and need for their cooperation and participation. Transect walks, business surveys and consultations with affected persons facing temporary impacts also helped understand affected persons perspectives and propose mitigation measures and highlighted the need for stringent monitoring to avoid/minimise economic losses. While the temporarily affected persons' main concern was (temporary) income loss, the land sellers conveyed their willingness to sell their land for a project that benefits the community, but were concerned whether market price would be paid. The project's entitlement matrix was explained to the affected persons, and the transparent process of land purchase and determination of market price proposed, was explained to the land sellers. Beneficiaries were concerned about affordability of sewerage connection charges. The example of Kolkata Environment Improvement Project (KEIP) was given to explain that connection charge would be affordable for all.

B. Information Disclosure

20. Information dissemination and disclosure has been a continuous process since the beginning of the program. The approved Resettlement Framework and Resettlement Plan will be placed in the head office of KMC, KEIIP PMU office, and concerned ward offices of KMC accessible to affected persons. The DSC and SMU of PMU will continue consultations, information dissemination, and disclosure. A strategy for continued consultation and participation is in the Resettlement Framework. The finalized/approved Resettlement Plans are disclosed on ADB's website, as well as state government, local government (KMC), and PMU (KEIIP) websites. Project information will be continually disseminated through disclosure of resettlement planning documents, as and when updated. Information on compensation, entitlements and resettlement planning and management principles adopted for the subproject will be made available in the local language (Bengali) and the same will be distributed to affected persons. The consultation process will be continuous, through the project cycle. Draft project information disclosure leaflet containing the Executive Summary of this Resettlement Plan and the Entitlement Matrix, and contact numbers of PMU, contractor, project engineer and DSC social safeguards personnel and concerned engineer, and grievance redress hotline number will be distributed among affected persons and beneficiaries.

C. Continued Consultation and Participation

21. The SMU of PMU will extend and expand the consultation and disclosure process during the construction period. The project management consultants supported by DSC will conduct training of contractors (engineers as well as safeguards personnel). The SMU of PMU, and with the support of DSC, will design and conduct a public awareness campaign during project implementation. A consultation and participation plan is prepared for the project; PMU will be assisted by PMC and DSC to ensure that the communities in project areas are fully aware of project activities at all stages of construction. Community groups will be consulted and made aware of the civil works and project activities, anticipated impacts and mitigation measures, grievance redress process and contact details of PMU personnel prior to construction.

V. GRIEVANCE REDRESS MECHANISM

22. Project grievance redress mechanism (GRM) will be established to evaluate, and facilitate the resolution of affected persons concerns, complaints, and grievances related to social and environmental issues of the project. The proposed three-tier project GRM covers both environment and social issues. The GRM at borough level worked very effectively in KEIP

(Phase I) as the first tier of the GRM and has been retained for KEIP.⁸ A Grievance Redress Unit (GRU), headed by the Administrative Officer, has been established in the KEIP PMU as the second tier of the GRM. For any unresolved grievances at PMU level, a Grievance Redress Committee (GRC) headed by the Commissioner KMC shall be the third tier of the GRM.⁹ The GRM will be disclosed to the affected communities and households prior to the mobilization of contractors in any subproject areas. The Project GRC, supported by the DSC consultants as well as the PMU social safeguard officers (SSO) will be responsible for timely grievance redress on environmental and social safeguards issues and responsible for registration of grievances, related disclosure and communication with the aggrieved party. Contact details, procedures and complaint mechanism will be disclosed to the project affected communities at accessible locations and through various media (i.e. leaflets, newspapers, etc.). Samples of draft project leaflets, Grievance Registration Forms and monitoring templates are appended to this Resettlement Framework. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project.

23. A common GRM will be in place for social, environmental, or any other grievances related to the project. Every grievance shall be registered and careful documentation of process with regard to each grievance undertaken, as explained below. The PMU environmental and social safeguards officers will have the overall responsibility for timely grievance redress on environmental and social safeguards issues.

24. Public awareness campaign will be conducted to ensure that awareness on the project and its grievance redress procedures is generated. The PMU environment and social safeguard officers will be assisted by DSC safeguards specialists with information/collateral/awareness material etc. and in conducting project awareness campaigns. The campaign will ensure that the poor, vulnerable and others are made aware of grievance redress procedures and entitlements per project Resettlement Framework, and PMU will ensure that their grievances are addressed.

25. Affected persons will have the flexibility of conveying grievances/suggestions by dropping grievance redress/suggestion forms in complaints/suggestion boxes that have already been installed by PMU or through telephone hotlines at accessible locations, by e-mail, by post, or by writing in a complaints register in KMC's Borough office or PMU office. Appendix 3 has the sample grievance registration form. Careful documentation of the name of the complainant, date of receipt of the complaint, address/contact details of the person, location of the problem area, and how the problem was resolved will be undertaken. PMU safeguard officers will have the overall responsibility for timely grievance redressal on environmental and social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party.

⁸ Complaints received during KEIP (Phase I) pertained mainly to water stagnation in project areas during heavy rain (addressed with the help of local councilors through the use of pumps), delays in road restoration, damage to compound walls/steps etc. in narrow lanes during construction, and number of house connections required per property (two or more connections were required per property in many cases, due to informal property subdivision, even though the property tax records show a single unit). Complaints received were immediately referred by the SDU to the concerned engineer in the PMU (the Director General Projects), who advised them on further action. Follow up with contractor/councilor was undertaken by SDU and final feedback sought from complainant on resolution. The first level of GRM was very effective in KEIP and helped smoothen the process of project implementation.

⁹ The target date for establishment of the first level (borough level) of GRM and third level GRM (headed by Commissioner KMC) is before loan negotiation.

26. **Grievance redress process.** In case of grievances that are immediate and urgent in the perception of the complainant, the contractor and DSC on-site personnel will provide the most easily accessible or first level of contact for quick resolution of grievances. Contact phone numbers and names of the concerned PMU safeguard officers and contractors will be posted at all construction sites at visible locations. The PMU safeguard officers will be responsible to see through the process of redressal of each grievance.

- (i) **1st Level Grievance.** The first point of contact for people filing complaints will be the SMU field workers assigned to the ward (who will be available at an appointed time at the sites(s) and borough office) and the contractor's personnel. The phone number of the KMC Borough office should be made available at the construction site signboards. Registers for writing complaints will be available at borough offices. The contractors and SMU safeguard monitors can immediately resolve grievances on-site in consultation with each other and the area engineer and borough engineer, as required, and will be required to do so within 7 days of receipt of a complaint/grievance. Record of grievances received at field level will be conveyed once a week to the SSO/Environment Safeguards Officer and Administrative Officer at PMU, to enable tracking.
- (ii) **2nd Level Grievance.** All grievances that cannot be redressed within 7 days at field/ward level will be reviewed by the GRU at PMU, headed by the Administrative Officer, assisted by the Safeguard Officers and concerned Deputy Chief Engineer, who will seek the advice of the Project Director, and Director General of PMU as necessary, and attempt to resolve the grievances within 15 days from the date of registration of complaint. The GRU of the PMU is already formed; the resettlement framework provides details of the same. If the PMU feels that the matter is beyond its jurisdiction, it will escalate the same to the GRC.
- (iii) **3rd Level Grievance.** All grievances that cannot be resolved at PMU level will be referred to the GRC with support from PMU and DSC. GRC will attempt to resolve grievances within 30 days from date of receipt of complaint.¹⁰ The GRC for the project needs to be formally set up.

27. Despite the project GRM, an aggrieved person shall have access to the country's legal system at any stage, and accessing the country's legal system can run parallel to accessing the GRM and is not dependent on the negative outcome of the GRM.

28. **ADB Accountability Mechanism.** In the event that the established GRM is not in a position to resolve the issue, the affected person also can use the ADB Accountability Mechanism through directly contacting (in writing) the Complaint Receiving Officer at ADB headquarters or the ADB India Resident Mission (INRM). Before submitting a complaint to the Accountability Mechanism, it is recommended that affected people make a good faith effort to solve their problems by working with the concerned ADB operations department (INRM). Only after doing that, and if they are still dissatisfied, they could approach the Accountability Mechanism. The complaint can be submitted in any of the official languages of ADB's developing member countries. The ADB Accountability Mechanism information will be included in the project-relevant information to be distributed to the affected communities, as part of the project GRM.

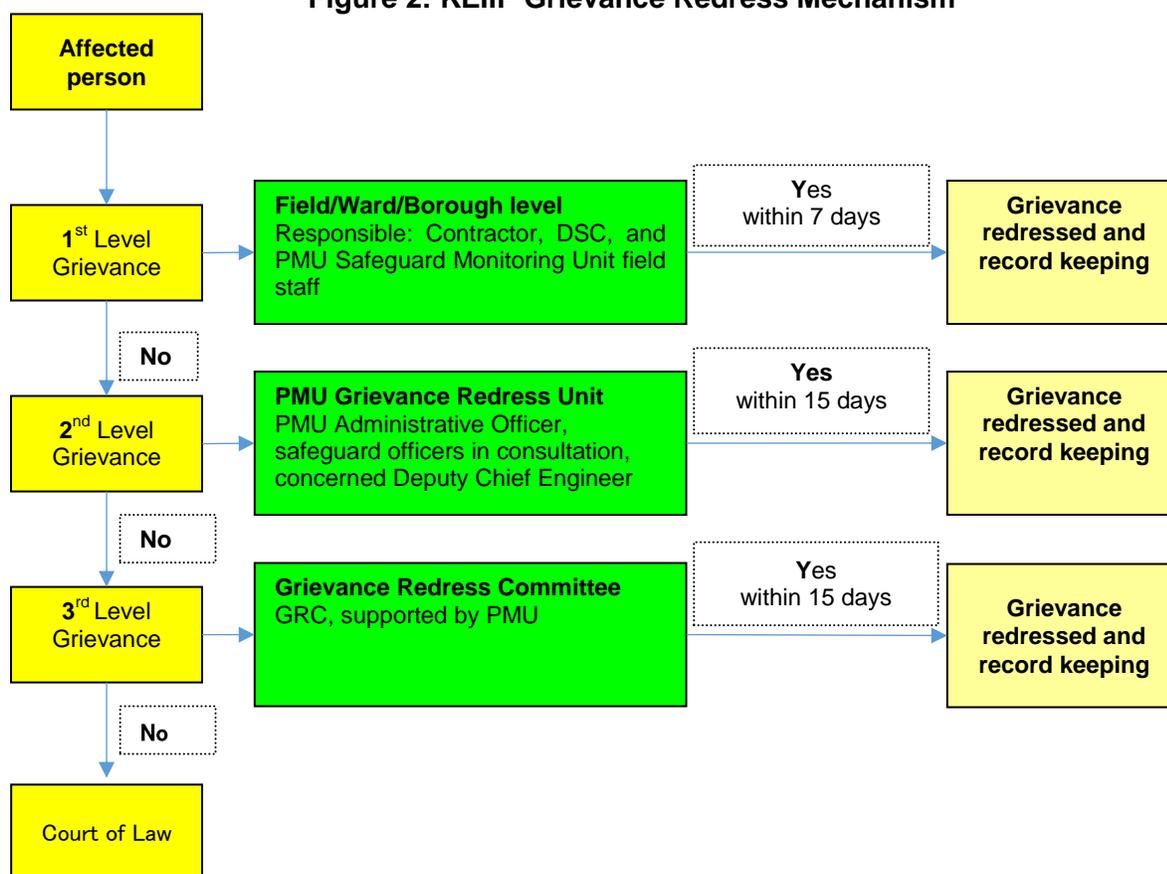
¹⁰ The GRC will have the following members: KMC Commissioner as Chairperson, KEIIP Project Director, Director General, KEIIP, Environment/Social Safeguard Officer, Administrative Officer as the convener, SMU field workers in charge of concerned service area, Area Engineer, representative of affected persons, and representative of Community Based Organizations (CBOs) or eminent citizens. The GRC must have at least two women members.

