

# Land Acquisition and Resettlement Due Diligence Report

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**IND: Kolkata Environmental Improvement Investment Program (Tranche 3) – Sewerage and Drainage Network (SD34)**

**Package No. SD34/2017-18: Construction of New Pumping Station at Lalababu Nikashi/Bagjola Canal**

Prepared by Kolkata Municipal Corporation of the Government of West Bengal for the Asian Development Bank.

## **CURRENCY EQUIVALENTS**

(as of 20 July 2018)

Currency unit = Indian rupee (₹)

₹1.00 = \$0.014

\$1.00 = ₹68.94

## **ABBREVIATIONS**

ADB	-	Asian Development Bank
DDR	-	due diligence report
KEIIP	-	Kolkata Environmental Improvement Investment Program
KMC	-	Kolkata Municipal Corporation
PMU	-	program management unit
S&D	-	sewerage and drainage

## **NOTE**

In this report, "\$" refers to United States dollars.

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## I. INTRODUCTION

### A. Background

1. The Kolkata Environmental Improvement Project Phase 1 (KEIP 1) was a multi-agency endeavor to arrest environmental degradation and improve the quality of life in Kolkata. The aim of The KEIP was to provide affordable access to basic urban services, revamp and upgrade the sewerage and drainage (S&D) system, make the solid waste management system efficient, restore the city's drainage canals, and improve outdoor recreation facilities in parks and water bodies. It also had a stakeholder consultation program and a capacity building component to raise the standards of delivery of municipal services by the Kolkata Municipal Corporation (KMC). Financing was from the KMC, the Government of West Bengal and the Asian Development Bank (ADB). In addition, there was grant financing from the Department for International Development (DFID) of the United Kingdom for the KMC capacity building component of the project.

2. The works under the KEIP Phase 1 was completed on 30 June 2012, the closing date of the ADB loans. Both KMC and ADB wished to continue their combined efforts to improve the urban environment and living conditions in Kolkata, building on results achieved and experience gained. Therefore, a continuation of the KEIP was proposed, which was named as the Kolkata Environmental Improvement Investment Program (KEIIP) consisting of three projects, or tranches. KMC is the executing agency of the proposed investment program.

3. The KEIIP has been conceptualized as a Multi-tranche program - consisting of three projects or tranches. The first tranche of the multitranche financing facility is named KEIP Phase 2, the second project or Tranche 2 – KEIP Phase 3 and the third tranche is KEIP Phase 4. Total 10 subprojects prioritizing S&D work are prioritized under Tranche 3, including water supply in Joka and adjoining areas.

4. In continuation to the Tranche 2, different subprojects under KEIIP Tranche 3 have been proposed to be taken up for the areas which are not covered under KEIP and KEIIP – Tranche 1 and 2. There are total 10 S&D subprojects. The details of the subprojects are given in Table 1.

**Table 1: Sewerage and Drainage Packages under Tranche 3**

	<b>Package Name</b>	<b>Package No.</b>
1	Improvement of S&D Network and construction of a Pumping Station in Alipore Body Guard Line premises in ward 74 and laying of sewer line along Diamond Harbor Road by Micro-tunneling method and Cut and Cover method.	SD-27
2	Construction of WBSETCL STP (45 MLD)	SD-28
3	Construction of STP at Bank Plot (40 MLD)	SD-29
4	Construction of Rajpur - Sonarpur STP (25 MLD)	SD-30
5	Development of S&D network and construction of pumping station in Joka Area and adjoining area (Part of Ward 124, 142,143)	SD-31
6	Improvement of S&D system in Mukundapur Area and construction of pumping station.	SD-32
7	Construction of LalaBabu Pumping station.	SD-34
8	Development of S&D network and construction of pumping station in Suti Sub Basin (Part of Ward 127).	SD-35
9	Improvement of S&D network in Rajdanga Area and construction of pumping station.	SD-36
10	Construction of STP for Rajdanga (15 MLD)	SD-37

MLD = million liters per day, S&D = sewerage and drainage, STP = sewage treatment plant, WBSETCL = West Bengal State Electricity Transmission Company Limited.