29. **Recordkeeping.** Records of all grievances received, including contact details of complainant, date the complaint was received, nature of grievance, agreed corrective actions and the date these were effected and final outcome will be kept by PMU. The number of grievances recorded and resolved and the outcomes will be displayed/disclosed in the PMU office, the ward/borough office and on the web, as well as reported in the semi-annual environmental monitoring reports to be submitted to ADB.

30. **Periodic review and documentation of lessons learned.** The PMU safeguard officers will periodically review the functioning of the GRM and record information on the effectiveness of the mechanism, especially on the SMU's ability to prevent and address grievances.

31. **Costs.** All costs involved in resolving the complaints (meetings, consultations, communication and reporting/information dissemination) will be borne by the PMU. Cost estimates for grievance redress are included in resettlement cost estimates. The grievance redress process is shown in Figure 2.

Figure 2: KEIP Grievance Redress Mechanism



DSC = Design, Supervision Consultants, GRC = Grievance Redressal Committee; PMU = Program Management Unit.

32. The GRC will continue to function throughout the project duration.

VI. POLICY AND LEGAL FRAMEWORK

33. The policy framework and entitlements for the project are based on applicable laws and regulations of the national and state government, ADB's Safeguards Policy Statement (SPS) 2009; and the agreed Resettlement Framework.

34. **ADB SPS (2009)** are (i) compensation to replace lost assets, livelihood, and income; (ii) assistance for relocation, including provision of relocation sites with appropriate facilities and services; and (iii) assistance for rehabilitation to achieve at least the same standard of living with the project as without it. In addition, the absence of legal title to land should not be a bar to compensation. ADB SPS requires payment of compensation prior to actual loss.

35. **Government of India and GoWB Laws and Policies.** The applicable legal and policy frameworks of the government include: The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act; 2013, and state policy as listed below:

- (i) **West Bengal Land Acquisition Manual 1991**, which provides guidelines on determination of market price for compensation, but has not been revised post passage of Land Acquisition, Rehabilitation and Resettlement Act 2013. GoWB has now taken a policy decision to adopt negotiated purchase and not land acquisition as the mode of procurement of land for public purpose;
- (ii) **Memorandum for direct (negotiated) purchase of land for public purpose:** provides for constitution of a Purchase Committee, process of determination of value of land, buildings, and structures. It provides an incentive on the price of land finally determined if land registration is accomplished within defined time frames. GoWB has also exempted the stamp duty for such purchase of land.¹¹
- (iii) **The West Bengal Land and Land Reforms Manual, 1991** deals with management of lands owned by GoWB. Chapter XV of the Manual provides the principles and procedures for settlement of lands for non-agricultural purposes (which include urban development work). In case of long-term settlement, it provides in detail the process of determining the market value of land from the records of recent sales of similar categories of land in the vicinity, using figures from the Sub-registration offices and carefully checking the same against the valuation in land acquisition cases in the locality.¹²
- (iv) **The West Bengal Estates Acquisition Act, 1953 and the West Bengal Land Reforms Act of 1955 and amendments** are important land-related laws of the State regulating land holding (ceiling) for various purposes including change in character and ownership and use of the land and the rights of sharecroppers. There are, however, no specific provisions in the Acts that will have a direct bearing on involuntary resettlement under the Project.

36. The Resettlement Framework specifies that in case of discrepancy between the policies of ADB and the government, ADB policy will prevail.

37. Based on these, the core involuntary resettlement principles applicable are: (i) land acquisition, and other involuntary resettlement impacts will be avoided or minimized exploring all

¹¹ Memorandum No. 3145-LP/1A-03/14 dated 24 November, 2014.

¹² The Directorate of Registration and Stamp Revenue, Government of West Bengal has introduced transparent, online procedures for updating of market value of any land parcel in the state. Market values of land for different locations are updated every three to six months and published online. This helps ensure a fair price to the landowner/seller in case of purchase, and affected person (in case of land acquisition); it also ensures that the State does not lose out on taxes and stamp duties due to under-reporting of land value.

viable alternative subproject designs; (ii) where unavoidable, time-bound Resettlement Plans will be prepared and affected persons will be assisted in improving or at least regaining their pre-program standard of living; (iii) consultation with affected persons on compensation, disclosure of resettlement information to affected persons, and participation of affected persons in planning and implementing subprojects will be ensured; (iv) vulnerable groups will be provided special assistance; (v) payment of compensation to affected persons including non-titled persons (e.g., informal dwellers/squatters, and encroachers) for acquired assets at replacement rates; (vi) payment of compensation and resettlement assistance prior to the contractor taking physical acquisition of the land and prior to the commencement of any construction activities; (vii) provision of income restoration and rehabilitation; and (viii) establishment of appropriate grievance redress mechanisms.

38. Policy framework and entitlements are discussed in detail in the Resettlement Framework.

VII. ENTITLEMENTS, ASSISTANCE AND BENEFITS

A. Types of Losses and Affected Person Category

39. The anticipated types of losses due to the proposed sub-project components under KEIIP Project 2 package SD22 comprise potential temporary income loss to shop keepers/business owners/vendors, including a vulnerable affected person. The income loss to affected persons will be temporary loss of daily income for the period of disruption, assessed as 10 days.¹³

40. According to ADB's SPS 2009, in the context of involuntary resettlement vis-à-vis economic impacts, affected persons are those who are economically displaced (loss of productive land, structures, assets, access to assets, income sources, or means of livelihood). The absence of formal and legal title to the land does not bar the affected person from receipt of compensation and resettlement assistance from the project. Vulnerable affected persons are eligible for additional compensation and assistance and are to be accorded priority in employment in project related construction activities.

41. Detailed Measurement Surveys (DMS) and Inventory of Loss Surveys will be conducted for project sites and transmission and feeder mains alignments, once the detailed design is finalised. These surveys remain to be conducted before implementation at each stretch of pipeline when the exact alignment is known and will determine the total number of temporarily affected persons along the alignment.¹⁴ Eligibility for compensation will be the date of start of the DMS prior to commencement of civil works in sections ready for construction. The DSC will conduct DMS survey of affected persons along the relevant sections where transect walks reveal any impacts (Appendix 6). The date of DMS survey will serve as the cut-off date for eligibility. Hawkers or businesses who settle in the affected areas after the cut-off date will not

¹³ Stringent monitoring and adherence to the EMP provisions will help minimize losses. If losses can be avoided during construction through careful planning and implementation of mitigation measures and monitoring, no compensation payment will be necessary.

¹⁴ The Detailed Measurement Survey (DMS) will establish the number of affected persons/ businesses along each proposed pipe /road stretch with potential impacts. It will collect only essential information for determining entitlements. A rapid survey will be conducted using an instrument similar to the one used for business surveys during transect walks for this Resettlement Plan (refer Appendix 5 for a survey form template for the DMS). The DMS will gather personal information on the affected person, type of business, type of structure, number of persons employed, income and profits per day of owner and employees, vulnerability, if any of the owner or employees, and will record the type of distress likely.

be eligible for compensation. They will, however be given sufficient advance notice (at least 30 days), and assisted to vacate premises and dismantle affected structures prior to project implementation. Contractors will provide shifting assistance to hawkers and vendors requiring help. Information regarding the cut-off date for eligibility to all types of compensation will be documented and disseminated throughout the project area.

B. Entitlements

42. The entitlement matrix (Table 4) summarizes the types of possible losses and corresponding entitlements in accordance with ADB and government policies, based on the principle of replacement cost. In addition to the estimated permanent impacts and potential temporary impacts, the entitlement matrix safeguards unforeseen impacts.

43. In accordance with the entitlement matrix for the project, all displaced households and persons will be entitled to a combination of compensation packages and resettlement assistance, scope of the impacts including socioeconomic vulnerability, and measures to support livelihood and income restoration. The entitlement matrix for the subproject based on the above policies is in Table 4.

C. Relocation

44. No relocation impact is anticipated.

D. Livelihood protection and Income Restoration

45. **Affected persons facing temporary income loss.** The Resettlement Plan envisages the following steps:

- Step 1:** Conduct public awareness and information dissemination prior to construction works (through SMU PMU and DSC)
- Step 2:** DSC field personnel, SMU and the contractor(s) to jointly confirm exact alignments/mark the extent of excavation on each road section, and the traffic diversion plan.
- Step 3:** The DSC safeguards specialist will (i) conduct a transect walk jointly with the SMU staff of PMU and contractor; to determine the extent and nature of impacts. Such walks will establish the need for DMS on each road stretch; (ii) conduct a detailed measurement and inventory of losses survey to establish the number of affected persons and businesses along each proposed waste water pipe alignment/road stretch/sites and potential impacts and enable an inventory of losses; (iii) update the Resettlement Plan (identifying potential losses); and (iv) send the updated Resettlement Plan to ADB for review and approval after detailed designs and surveys are complete.
- Step 4:** The SMU personnel of PMU will distribute identity cards to affected persons: those facing income losses and those requiring assistance, and vulnerable affected persons. The SMU will collect details of bank accounts of affected persons, and assist those without bank accounts to open the same.
- Step 5:** Affected persons can then access the compensation/assistance/allowances provided from the project.
- Step 6:** KEIIP PMU to pay compensation/assistance/allowances prior to displacement in sections ready for construction (as required). The SSO of

- PMU to closely monitor compensation payment, which can be through cheques or direct transfer to beneficiary accounts.
- Step 7:** KEIIP PMU to give formal clearance to the contractor to proceed with civil works, through a certification.
- Step 8:** PMU to keep accounts, record of affected persons, amounts paid, and receipts record for accounting purposes and submit copies of records in the periodic Social Monitoring Report to ADB.

E. Vendor Assistance.

46. Vendors requiring temporary shifting assistance during construction period will be notified in advance and assisted to shift to alternative locations to continue the trade with limited disruption. They will be allowed to return to their original location after construction is declared complete. The contractor will provide the necessary assistance.

Table 4: Entitlement Matrix

S. No	Type of loss	Application	Definition of entitled person	Compensation policy	Implementation issues	Responsible agency
1	Temporary disruption of livelihood	Commercial and agricultural activities	Self-employed persons, business / farm owners / operators, and their employees	<ol style="list-style-type: none"> 30 days advance notice regarding construction activities, including duration and type of disruption. Cash assistance based on the net average income from each type of affected business or minimum wage for the loss of income/livelihood for the period of disruption For construction activities involving disruption for a period of more than a month, provision of alternative sites for hawkers and vendors for continued economic activities. If not possible, allowance based on the net average income of the type of affected business/employment or minimum wage rate up to 3 months or the actual period of disruption whichever is more. Additional 25% cash assistance for vulnerable affected persons¹⁵ over and above item 2 or 3, whichever is applicable. 	<ul style="list-style-type: none"> A business/income survey prior to construction will serve as the cut-off date. During construction, the PMU will identify alternative temporary sites to the extent possible, for vendors and hawkers to continue economic activity. PMU will ensure civil works will be phased to minimize disruption through construction scheduling in co-ordination with the contractors and the DSC 	Alternative locations, if any will be identified for the said duration of disruption. Assistance mechanism will be part of the construction contract.
2	Any other loss not identified	-	-	<ol style="list-style-type: none"> Any unanticipated impacts of the project will be documented and mitigated based on the spirit of the principles agreed upon in this Resettlement Framework and the RFCTLARRA Unanticipated involuntary impacts will be documented and mitigated based on the principles provided in the ADB Involuntary Resettlement Policy. 	-	The SMU/DSC will ascertain the nature and extent of such loss. The SSO PMU will finalize the entitlements in line with ADB Involuntary Resettlement policy. The Resettlement Plan will be updated and sent to ADB for review and approval.

ADB = Asian Development Bank; DSC = Design and Supervision Consultants; PMU = project management unit; RFCTLARRA = Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act; SMU = Safeguard Management Unit; SSO = social safeguard officer.

Note: The Minimum Wage Rate for unskilled industrial workers published by Department and Directorate of Labour, GoWB in July 2015 for KMC area is Rs. 268 per day. <http://wb.gov.in/portal/WBLabour/LabourDir/>. The applicable minimum wage rate for unskilled industrial workers in KMC area at the time of project implementation will be payable against temporary income loss.

¹⁵ Definition of vulnerable people are (i) households below poverty lines households, (ii) poor female-headed households; (iii) poor disabled-headed households; (iv), poor, elderly-headed households, and (v) poor households without tenure security on land.

VIII. COMPENSATION MECHANISM

A. Temporary Income Loss

47. Assistance for temporary loss of income and livelihood will be paid to the displaced persons as per Entitlement Matrix. The computation of loss will be based on the prevalent minimum wage rate for unskilled industrial workers in KMC area as published by the Department and Directorate of Labour, GoWB.¹⁶ As per the Entitlement Matrix, all categories of affected persons (e.g. business owners and employees); all shops and businesses whether titled or non-titled will be eligible for compensation against temporary income loss. All compensation and resettlement assistances will be paid to the entitled displaced persons prior to commencement of civil works.

IX. RESETTLEMENT BUDGET AND FINANCING PLAN

A. Resettlement Costs

48. The resettlement cost estimate (Table 5) includes compensation for temporary income loss to shopkeepers. DMS survey costs for Resettlement Plan updation, satisfaction survey costs, third party witness costs, and consultation, grievance redress and awareness generation cost. The government will bear all Resettlement Plan costs related to compensation and mitigation and will be responsible for releasing the funds for resettlement in a timely manner. The estimated total resettlement cost for the subproject is INR 0.86 million. The resettlement cost items and estimates are outlined in Table 5.

Table 5: Resettlement Cost

S.N o.	Details	Number		Unit cost	Total cost (INR)
1	DMS Survey for RP updation, satisfaction survey post-implementation		LS		150000
2	Consultation, grievance redress		LS		250000
3	Awareness Generation		LS		250000
4	Provisional sum for third party witness costs		LS		50000
5	Compensation of temporary income loss @ minimum wage rate# \$	31	10 days	268	83080
6	Additional compensation (25%) for vulnerable AP	1	10 days	67	670
	Sub-total				783750
	Contingency @ 10%				78375
	Grand Total (INR)				862125

APs = affected persons; DMS = Detailed Measurement Surveys; RP = resettlement plan.

Note:

Cost of land purchase through negotiation is not added to the Resettlement Plan Cost. The market price published by the Finance Department, GoWB indicates that the market price is presently INR 1.29 crores (or about USD 192000). Appendix 8 presents the market price of the land / plots proposed to be purchased, as published by the Finance Department, GoWB.

*It is assumed that surveys will be undertaken by SMU PMU personnel (14 staff members), hence only out-of-pocket expenses are considered under survey costs.

#Provisional sum for compensation of temporary income loss is provided for, in the event that such impacts cannot be avoided during implementation. The latest applicable minimum wage rate in KMC area will be used in the updated Resettlement Plan for computation of compensation against temporary income loss. This will be updated during RP updating and implementation.

¹⁶ The minimum wage is higher than the daily loss incurred by each of the surveyed/identified affected persons in package TR-2 SD 22, hence compensation at minimum wage rate is considered adequate.

X. IMPLEMENTATION ARRANGEMENTS

A. Institutional Arrangements

49. The existing institutional arrangement for implementation of the KEIIP Tranche 1 will be strengthened.¹⁷ The Administrative Officer, supported by the SSO will coordinate social monitoring including resettlement plan implementation. The Social Development Unit (SDU) will be renamed Safeguard Monitoring Unit (SMU), and will in addition to social development, public awareness and social safeguard responsibilities, be now responsible for monitoring environmental and social safeguard implementation and the gender action plan. This will require capacity building and hands-on training in field level monitoring and database management, of the field level staff of the SMU, in a big way.

50. The above arrangement will ensure that

- (i) social safeguard issues are addressed;
- (ii) resettlement framework is followed in all resettlement issues;
- (iii) approved resettlement plans are implemented;
- (iv) implementation of resettlement plan is monitored;
- (v) periodic monitoring reports are prepared in time and submitted to Project Director, KEIP for onward transmission to ADB upon approval; and
- (vi) database on resettlement monitoring and due diligence is updated and maintained.

51. The monitoring report will focus on the progress of implementation of the resettlement plan and resettlement framework, issues encountered and measures adopted, follow-up actions required, if any, as well as the status of compliance with ADB SPS 2009, and relevant loan covenants.

B. Implementation

52. The SMU will be responsible for implementation and monitoring of the resettlement plans. The SSO will undertake surveys and record observations throughout the construction period to ensure that safeguards and mitigation measures are provided as intended. The PMU through the SMU will arrange for delivery of entitlements to affected persons, implementation and monitoring of safeguards compliance activities, public relations activities, gender mainstreaming activities and community participation activities. It will also arrange for obtaining statutory clearances and obtaining no objection certificates from government agencies and/or other entities, if required. It will also coordinate for obtaining right of way (RoW) clearances with related state and national agencies. The DSC Resettlement Specialist will train the field level staff of SDU in data collection for resettlement plan and due diligence report (DDR) updating, preparation and implementation and prepare progress reports with respect to resettlement plan implementation. They will be trained to record involuntary resettlement impacts at field level during implementation, need to update Resettlement Plans and DDRs and need to prepare Resettlement Plans where earlier no impacts were envisaged and only DDRs prepared.

¹⁷ The social development unit (SDU) created in the PMU, worked very well for KEIP (Phase I). The PMU has a strong social unit, with 16 field workers having the capacity to work in close coordination with the engineering team, contractors and the public. Monitoring was not undertaken by the SDU, which is recently renamed Safeguard Monitoring Unit and given the additional responsibility of monitoring at field level. With adequate capacity building support, the SMU shall be able to discharge safeguard monitoring responsibilities.

53. The PMU will finalize entitlements in consultation with affected persons, which will be examined and approved by the KMC. The PMU through the SMU will arrange for delivery of entitlements to affected persons. Organizational procedures/institutional roles and responsibilities for resettlement plan implementation and steps and/or activities involved in delivery of entitlements are described in **Table 6**.

54. The SMU will assist the PMU in implementing and monitoring the resettlement plan (duly approved by KMC and reviewed/cleared by ADB prior to implementation). The SMU currently has staff fully conversant with public awareness generation activities, consultations and field surveys and an understanding of data entry and quality control.

Table 6: Institutional Roles and Responsibilities

Activities	Agency Responsible
Sub-project Initiation Stage	
Finalization of alignments for sub-project (on ground)	PMU
Disclosure of proposed land acquisition and sub-project details by issuing Public Notice	SSO SMU and PMU
Meetings at community/ household level with APs	SMU
Resettlement Plan Preparation/ Updating Stage	
Conducting DMS Survey / Census of all APs	PMU/SSO and SMU field staff
Conducting FGDs/ meetings / workshops during census surveys	PMU/SSO and SMU field staff
Computation of compensation	SSO SMU/DSC
Conducting discussions/ meetings/ workshops with all APs and other stakeholders	SSE
Finalizing entitlements	SSO SMU
Disclosure of final entitlements and compensation packages	SSO SMU
Approval of Final Resettlement Plan	ADB
Resettlement Plan Implementation Stage	
Payment of compensation against temporary impacts	SSO SMU
Consultations with APs during rehabilitation activities	SSO SMU
Grievances Redressal	SMU/PMU/GRC
Internal Monitoring	SSO SMU

APs=affected persons, DMS = Detailed Measurement Surveys; FGD=focus group discussions; GRC = Grievance Redress Committee; PMU = program management unit; RP=resettlement plan; SMU = Safeguard Monitoring Unit; SSE=social safeguard expert; SSO = social safeguard officer.