## **B. Scope of this Report**

5. This land acquisition and resettlement due diligence report (DDR) is prepared for the proposed construction of a new pumping station at Lalababu Nikashi/Bagjola Canal under KEIIP Project 3, package number SD34/2017-18.

6. A due diligence process was conducted to examine the land acquisition and resettlement issues in detail, in line with ADB Safeguard Policy Statement (SPS), 2009. This report describes the findings and provides copies of relevant documents, resolutions, minutes of meetings and photographs. This land acquisition and resettlement DDR needs to be read along with the resettlement framework prepared for KEIIP.

7. Upon project implementation, the Officer designated for social safeguards at program management unit (PMU) will be required to undertake a review of this due diligence, prepare a confirmation letter or report documenting any modifications for the subproject and submit to ADB; and receive a 'no objection' confirmation from ADB prior to start of construction in the subproject.

## **II. SUBPROJECT DESCRIPTION**

8. The new areas added to the city of Kolkata after 1984 ('added areas') have major sewage and drainage disposal problems.<sup>1</sup> Major portions of the added areas are devoid of any organized drainage system and served only by surface drainage system carrying both sullage and storm runoff. The proposed subproject lays special emphasis on minimizing the drainage problems in a section of the added area, and aims to contribute to its overall environmental upgradation.

9. The proposed subproject component under package number SD34/2017-18 comprises construction of a new pumping station at Lalababu Nikashi/Bagjola Canal.

10. The objective of the above-mentioned subproject component is to provide relief from water logging conditions within the project area.

## **III. FIELD WORK AND PUBLIC CONSULTATION**

### **A. Outline of Field Work**

11. In September 2015, field inspection of the proposed pumping station site near the junction of Bagjola Canal and Lalababu Nikashi Khal, was undertaken. The field inspection helped establish that the proposed site of 0.52 acres is vacant, encroachment free, and unused, and heled confirm that the land belongs to the Railway Department (Eastern Railways). Since the vacant site belongs to government, no involuntary resettlement and/or Indigenous Peoples impacts are anticipated.

### **B. Stakeholder Consultation**

12. KEIIP initiated dialogue with the key stakeholders (Eastern Railway and local community around the pumping station) in September 2015. A requisition letter for lease of 0.52 acres of land to KMC was first submitted to Eastern Railway on 3 September 2015, subsequent to which, the

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<sup>1</sup> 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".

railways wrote back to KEIIP regarding due procedure to be followed for the same. A joint survey of the site was undertaken and a map and drawing showing present status, prepared. The survey drawing along with *mouza* map, land value obtained from the Office of Sub-registrar, Finance Department, Government of West Bengal etc., were submitted to Eastern Railway on 06 January 2016, and response is awaited.

13. Consultations were undertaken with 37 members (72% female) of the local community around the proposed pumping station site, who indicated that water-logging was one of the biggest problems in the surrounding areas. The community was happy to know about the proposed pumping station and its anticipated benefits. People indicated willingness to cooperate during project implementation. The field visits and interactions helped ascertain that no permanent relocation or loss of land or structures to any private entity, or temporary or permanent economic impacts are anticipated as a result of the proposed subproject, as the pumping station is proposed on vacant, unused government land. Hence, further survey and inventories are not required.

**Table 2: Summary of Community Consultation in Lalbabu Nikashi, Bagjola Canal  
(Package SD 34 of Tranche 2)**

Date	Location	No. of Participants			Total	Participant Details	Topics Discussed	Issues Raised
		Male	Female	% of Female				
21 September 2017	Lalbabu Nikashi Bagjola, Nikashi, Canal-1	10	27	72 %	37	Male: Retired Persons, Businessmen Persons,  Female: Housewives	Relevant information on the upcoming project  Benefits of the Pumping Station to resolve the issue of water logging  No chance of structure loss.  Grievance redressal procedures.  Public participation and awareness.	Commencement date of project work and duration of the project work.  Massive Water logging during heavy monsoon in the adjoining area of the proposed pumping station and need for the Proposed intervention  Timely completion of the proposed project  Proper maintenance of the Pumping Stations.

#### IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

##### A. Construction of Pumping Station

14. No private land acquisition or resettlement impacts are anticipated for construction of the proposed pumping station at Lalbabu Nikashi/Bagjola Canal. All civil works will be within the 0.52 acres of unused land proposed to be leased by KMC from Eastern Railways. No additional land will be required for the proposed subproject and no income loss is anticipated due to the civil

work undertaken. The site has an abandoned railway line belonging to the railways running through it, which is proposed to be dismantled.

**Figure 1: Survey Map Showing Location of Lalababu Nikashi/Bagjola Canal Pumping Station Site**

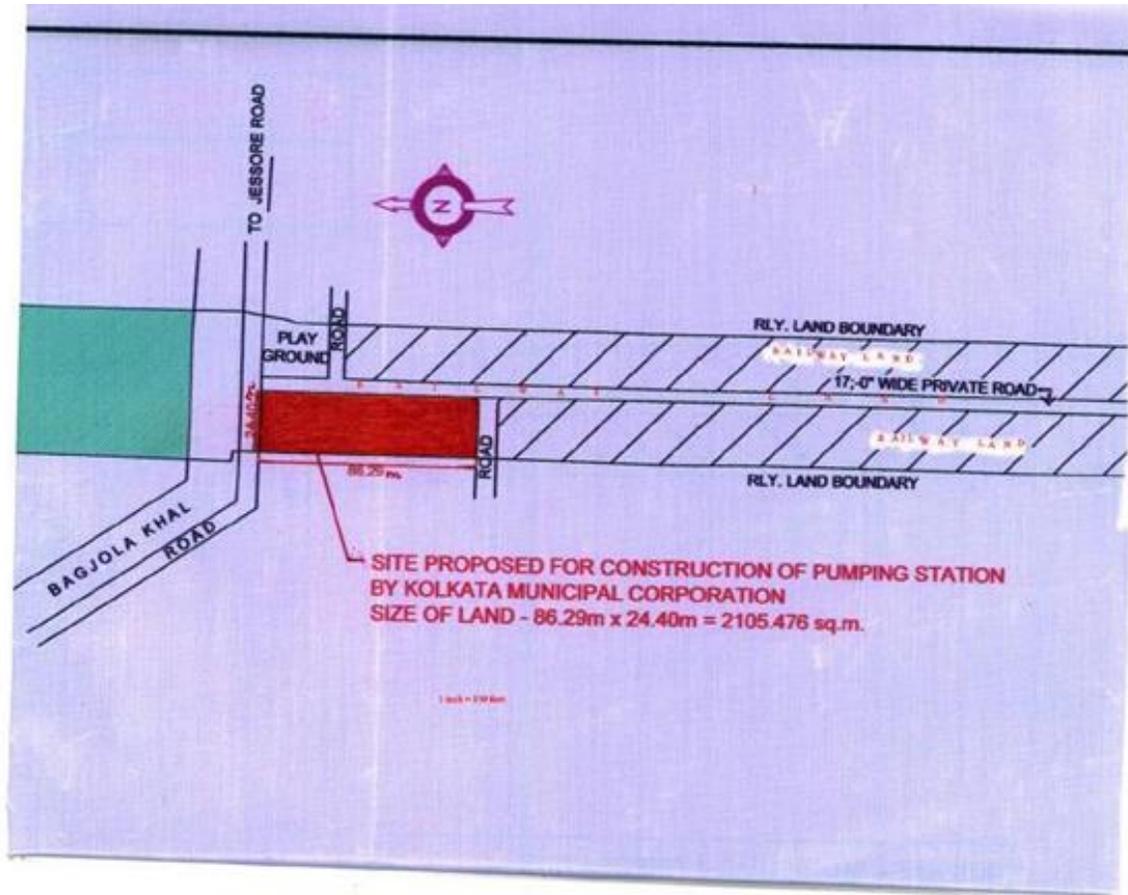


Figure 2: Google Earth Map Depicting Location of Pumping Station Proposed under SD34/2017-18



## V. CONCLUSION

### A. Summary and Conclusion

15. No significant involuntary resettlement impacts are assessed as the identified site for the proposed pumping station at Lalababu Nikashi/Bagjola Canal, is government land. Temporary disruptions to nearby communities and road users during transport of materials to the site are possible, and will be mitigated during construction by the contractor through a traffic management plan and simple measures such as proper stacking/storage of construction materials.