55. The role of the SMU in resettlement plan implementation and monitoring is that of a facilitator of the resettlement process. The SMU works as a link between the Project and the affected community. They educate the affected persons on the need to implement each project and subproject under the investment program, on aspects relating to resettlement measures and ensure proper utilization of compensation paid to the affected persons under the entitlement package. After the approval of the micro plans, the SMU will issue identity cards to the entitled persons. The envisaged responsibilities of SMU field staff include:

- (i) Environmental and social safeguard monitoring and gender action plan monitoring at field level;
- (ii) Surveys to update safeguard documents, collection of information for preparation of monitoring reports

- (iii) Rapport-building and information dissemination to the public; educating affected persons on their rights, entitlements, and obligations under the resettlement plan
 - (iv) Grievance redress
 - (v) Database management: on safeguard monitoring, grievances
56. The SMU field staff will report to the SSO at PMU, who will:
- (i) Coordinate implementation of resettlement and rehabilitation activities with the assistance of SMU field staff;
 - (ii) Coordinate training for the SMU field staff/contractors/community-based organizations (CBOs) for capacity building to implement the Resettlement Plan and project GRM;
 - (iii) Coordinate database management for social safeguards implementation and monitoring;
 - (iv) Organize public awareness campaigns including resettlement provisions with the help of print and electronic media;
 - (v) to identify training needs of SMU staff/contractors/community members/vulnerable groups, and organise training activities
 - (vi) Facilitate and coordinate joint verification survey of affected persons with the elected representatives as appropriate, finalize list of affected persons and inform them about tentative schedule of land acquisition and occupation;
 - (vii) Coordinate valuation of assets, such as land, trees of various species, etc. facilitating a joint process involving elected representatives, community members and affected persons;
 - (viii) Based on proper due diligence and assessment, finalize compensation packages;
 - (ix) Facilitate the land acquisition and compensation processes in consultation with the Land Officer of KEIIP PMU;
 - (x) Inform affected persons about entitlement matrix and compensation packages against different categories of loss;
 - (xi) Liaise with the District Administration and line departments for dovetailing Government's schemes for income generation and development programs for affected persons, as and when required;
 - (xii) Make budgetary provisions for resettlement and rehabilitation activities;
 - (xiii) Coordinate, supervise and monitor disbursement of compensation;
 - (xiv) Coordinate monitoring activities to be taken up for assessing progress in implementing the Resettlement Plan;
 - (xv) In case of any Category A project, facilitate the appointment of the external agency for impact evaluation and coordinate evaluation activities to be taken up by the agency, as required;
 - (xvi) Prepare Terms of Reference (ToR) for procuring the external agency, as required, with the assistance of the DSC Resettlement Specialist;
 - (xvii) Facilitate appointment of consultant to carry out the studies and coordinate these;
 - (xviii) Prepare semiannual monitoring reports on the progress of Resettlement Plan implementation, and gender action plan; and
 - (xix) Assist the Administrative Officer PMU in grievance redress, including putting forth grievances received to the PMU Complaints Cell/GRC, maintenance of records, information dissemination, communication with the complainant.
57. The DSC Resettlement Specialist will assist the SSO in training, social safeguard supervision, monitoring, record keeping and report preparation activities.

C. Institutional Capacity

58. Capacity to handle environmental and involuntary resettlement/indigenous people impacts, gender and vulnerability issues, etc., needs to be built in the Project. Training of SMU staff on aspects such as environmental planning, resettlement planning and implementation, social protection and gender, including the specific recording, reporting, and disclosure requirements therefore need to be planned separately.

59. For the capacity building of designated social safeguards officer, engineers and contractors personnel, PMU with the support of DSC, will organize training programs on safeguards. Services of consultant trainers may be procured for coordinating and imparting required trainings to the staff. One training workshop in every quarter in the first year, followed by one training program and workshop half-yearly in the following years, is proposed for a minimum of 40 participants in each training program/workshop. Training programs will focus on safeguard monitoring in the field, grievance redress, awareness generation among the public and reporting of safeguard monitoring data for periodic monitoring reports to be submitted to ADB

60. Owing to the complexity of Projects in a crowded city like Kolkata, there is a need to specially focus on capacity building on social (distinct social, economic and cultural traits and traditions of people and the importance of preserving these), legal (rights over land and land tenure issues) and technical aspects in such Projects with an adequate budgetary provision. Training on provisions of Environmental Assessment and Review Framework and resettlement framework. Further, capacity building of CBOs in the Project area will be considered to ensure that they are able to represent the affected groups more effectively. If required external resources, e.g., sociologists and development practitioners with relevant experience will be employed. Additional measures to enhance institutional capacity include exposure visits of social safeguard staff of the Project to other Indian states that have successfully implemented ADB funded Projects.

XI. IMPLEMENTATION SCHEDULE

61. All the compensation and assistance as per Entitlement Matrix will be completed prior to the start of the civil work at each specific site and/or stretch. Written confirmation is required to be sent by the PMU to ADB stating that all compensation has been paid to affected persons. Construction work can begin only in sites and sections where compensation has been paid. The Resettlement Plan implementation schedule is presented in Table 7.

XII. MONITORING AND REPORTING

62. Resettlement Plan implementation will be closely monitored to provide effective basis for assessing resettlement progress and identifying potential difficulties and problems. Monitoring will be undertaken by the PMU SSO assisted by DSC. Monitoring will involve administrative monitoring to ensure that implementation is on schedule and problems are dealt with on a timely basis; socio-economic monitoring during and after any resettlement impact utilizing baseline information established through the detailed measurement/census survey of affected persons proposed during Resettlement Plan updation, and overall monitoring. Monthly progress reports reporting status of Resettlement Plan implementation will be prepared by SSO PMU assisted by DSC SSE. The PMU will submit semi-annual monitoring reports to ADB for review and post all safeguard monitoring reports on ADB and Ministry of Urban Development website. A sample monitoring template is given in Appendix 7.

Table 7: Implementation Schedule

	2016			2017				2018	2019	2020
	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4			
Setting up of Apex level GRC										
Awareness generation among affected persons on entitlements, impact avoidance and mitigation measures to be implemented by the contractor										
Conduct detailed measurement surveys, census surveys and issuance of ID cards in sections ready for construction										
Identify Vulnerable affected persons, if any*										
Appoint third party; obtain third party certification of negotiated settlement										
Update Due Diligence Report to Resettlement Plan										
Update draft Resettlement Plan to reflect surveys, consultations, design changes, and due diligence results										
Consultations and disclosure										
Review and approval of updated Resettlement Plan (ADB)										
Training/capacity building of PMU safeguards officers, SMU staff and engineers, DSC supervision staff and contractor's staff										
Payment of compensation										
Handover of alignment to contractors										
Start of civil works										
Internal monitoring, including surveys of affected persons on entitlements, satisfaction surveys										
Repair/reconstruction of affected facilities, structures, utilities, if any				Immediately, in consultation with other departments, as required						

ADB = Asian Development Bank; AP = affected person; DDR = due diligence report; DSC = design supervision consultant; GRC = Grievance Redress Committee; NOC = no objection certificate; PMU = project management unit; PWD = Public Works Department; RP = Resettlement Plan; SMU = safeguard management unit.

SUBPROJECT COMPONENTS AND THEIR POTENTIAL INVOLUNTARY RESETTLEMENT IMPACTS

S. No.	Project Component	Details	Potential IR Impacts
1	Sewer lines (600 mm & above)	9.8 km	31 small business owners/vendors are anticipated to face temporary loss of income for a period of 10 days. One of the potential affected persons (3.23% of 28 persons surveyed) is identified as vulnerable (FHH+BPL). Three shops were closed and owners need to be surveyed during DMS to establish whether there are any vulnerable persons among them.
2	Sewer lines (below 600 mm dia.)	5.1 km	No involuntary resettlement impacts anticipated. The pipes will be laid within existing road RoWs; and trench width required for pipelaying is less than the existing road RoW.
3	Vidyasagar Palli Combined PS	0.3 acres	About 0.3 acres of vacant, presently unused land proposed to be obtained through negotiated settlement from three private landowners.* Based on interactions held by PMU with the three land sellers, it is evident that they (the land sellers) are economically well off and willing to sell the land at market price. No involuntary resettlement impacts anticipated. Third party certification of negotiated settlement process will be required, as per agreed Resettlement Framework.
4	Laying of DWF Pumping main from Vidyasagar Palli PS	45 m (approx.)	This area is devoid of any business, shops, and residences etc. and is completely vacant; hence no involuntary resettlement impact is anticipated.
5	Laying of SWF Pumping main from Vidyasagar Palli PS	20 m (approx.)	Same as above.

BPL = below poverty line; DMS = detailed management survey; DWF = dry weather flow; FHH = female headed household; mm = millimeter; PMU = project management unit; PS = pumping station; RoW = right of way; SWF = storm water flow

*Based on interactions of PMU staff with the land sellers and their socio-economic information (professions, sources of income of households, level of education and property possessed), both sellers are not assessed as vulnerable persons.

DRAFT PROJECT INFORMATION DISCLOSURE LEAFLET

A. Background

1. The Asian Development Bank (ADB)-financed Kolkata Environmental Improvement Investment Program (KEIIP) aims to achieve improved water supply, sewerage and drainage services quality and operational sustainability in selected areas of Kolkata Municipal Corporation (KMC). On completion of Project 1 of KEIIP, KMC is now seeking assistance for Project 2 from ADB. Project 2 will include physical and non-physical investments in water supply and sanitation improvement, with six contract packages proposed for water supply and nine contract packages for sewerage, respectively. This leaflet provides a description of the KEIIP components proposed under a contract package **TR-2/SD22 under Project 2 of KEIIP**.

B. Subproject Description

2. Proposed subproject components involving civil works under package TR-2/SD 22 include: (i) sewer lines of >600 millimeter (mm) dia (9.8 kilometer (km)); (ii) sewer lines of <600 mm dia (5.1 km); (iii) one new pumping station; (iv) dry weather flow pumping mains (approximately 45 meter (m)), and (v) storm water pumping main (approximately 20 m).

C. Resettlement Plan: Policy and Principles

3. A Resettlement Plan is prepared for sewerage and drainage package TR-2/SD22 under Project 2 of KEIIP, based on ADB's Safeguard Policy Statement (SPS) 2009, and applicable Government of India and Government of West Bengal (GoWB) laws.

D. Involuntary Resettlement Impact

4. No land acquisition, structure loss, demolition or physical displacement is anticipated as a result of proposed components under package TR-2/SD22, although temporary income loss to 31 small shop and business owners (including one vulnerable person) is assessed for certain road sections of Sodepur First Lane and Kailash Ghosh Road, Sitala Mandir area, and are limited to total 13.5 m in different stretches (of the 9.8 km sewers with dia >600 mm). Laying of sewer lines in the subproject area has been carefully planned to minimize disturbance to pedestrians and traffic. In most road and pipe sections, it will be possible to completely avoid temporary income loss to businesses, as road width is adequate and will not require closure. The pumping station at Vidyasagar Palli is proposed on land to be obtained through negotiated settlement from three private landowners. The identified private sites are vacant and free of informal users. The Resettlement Plan prepared for the package TR-2/SD22 proposes compensation to affected persons based on the agreed project entitlement matrix.

5. Efforts have been made to avoid or minimize resettlement impact through careful design of the major portion of pipe alignments through government roads, and pumping station on government land, where such land is available. The assessed impact will be reconfirmed through detailed measurement survey in sections ready for implementation.

E. Entitlements and Compensation

6. The Resettlement Plan proposes compensation to affected persons based on the entitlement matrix prepared for the project. Potential losses that can be avoided and/or mitigated through proper scheduling of work, avoidance of impact to businesses where possible, provision of

planks for access to shops and businesses and traffic management plans to avoid disruption have been proposed. As per the entitlement matrix in the Resettlement Framework for KEIIP, persons facing temporary income loss are entitled to compensation at the prevalent minimum wage rate for unskilled industrial workers declared by GoWB, for the period of disruption. Vulnerable persons among the affected persons (below poverty line and women-headed households) are entitled to preferential appointment to project-related construction jobs, if so desired by them. Affected persons including titled and non-titled will be eligible for compensation as defined in the Entitlement Matrix for the project. A budgetary provision of INR.0.86 million for Resettlement Plan implementation is made.

F. Institutional Arrangements

7. A project management unit (PMU) created under KMC is implementing KEIIP. The PMU is supported by project management consultants and design supervision consultants (DSC) in planning and implementation of KEIIP. The PMU has a Safeguard Monitoring Unit (SMU), with a Social Safeguard Officer and 14 field analysts, who are involved in awareness generation, consultation, grievance redress and safeguard and gender monitoring.

G. Grievance Redress Mechanism

8. Grievances of affected persons will first be resolved at field level by the contractor, DSC supervision personnel and SMU field staff of PMU. Grievances not redressed at field level will be escalated to the PMU level Grievance Redress Unit (GRU) headed by the Administrative Officer of KEIIP PMU; the Deputy Chief Engineer -1 of KEIIP PMU is member of the GRU. Any grievance that remains unresolved by the GRU will be escalated to the Grievance Redress Committee (GRC), being set up under the Chairmanship of the Commissioner, KMC. The GRC will determine the merit of each grievance, and resolve grievances. The DSC will assist PMU to keep records of all grievances received including: contact details of complainant, date that the complaint was received, nature of grievance, agreed corrective actions and the date these were effected, and final outcome. The social safeguards officer of PMU SMU will be the focal person for facilitating the grievance redress. The GRC will continue to function throughout the project duration.

H. Contact details

Organisation	Name	Position	Phone number	Email Id
Contractor				
KEIIP SMU Field Worker				
DSC Supervision Staff				
KEIIP SSO PMU				
KEIIP AO				
KEIIP DCE-1				
GR Hotline				

SAMPLE GRIEVANCE REDRESS FORM

The _____ Project welcomes complaints, suggestions, queries and comments regarding project implementation. We encourage persons with grievance to provide their name and contact information to enable us to get in touch with you for clarification and feedback. Should you choose to include your personal details but want that information to remain confidential, please inform us by writing/typing *(CONFIDENTIAL)* above your name. Thank you.

Date		Place of registration			
Contact Information/Personal Details					
Name		Gender	* Male * Female	Age	
Home Address					
Place					
Phone no.					
E-mail					
Complaint/Suggestion/Comment/Question Please provide the details (who, what, where and how) of your grievance below:					
If included as attachment/note/letter, please tick here:					
How do you want us to reach you for feedback or update on your comment/grievance?					

FOR OFFICIAL USE ONLY

Registered by: (Name of Official registering grievance)	
Mode of communication: Note/Letter E-mail Verbal/Telephonic	
Reviewed by: (Names/Positions of Official(s) reviewing grievance)	
Action Taken:	
Whether Action Taken Disclosed:	Yes No
Means of Disclosure:	

**TERMS OF REFERENCE FOR INDEPENDENT THIRD PARTY
FOR NEGOTIATED SETTLEMENT / LAND DONATION**

1. For any negotiated settlement and/or land donation, an external independent entity will observe and document the consultation process and validate the negotiated settlement/ land donation process as per legal requirement
2. An independent third party is sought to be appointed to oversee and certify the process of negotiated settlement and/or land donation. The third party shall be briefed about his/her expected role and deliverables by the concerned Project Implementation Unit (PIU).
3. **Eligibility:** The third party shall be a representative of the community (for example, a leader of the community with formal or legal standing, a representative of a local nongovernmental organization or community-based organization with formal and legal standing), without any direct interest in the negotiation process or subproject activity, who is acceptable to each of the concerned parties (PIU/Project Management Unit (PMU) and concerned land owner).
4. **Scope of work:** The role of the third party shall be to ensure a fair and transparent process of negotiation and/or donation. The envisaged scope: of work shall entail the following:
 - (i) witness and keep a record of meetings held with the concerned parties;
 - (ii) ensure there is no coercion involved in the process of negotiated settlement and/or land donation;
 - (iii) ensure that the preferences and concerns of the land owner related to access, selection of site within lands held, etc. are recorded and any stipulated conditions met;
 - (iv) ensure that the negotiated settlement agreement is drafted in a fair and transparent manner;
 - (v) confirm that the offered and agreed price is fair and meet the market price of the land with similar value and condition in the area, in the case of the land donation the donor must fully understood the market value of the donated land;
 - (vi) ensure the negotiated settlement and/or land donation does not result any negative impacts to the third party associated with the purchase/donation activity;
 - (vii) identify and recommend mitigation measures to current land user(s) and/or affected third party, if required;
 - (viii) ensure that taxes, stamp duties and registration fees for purchased of land are borne by government; and
 - (ix) submit a certificate as witness to the purchase and transfer process.
5. **Deliverables:** The details of the meetings, and a certificate/reports as witness to the purchase / donation process and mitigation measures to owner, if any, shall be submitted by the third party to PMU, PIU and owner/donor in the local language.

SAMPLE CERTIFICATION FORMATS

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

Date

Officer of KEIIP/KMC and land donor

(Names and Signatures)

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

I certify that:

1. The process of purchase of the said land was transparent; the landowner(s) was/were happy to sell the affected assets for the welfare of the community/subproject activities.
2. The offered price of the land is fair and meets the market price of the land with similar value.
3. No coercion was used in the purchase process.
4. No (formal/informal) third party (associated with the purchase/donation) is negatively affected¹⁸ by the purchase/donation activity
5. Land transfer costs (registration fee and stamp duty) were borne by the government and not by the owner/donor.
6. All concerns expressed by the owner/donor as agreed, were addressed and no pending issues remain.
7. The following mitigation measures were identified and implemented / provided to the land owner/donor.
8. Attached are the minutes of meetings held between project proponents and the land owner/donor, and the agreed price/value of the donated land which I was witness to.
9. Attached are the pictures of the land purchased and pictures of the original land owner(s) of the purchased land.
10. Attached are the information of the socio economic background of the land owner(s)

Signed/

Name

XXXXXXXXXXXXXXXXXXXXXXXXX

Date: _____ Place: _____

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

¹⁸ Negatively affected defines as permanent loss of/ access to shelter or livelihood support which could cause impoverishment to the affected third party.

ESTIMATION OF TEMPORARY IMPACTS

A. Methodology for estimation of temporary impacts

1. Transect walks will be undertaken for estimation of temporary impacts in road sections ready for implementation of pipe laying work, jointly by project engineer, Design and Supervision Consultants (DSC) engineer, DSC social safeguard expert, Project Management Unit (PMU) Social Safeguard Officer, PMU Safeguard Management Unit (SMU) personnel and contractor's personnel. The exact pipe alignment and exact location of excavated trench along a road (whether in the centre or on one side of road), keeping in mind other utilities, needs to be known. The transect walk will help determine sections where impacts are likely. In such sections, Detailed Measurement Surveys (DMS) and business surveys are to be undertaken and the Resettlement Plan updated for impacts. Care will be taken to record all details, such as names of employees of affected businesses and their vulnerability status.
2. For the purpose of this Resettlement Plan, transect walks were undertaken jointly by the SMU team, DSC Social Safeguard Expert and engineer along all proposed pipe alignments (100%) under package TR-2/SD22. Based on this, impacts to 31 persons (31 shopowners; of which 1 is a vulnerable person) were identified. Business surveys indicated profits to business owners ranging between Rs. 120-250 per day.
3. Hence, for DMS to be conducted for Resettlement Plan updation prior to implementation, this exercise will have to be undertaken again for 100% of the affected shops, taking into account the detailed design, design changes if any, utility locations and exact alignment and location of pipe alignment along each road, jointly by the PMU, DSC and contractor. Resettlement Plan will be updated and approved by the Asian Development Bank and payment of compensation made, prior to implementation in each stretch.
4. The following format is recommended for a survey of businesses to determine income loss during DMS. Results of the DMS Survey can be reported in the appended format for survey data.

(A) CHECKLIST FOR TRANSECT WALKS-SOCIO-ECONOMIC SURVEY OF AFFECTED BUSINESSES/SAMPLE FORM FOR SURVEY OF BUSINESSES UNDER DETAILED MEASUREMENT SURVEY

Date of Survey	Serial No.				
Name of road	Address/Location:				
Name of affected person					
Father/Mother's name					
Type of business/hawker					
Status	Owner _____		Tenant _____		
	If owner: Titled _____		Non-titled _____		
	Mobile _____		Permanent _____		
Description of structure					
Since when operating in that location					
Frequency of operation in a week	Daily	2-3 days/ week	1 day/week	Half day	Full day
Hours of operation in a day					
Person(s) employed if any	No.				
Maintenance / Rent	Rs. Per annum or month, specify				
Investment (recurring)	Rs./ month				
Average profit per day	Rs.				
Salaries paid to employees(total/month)	Rs./month				
Highest profits recorded in	Hours(AM/PM)				
	_____ Weekend/Weekd ay (specify days)_____ Festival				
Will employee(s) be affected	Yes/No				
Whether any affected person is	BPL/WHH/disabled/backward community/IP/elderly/child worker Worker				
No. of dependents of owner					
No. of dependents of employees					
Whether road RoW used for	Parking/Display of wares/Storage/Other purpose, specify				
Type(s) of distress likely					
Views/Concerns					

Note: BPL= below poverty line; WHH= woman headed household/Chief Wage Earner is a woman; IP = indigenous peoples; RoW = right of way.

(B) RESULTS OF TRANSECT WALKS AND BUSINESS SURVEY

S No	Name of Respondent	Type of business	Male/ Female vendor	Daily turnover/ income owner/ employee	Daily profit owner	No .of dependents owner /employee	Caste	Description of structure	Type of impact	Cost of impacted structure, if applicable	Photograph
PKG- SD / 22 Sodepur First Lane			Road Length : in km	5.5 m	Pipe Diameter :	1000 mm	Road Surveyed	500 m	Shops found within survey area	9	Projected Shop Nos
1	Amzad Ali Gaj	Chicken seller	Male	NA	200	3	General	Makeshift	Temporary income loss	Not applicable	
2	Fareesh Patra	Fish Seller	Male	NA	200	2	General	Makeshift	Temporary income loss	Not applicable	
3	Barun Das	Fish Seller	Male	NA	250	3	General		Temporary income loss	Not applicable	

4	Rabi Das	Fish Seller	Male	NA	200	2	General		Temporary income loss	Not applicable	
5	Azgar Sekh	Fish Seller	Male	NA	140	2	General		Temporary income loss	Not applicable	
6	sujata Ganguly	Betel leaf and Stationery shop	Female	NA	180	3	General	Kutchia	Temporary income loss	Not applicable	
7	Closed Shop			NA					Temporary income loss	Not applicable	

8	Durga Rajek	Dhobi (Ironing of clothes)	Male	NA	150	2	General	Kutcha	Temporary income loss	Not applicable	
9	Biney shaw	Fast Food stall	Male	NA	180	3	General	Kutcha	Temporary income loss	Not applicable	
PKG-SD / 22 Kailash Ghosh road (Shitala Mandir) Left Hand Side Ward No -123			Road Length : in km	4 m	Pipe Diameter :	1000 mm	Road Surveyed	500 m	Shops found within survey area	17	Projected Shop Nos
1	Alip Sarker	Fish Seller	Male	NA	130	2	General	Kutcha	Temporary income loss	Not applicable	
2	Amal Sarder	Chicken seller	Male	NA	130	2	General	Kutcha	Temporary income loss	Not applicable	

3	Sushanta Sarder	Fish Seller	Male	NA	120	2	General	Kutcha	Temporary income loss	Not applicable	
4	Saikat Sarder	Vegetable shop	Male	NA	130	2	General	Kutcha	Temporary income loss	Not applicable	
5	Raghunath Naskar	Rice Shop	Male	NA	140	2	General	Kutcha	Temporary income loss	Not applicable	
PKG-3D / 22 Kalish Ghosh road (Shitala Mandir) Right Hand Side Ward No -123			Road Length : in km	4 m	Pipe Diameter :	1000 mm	Road Surveyed	500 m	Shops found within survey area	5	Projected Shop Nos
1	Semir Jana	Fish Seller	Male	NA	120	2	General	Kutcha	Temporary income loss	Not applicable	

2	Semir Sarder	Fish Seller	Male	NA	150	2	General	Kutchia	Temporary income loss	Not applicable	
3	Lokenath Saha	Betel leaf & Stationery	Male	NA	180	3	General	Kutchia	Temporary income loss	Not applicable	
4	Champa Sarder	Snacks Shop	Female	NA	120	2	General	Kutchia	Temporary income loss	Not applicable	
5	Dilip Sarder	Fish Seller	Male	NA	125	2	General	Kutchia	Temporary income loss	Not applicable	

6	Ashtabela Mondal	Tea Stall	Female	NA	180	3	General	Kutcha	Temporary income loss	Not applicable	
7	Rama Manna	Imitation Jewellery Shop	Male	NA	150	2	General	Kutcha	Temporary income loss	Not applicable	
8	Rikta Kayal	Tea Stall	Female	NA	130	2	General	Kutcha	Temporary income loss	Not applicable	
9	Samir Manna	Photo Framing Shop	Male	NA	180	3	General	Kutcha	Temporary income loss	Not applicable	

10	Manju Sardar	Snacks Shop	Female	NA	130	2	General	Kutcha	Temporary income loss	Not applicable	
11	Sanatan Sardar	Stationery Shop	Male	NA	140	2	General	Kutcha	Temporary income loss	Not applicable	
12	Ram Dhani	Dhobi (ironing of clothes)	Male	NA	180	3	General	Kutcha	Temporary income loss	Not applicable	
13	Closed Shop			NA				Kutcha	Temporary income loss	Not applicable	

14	Rita Jans	Betel leaf and Stationery shop	Male	NA	130	2	General	Kutchi	Temporary income loss	Not applicable	
15	Bubei Singh	Fruit Shop	Male	NA	180	3	General	Kutchi	Temporary income loss	Not applicable	
16	Closed shop			NA				Kutchi	Temporary income loss	Not applicable	
17	Makhan Bhagat	Vegetable Shop	Male	NA	120	2	General	Kutchi	Temporary income loss	Not applicable	

Source: Business Survey, 2016

SAMPLE MONITORING TEMPLATE

A semi-annual monitoring report shall be prepared on Resettlement Plan implementation and submitted to the Asian Development Bank by the project management consultants. It will include: (1) **the list of affected persons**, with compensation, if any due to each and details of compensation paid with signed receipts annexed to the report, socio-economic status and satisfaction levels of affected persons with the Resettlement Plan implementation process, compensation and mitigation measures; (2) **the list of vulnerable affected persons** and additional compensation and/or special protection measures planned/implemented for them (e.g. assistance to obtain project construction related jobs); socio-economic status and satisfaction levels of affected persons with the Resettlement Plan implementation process, compensation and mitigation measures; (3) **list of roads for closure** and actions planned / taken to minimize disturbance; (4) **details of consultations held with affected persons** (with number of participants by gender, issues raised, conclusion / agreement reached, actions required/taken); (5) **details of grievances** registered, redressed, outstanding complaints, minutes of GRM meetings held; (6) **details of information disclosure** and awareness generation activities, levels of awareness among target population and behavior change, if any; and (7) **any other relevant information** showing Resettlement Plan implementation progress. The following checklist may be used for overall monitoring of Resettlement Plan implementation.

S. N.	Resettlement Plan Activities	Completed Y/N	Remarks
A. Pre-Construction Activities and Resettlement Plan Activities			
1	Approval of final Resettlement Plan by ADB prior to contract award		
2	Disclosure of final Resettlement Plan on ADB and EA websites		
3	Circulation of summary Resettlement Plan in local languages to all stakeholders		
A. Resettlement Plan Implementation			
1	Apex Grievance Redress Committee established		
2	Entitlements and grievance redress procedure disclosed		
3	Finalization of list of affected persons, vulnerable affected persons and compensation due		
4	Finalization of list of roads for full or partial closure; mitigation measures proposed and implemented (with photographic documentation)		
5	Affected persons received entitlements as per EM in RP		
6	Payment of compensation, allowances and assistance (No. of affected persons)		
7	Additional assistance (project-related construction jobs, if willing and able) for vulnerable households given (No. of vulnerable affected persons assisted)		
8	Grievances No. of grievances registered No. of grievances redressed Outstanding complaints Disclosure of grievance redress statistics		
9	Consultation, participation and disclosure as per Plan		
C. Monitoring			
10	Survey on satisfaction levels of affected persons with Resettlement Plan implementation completed		
D. Labor			
11	Implementation of all statutory provisions on labor like health, safety, welfare, sanitation, and working conditions by Contractors. Ensuring no child labour used		
12	Equal pay for equal work for men and women		

APs = affected persons; ADB = Asian Development Bank; EA = executing agency; EM = entitlement matrix.

NOTE: Where applicable, the information provided in the table should be supported by detailed explanatory report, receipts and other details.

PUBLIC CONSULTATIONS

A. Outline of Field Work

1. In November and December, 2015 and January 2016, field inspections were carried out at the proposed subproject alignment locations for development of sewerage and drainage network including outfall structures, and stakeholder consultations conducted. Transect walk and field inspections were carried out along the entire stretch of 14.9 kilometer proposed pipelines, 65 meter of pumping mains, and the proposed pumping station site.

B. Public Consultation

2. Consultations were undertaken with key stakeholders in line with Asian Development Bank's requirements pertaining to environment and social considerations. These consultations (in the form of a large community consultation meeting, interviews of temporarily affected persons, focus group discussions with community and meetings with land sellers) helped identify the felt needs and concerns and apprehensions of the people related to the project and their priorities. A total of 113 persons (beneficiaries, land sellers and affected persons), of which 43% were women, were consulted on the proposed development interventions, perceived impacts and mitigation measures and need for their cooperation and participation. Potential temporarily affected persons were concerned about income loss, while the land sellers were concerned whether market price would be paid. Beneficiaries were concerned about affordability of sewerage connection charges. Consultations revealed that people are aware of the existing drainage and sewerage issues; they shared that some of the areas have no sewerage and drainage facility and the waste and sewer water is drained into septic tanks of the houses. Some sections of the subproject coverage area face water logging problems during heavy rain in monsoon. The community is willing to cooperate for the proposed project; summary of meetings and discussions is given in Tables 7.1 and 7.2.

Table 8.1: Summary of Stakeholder Consultations

Date	Location	No. of Participants				Status of Participants	Topics Discussed	Issues Raised
		Male	Female	% of Female	Total			
08.02.16	RAMKAMAOL VIDYANIKATAN,SODEPUR ROAD, BEHALA, WARD NO 122	28	42	60%	70	<p>MALE : Service, Business, Retired person, Shop owners</p> <p>FEMALE : House Wife</p>	<ol style="list-style-type: none"> 1. Details of the upcoming project. 2. Necessities of the project. 3. Technical details of project work including construction of a new Pumping Station at Vidyasagar Pally. 4. Tentative commencement of the project work 5. Loan component of ADB. Purpose of the loan is for laying of main trunk sewer. 6. Adequate safety measurements will be adopted to ensure daily activities and local transportation system. 7. Grievance Redressal procedures. 8. Underground S&D House Connection will be provided to individual household. 9. Public participation & awareness. 	<ol style="list-style-type: none"> 1. Absence of proper drainage system in many areas under this subproject. 2. Lack of public awareness in using underground drainage system. 3. Need for project: Sodepore K.K.Road, Brick Field Road, Ramkrishna Pally etc. are areas where water logging is a burning issue. 4. Timely completion of the project and expected benefits.

Table 8.2: Summary of Focus Group Discussions and meetings

Date	LOCATION	No. of Participants				Status of Participants	Topics Discussed	Issues Raised
		Male	Female	% of Female	Total			
29.01.16	KAILASH GHOSH ROAD KMC WARD NO. 123.	9	1	10%	10	MALE : Employees, shop owners, local businessmen, other residents FEMALE : Housewives	<ol style="list-style-type: none"> 1. Relevant information on the upcoming project. 2. Benefits of the Project. 3. That there is no possibility of structure or income loss. 4. Public participation and awareness. 	<ol style="list-style-type: none"> 1. The commencement date of project work and its duration. 2. Proper management and supervision of construction site. 3. Whether sewerage connection would be affordable.
15.11.2016	NEAR VIDYASAGAR PALLI PS	4	1	20%	5	MALE : Land seller 1 (Mr. Firdous Kalim, builder/ Land developer), Councillor, ward 123, son of land seller 2 (son of Ms. M Naskar, financier of small contractors) and community member. FEMALE : Land seller 2 (Ms. M Naskar, matriarch and housewife)	<ol style="list-style-type: none"> 1. Need for land to construct pumping station, to provide relief from water-logging to surrounding areas. 2. Process of ascertaining market price of land. 	<ol style="list-style-type: none"> 1. Willingness to sell land provided market price is paid.

Note: Interviews of 28 potential temporarily impacted persons and discussions with them were also conducted.

**Report on Community Consultation at
Behala, WARD NO 122.
Date: 08.02.2016
Venue: Ramkamal Vidyanikatan, Ward No. 122**

A Community Consultation programme was conducted on 08th February 2016 at above mentioned location for information dissemination and exchange of views for the upcoming sewerage and drainage work i.e development of underground Sewerage & Drainage network in Ward No. 122 under Package SD-22 of Tranche – II KEIIP.

The Consultation programme was organized by Smt. Soma Chakraborty, Councillor of KMC Ward no- 122. The meeting was conducted by the Staffs of Social Safeguard Cell, KEIIP in presence of Sri, Kali Sankar Ghosh Social Safeguard Expert (DSC), Sri. Kartick Paul, Engineer (DSC). 42 Female and 28 Male participants (total 70) were present during the programme. The programme took place at Ramkamal Vidyanikatan, ward No- 122 situated near Sodepur road, Behala. The programme continued for more than 1 hour. Information was shared regarding the project work.

The female participants were Housewives of the ward and the male participants were mainly service holder, retired person and businessman.

Information shared on following topics:

- Introduction of KEIP as an initiative of Kolkata Municipal Corporation with the financial support of Asian Development Bank for arresting the degradation of environment of Kolkata and adjoining areas specially water logging problem of the area.
- Necessities of KEIIP.
- Need and scope of work of KEIIP.
- Loan component of the ADB, purpose of the loan for laying main trunk sewer only.
- Tentative commencement of the project.
- Open cut method to be adopted for laying sewerage and drainage network covering Ward No 122,123,124, under package SD – 22 of Tranche – II. Total 14km. network of pipeline will be laid.
- Technical information i.e. total length of work, phase wise implementation procedure, diameter of pipes to be laid along the road, flow of water etc., proposal for construction of a new pumping station in Vidyasagar Pally.
- Importance of Public participation and public awareness.
- Long term Benefits of the project.
- Impact of the project on environment. etc.
- Grievance redressal procedure.
- Importance of Cooperation from local residents during implementation phase.

Issues raised by the participants:

- The commencement of the project work and duration.
- Few areas suffer prolonged water logging problem during monsoon season.
- The local people will be highly benefited after completion of the project

Participants List

Name of place (Ward No) Ramkamal vidyapeeth ward-122Date 08/02/2016 Lodepur Rd Kat-70082

Sl.No	Name of Participants	Contact No. if any	Signature
1	Swapan Mondal	9239408848	Swapan Mondal
2	Bishwajit Das	8781094260	Bishwajit Das
3	Pintu Sil	7890150062	Pintu Sil
4		9038812983	Bhaskar Mondal
5	H.C. Guha	9830309147	H.C. Guha
6	Tapas Natua.	9883323077 9883323077	Tapas Natua
7		-	Samarul Banik
8	Babai Biswas	9831521850	Babai Biswas
9	A. Sardar	8449076983	A. Sardar
10	Rabindra Nath Sen	9883 9339666479	Rabindra Nath Sen

Participants List

Name of place (Ward No)

Date 08/02/2016

Sl.No	Name of Participants	Contact No. if any	Signature
11	Apurba Acharya	220228789	Apurba Acharya
12	Risun Nath Basak	923165698	Risun Nath Basak
13	Debjay Sen	9881096899	Debjay Sen
14	Abhishek Ray	8981616671	Abhishek Ray
15	Bikash Sen	9903387480	Bikash Sen
16	PRASHANT SARKAR	9830137611	Prashant Sarkar
17	Pratik Sen	9051981263	Pratik Sen
18	Sudhakar Mondal	8334925687	Sudhakar Mondal
19	Sahakar Pr. Sarkar	918982873	Sahakar Pr. Sarkar
20	Abul Gani	7890050 176	Abul Gani

Soma Chakraborty
8.2.16

Participants List

Name of place (Ward No)

Date 08/02/2016.

Sl.No	Name of Participants	Contact No, if any	Signature
21	Singh V. Madan.	9432428086	S. Madan.
22	Dhananjay Mukherjee	—	D. Mukherjee
23	Sudesh Das	9062747689	S. Das
24	Kamal Chakraborty	9231507911	K. Chakraborty
25	P. N. Das	9278781860	P. N. Das
26	Sangita Khuntia	9163859876	S. Khuntia
27	Pratibha Das	9883346050	P. Das
28	Sulip Das	9051662494	S. Das
29			
30			

Soma Chakraborty
8.2.16.

Participants List

Name of place (Ward No)

Date 08/02/2016

Ramkamal vidyapeeth, ward-122
Sodepur Rd, Kol-700082

Sl.No	Name of Participants	Contact No, if any	Signature
(1)		7059346489	সমা হোস্ট
(2)		9836255258	সমা হোস্ট
(3)		9674210193	Dipa Mondal
(4)		9748055125	সমা হোস্ট
(5)		9903993468	Shikha Surkar
(6)			সমা হোস্ট
(7)			Kuheli Patne
(8)			সমা হোস্ট
(9)			সমা হোস্ট
(10)		9903281125	Ratna Mukherjee

Soma Chakraborty
8.2.16

Participants List

Name of place (Ward No)

Date

Sl.No	Name of Participants	Contact No, if any	Signature
(11)		9831605322	ସୁଜାତା ସେନାପତି
(12)		9903537407	ANNA DAS
(13)		8013513464	କାନ୍ଧିନୀ ସାମଲ
(14)			କମଳାକାନ୍ତ
(15)		9903549061	ସୁମିତ୍ରା
(16)			ଶ୍ରୀମତୀ ସମ୍ବଲ
(17)		9831604302	Pooja Sarker
(18)			ବିପି ସାହୁ
(19)			ସାବିତ୍ରୀ ସାହୁ
(20)			ସୁମିତ୍ରା

Soma Chakraborty
8.2.16

Participants List

Name of place (Ward No)

Date

Sl.No	Name of Participants	Contact No, if any	Signature
(21)			কাজি বিশ্বাস
(22)			কাজি বিশ্বাস
(23)			কাজি বিশ্বাস
(24)		9163330614	Baby Kayal
(25)			য়েনু মল্লিক
(26)			দীপ্তি অসি
(27)			দীপ্তি অসি
(28)			কাজি বিশ্বাস
(29)			কাজি বিশ্বাস
(30)			Rita-Barmdham

Soma Chakraborty

8.2.16

Name of place (Ward No)

Date 08/02/2016.

Sl.No	Name of Participants	Contact No, if any	Signature
(31)			Pany Biswas
(32)			Sweta Shaw.
(33)			Dobi Sir
(34)			রীমা গুপ্ত
35			অর্চনা নাথ
36			সুজনী
37			Baisakhi Dutta
38			বৈশালী
39			সুনিতা মিত্র
40.			জৌরী দাস

Soma Chakraborty

8.2.16

Date

Sl.No	Name of Participants	Contact No, if any	Signature
41			Tharna Sankar
42			RUPA ROY
43			
44			
45			
46			
47			
48			
49			
50.			

Soma Chakraborty
8.2.16.0

PHOTOGRAPHS



Councillor of Ward 122, Smt. Soma Chakroborty is addressing the participants during the consultation programme on 08.02.16



Photographs of participants at the consultation meeting sharing their views.



COMMUNITY CONSULTATION PHOTOGRAPHS OF WARD – 122 (SD – 22)

VIDYA SAGAR PALLI PS SITE (SD – 22)



PHOTOGRAPHS OF TYPICAL PIPE/ROAD ALLIGNMENTS OF TR – 2 / SD 22, MOTILAL GUPTA ROAD, WARD - 122



**DETAILS OF NEGOTIATED SETTLEMENT: LAND OWNERSHIP, CONSENT LETTERS,
PRICE, SOCIO-ECONOMIC PROFILE OF SELLERS**

**Land Records of Vidyasagar Palli PS Plots and Consent letter from landowners
signifying willingness to sell at market price**

Plot belonging to Ms. M Naskar

Letter from owner (Ms. M Naskar) signifying willingness to sell the plot 2828/3196, Purba
Barisha mouza

Relating to land of Vidyasagar
Pally.

প্রতি : মাননীয়,
পৌর মহাধ্যক্ষ,
কলকাতা পৌর নিগম,
৫ নং, সুব্রত নাথ ব্যানার্জী রোড,
কলকাতা - ৭০০ ০১৩.

হইতে : শ্রী/শ্রীমতী : মঙ্গলা নস্কর (Mangala Naskar).
পিতা/স্বামী : বিশ্বনাথ নস্কর
রাস্তার নাম ও নং : ৪৩এন পল্লী রায় রোড
থানা : বেহালা (হারিহরপুর)
কলকাতা : কলিকাতা - ৭০০ ০০৮

বিষয় : স্বৈচ্ছায় ও নিঃশর্তে জমি বিক্রয়।

মহাশয়,
আমি/আমরা স্বৈচ্ছায় ও নিঃশর্তে এবং উচিত মূল্যে নিম্ন তপশীল বর্ণিত জমি কলকাতা
পৌর নিগমের উন্নয়নমূলক কাজের জন্য কলকাতা পৌর নিগমকে বিক্রয় করিতে ইচ্ছুক।
আমার/ আমাদের আবেদন মঞ্জুর করা হউক।
ধন্যবাদান্তে,

তাং ১৭-১১-২০১৫ আপনার অনুগত,
মঙ্গলা নস্কর
বঃ কলকাতা পৌর নিগম নস্কর

জমির তপশীল :-
মৌজা : পূর্ব বর্ষা (Purba Barisha)
জে.এল নং : ২৬
থানা : বেহালা (হারিহরপুর)
দাগ নং (আর.এস/এল.আর) : ২৮২৮/৩২২৩
খতিয়ান নং (আর.এস/এল.আর) : ২৩২৫
জমির শ্রেণী : কৃষি
আয়তন (কাঠা/শতক) : ৮ কাঠা, ২২ হজার

Mouza: Purba Barisha.
Plots: - 2828/3196.

Land ownership documents of Ms. M. Naskar, Vidyasagar Palli site (2)

স্মারক নম্বর	স্বত্ব শ্রেণী	মন্তব্য	পরিমাণ		স্বত্ব সংখ্যা	অংশের পরিমাণ			
			ক্র:	শ:		ক্র:	শ:	হেট	ইট
১৪	১৫	১৬	১৭	১৮	১৯	২০	২১	২২	
					১			৯২	
<p>১) See attached Official by K. Chakraborty 20/4/78</p>									
<p>DATE OF APPLICATION FOR COPY 12-7-78 DATE FIXED FOR NOTIFYING THE REQUISITE NUMBER OF STAMPS AND FOLIOS 15-7-78 DATE OF DELIVERY OF THE REQUISITE STAMPS & FOLIOS 18-7-78 DATE ON WHICH THE COPY WAS READY FOR DELIVERY 20-7-78 DATE OF MAKING OVER THE COPY TO THE APPLICANT 20-7-78</p> <p>Compared 20</p>									
<p>নিম্ন মন্তব্যের অধীন মোট পরিমাণ</p>					<p>— 92 —</p>				
<p>অধীনস্থ স্বত্বের প্রাপ্তির তারিখ প্রাপ্তির তারিখ (মাস বাটা)</p>			<p>"Certified to be a true Copy" or copy of part thereof, which is prepared under Chapter V of the West Bengal Easements Act, 1925, has been completed when the copy was issued.</p> <p>Signature Officer authorized under Section 76 of the Indian Easements Act, 1878</p>						
<p>অধীনস্থ স্বত্বের মোট পরিমাণ</p>					<p>— — —</p>				
<p>দরব মোট</p>					<p>— 92 —</p>				

CERTIFICATE OF COST

Details	Amount
Cost Form;—	
Application of Copies	03
Seaching fee	1 15
Extra fee	
Authentication fee	
Number of	50
Pages	
Stamp Paper	2 00
Printing form	36
Opening Cloth	
Copying fee (Number of words)	2 40
Total	6 44
Words Suggested	Six
Signature	for
Date	24/7/78

Land ownership documents of Ms. M. Naskar, Vidyasagar Palli site

I-6004 50Rs.



Admissible under Regn Rule 21 also under Section 26 of the Bengal Tenancy Act Non-agricultural Tenancy Act stamp (or-exempted-from-it) does not require Stamp duty under the India Stamp Act 1899 & also as amended by W. B. Stamp Amendment Act XVII of 1964 Schedule 1A No. 37

15-50
19/12
24.12

FEES PAID

Ph 12/Jan
in ch.

Sub-Registrar of Alipore
Dist. 24 MORGANAS

24.12

Handwritten notes in Bengali script:

দান-শ্রী-সুজা-
শ্রী-সুজা-সামলী-২৫০০
শ্রী-সুজা-বরীক-কাম-২৫০০
কালি বিদ্যুৎ-৬০০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০

দান-শ্রী-সুজা-
শ্রী-সুজা-সামলী-২৫০০
শ্রী-সুজা-বরীক-কাম-২৫০০
কালি বিদ্যুৎ-৬০০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০

কালি বিদ্যুৎ-৬০০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০
শ্রী-সুজা-২৫০০-২৫০০

Letter from landowner (Mr. Firdous Kalim) of plot 2834 in Vidyasagar Palli signifying willingness to sell land

SELF DECLARATION

I, Firdous Kalim, s/o. Lt. Md. Kalimuddin, by faith Islam, by profession Businessman, residing at 84/9, Ripon Street, Kolkata-700016 also having office at 63, Rafi Ahmed Kidwai Road, Kolkata-700016, do hereby declare that I am in possession of a piece of land in the distt. of South 24-Parganas under Thakurpukur Police Station in Mouza Purba Barisha bearing J.L. No. 23, Khatian no. Rs 1296, Plot no. Rs 2834, classification Sali, admeasuring 12 cottah. I further declare that I am willing to hand over the said piece of land to the Govt. of West Bengal or any of its wings provided I am awarded fair price commensurate to the present market value as Compensation. I will have no claim nor do I have any other condition against the said land apart from a fair and just value of Compensation.


(Firdous Kalim)

Mouza: Purba Barisha
Mo No: 2834

Land ownership certificate of Mr. Firdous Kalim, owner of plot 2834 in Vidyasagar Palli

Ref: MWD/706/T.M.B/2e 14 dt 8-9-14

Form A
A Certificate of Mutation
(See Rule 63)

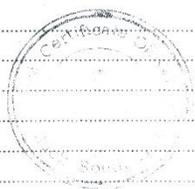
To: Firdous Kalim, S/o Late Md. Kalimuddin
(Name and address of the applicant) 84/9 Ripon Street
Kol-700016

Reference M/case no. 6107/13

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

The Schedule

1. District	<u>Sahty 24 Parganas</u>
2. Police Station	<u>Thakurpukur</u>
3. Mouza	<u>Ramba Bamisha</u>
4. J. L. No	<u>23</u>
5. Khatian No	<u>R.S. 1296</u>
6. Plot No	<u>R.S. 2834</u>
7. Area	<u>12 cottah = 10.198 ar.</u>
8. Classification	<u>Sali</u>



[Signature]
 Prescribed Authority
 West Bengal Land Reforms Act, 1955
 Sd/- R. Dey
 Secy. of West Bengal

SBP, Kolkata-700 015.

Market Price of Land at Vidyasagar Palli published by Finance Department, GoWB

Directorate of Registration & Stamp Revenue Finance Department, Government of West Bengal						
Home Stamp Duty & Fees Acts / Notification / Circular ▶ Marriage Registration Downloads Photo Galary Feedback Contact Us						
Market Value of Land						
District *	South 24-Parganas		Thana *	Behala		
Local Body	Kolkata Municipal Corporation		Mouza			
Road	Hem Ch Mukherjee Road [BEHAL]		Road Zone	Not Available *		
Premises No.			Ward No.			
Jurisdiction of	A.D.S.R. BEHALA		Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPORA		
Plot No	RS 00000 / 00000		Nature of Land (as recorded in ROR)			
Proposed Land Use	Shali					
Area of Land	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet / Total Area of Land
	0.3					30 Decimal
Is Property on Road? *	<input type="checkbox"/> Yes		Approach Road Width			
Adjacent to Metal Road	<input type="checkbox"/> No		Litigated Property	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Encumbered by Tenant	<input type="checkbox"/> No		Tenant is Puchaser ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Bargadar	<input type="checkbox"/> No		Bargadar is Purchaser?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Type the characters shown	<input type="text" value="44673"/>		Try new characters	Display Market Value		
Market Value of Land: Rs. 1,29,29,442/- Service Count: 2106107						
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form Contents provided by Directorate of Registration & Stamp Revenue, Government of West Bengal Revenue Site designed, hosted and maintained by National Informatics Centre This website is best viewed in IE.9 and 1024 X 768 Resolution						

Vidyasagar Palli

SOCIOECONOMIC PROFILE OF LAND SELLERS

LAND OWNERS' ECONOMIC PROFILE OF VIDYASAGAR PALLY PACKAGE TR-02 / SD - 22

SL. NO.	Name of the land owner	Sex	Age	Occupation	Income	Asset valuation	Land share at proposed site
1	FIRDOUS KALIM S/O, LATE MD. KALIMUDDIN	Male	56	Business	Financially Sound. He has his own office at Rafi Ahmed Kidwai Road, prime commercial areas of Kolkata with a number of staff. Stated monthly household income range INR 1,00,000- - 1,50,000-	1. Own residence (3-4 storeyed) at Ripon Street, Kolkata. Land Valuation copy available with KEIIP. 2. Own office at Ripon Street, Kolkata. 3. Other assets like vehicle (4 Wheeler) and land at different locations; for which details were not provided.	20 Decimal (12 Cottah) Note: 100% of land at the location will be sold.
2	MANGALA NASKAR W/O, RABINDRA NATH NASKAR	Female	70+	House Wife	Smt. Naskar stays with her two sons both are well established and having their money lending business Stated monthly household income range INR 30,000/- - 50,000/-	1. Own residence at Prasanta Roy Road, Behala, Kolkata, Ward- 124.	7.3 Decimal (4.42 Cottah) Note: 100% of land at the location will be sold.
3	PRATAP CH DAS S/O, LATE, AKSHAY KUMAR DAS	Male	45	Government employee (Calcutta Tram Company)	Stated monthly household income = INR 12,000	1. Two-storeyed, own house 2. Total land owned =7.5 cottah vacant, unused land at Vidyasagar Pally	2.5 Decimal (1.5 Cottah) Note: 20% of land at the location will be sold.

Note: Based on the properties owned, stated income and observation of living conditions of the above land sellers, none were found to be below poverty line. Ms. Mangala Naskar is not the chief wage earner/female head of household, and is dependent on her sons, who look after her