16. Cost likely to be incurred by the PMU for updating of this DDR, awareness generation, communication and grievance redress, inclusive of contingencies is ₹150,000; cost of leasing the site from Eastern Railways is yet to be decided and communicated by the railways. The report updating cost as well as the one-time and/or recurring lease rental as decided by the railways, will be borne by the government.

### B. Next Steps

17. The DDR needs to be updated with the following information:
- (i) No objection certificate obtained from Eastern Railways for execution of subproject activity, along with amount to be paid for lease rental to be appended to the DDR.
  - (ii) Rent-lease agreement between KMC and Eastern Railways.
  - (iii) Site photographs before start of civil work, and during implementation.
  - (iv) Continued consultations with the community and record of their concerns and issues, if any.
  - (v) ADB approval on the updated DDR/resettlement plan based on the final detail design and final assessment of involuntary resettlement impacts (permanent or temporary) at implementation stage needs to be obtained by the PMU prior to start of construction.

**PHOTOGRAPH OF LALABABU PUMPING STATION SITE SD-34**

Note: No encroachers are present on the required site area at present; the site is presently unused by anybody. Steps to be taken to fence/protect the site from any potential encroachment prior to construction.

**COMMUNITY CONSULTATION NEAR LALBABU NIKASHI, BAGJOLA CANAL-1**







## LAND OWNERSHIP CERTIFICATION OF THE PROPOSED PUMPING STATION SITE



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE BLOCK LAND & LAND REFORMS OFFICER, BARRACKPORE-II  
39F & 40F B.T.ROAD, P.O. PANIHATI, KOLKATA- 700114

MEMO NO.1015 /B.L.R.O./BKP-II/ SODEPUR

DATE: 30 /07/ 2009

To  
The Administrative Officer,  
K.E.I.P.

Sub: Status of R-O-R.

Ref: His letter dated 29.07.2009.

Sir,

Reference above the desired information is depicted hereunder;

Mouza Kalidaha, J.L.No.-23, P.S. Dum Dum.

R.S. No.	Plot No.	R.S. Khatian No.	Recorded Classification	Total Area of the Plot(In Decimal)	Recorded Raiyat
4635		352	Shali	37.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4636		277	Danga	10.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4637		2061	Shali	07.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4662		331	Danga	36.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4663		331	Pukur Par	25.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4664		331	Pukur	13.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4665		275	Danga	16.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
4666		291	Danga	45.00	Bela Bandopadhyay W/O Bimal Bihari Bandopadhyay
5231		719	Rail Line	965	Eastern Railway

*[Signature]*  
B.L. & L.R.O.

**LETTER FROM KEIP TO EASTERN RAILWAYS SEEKING PERMISSION TO LEASE LAND REQUIRED FOR PUMPING STATION AT LALABABU NIKASHI/BAGJOLA CANAL**

Khafiz Ahmed, IAS  
Municipal Commissioner



The Kolkata Municipal Corporation  
Central Municipal Office  
A. S. R. Banerjee Road, Kolkata - 700 013  
Phone (Office): 2266-1034/1234  
Fax: 2266-1334

Ref : Con/Com/447 /2015-16

Date : January 04, 2016

To  
The Divisional Railway Manager  
Eastern Railway, Sealdah  
Kaiser Street  
Kolkata - 700014

**Sub : Proposal for leasing out land for construction of Pumping Station**

**Ref :** This office Memo No. Con/Com/137/2015-16 dt.03.09.2015 and  
your office Memo No. 338-W/2/Mia/L dt.30.10.2015

Sir,

In continuation to the memos under reference, it is brought to your kind notice that for the improvement of Sewerage and Drainage System certain comprehensive schemes, duly approved by the Govt. of West Bengal and The Asian Development Bank (ADB), had been taken up by Kolkata Municipal Corporation under Kolkata Environmental Improvement Investment Program (KEIIP). A detailed survey was made for selection of sites for execution of all such schemes. Accordingly for better and smooth discharge of accumulated water of huge area under Ward Nos. 2, 3 & 4 of Kolkata Municipal Corporation and part of South Dum Dum Municipality one of such sites is selected for construction of Pumping Station near the junction of Baghola Canal and Lalababu Nikashi Khal.

On careful consideration of Mouza Map and Land Records it is evident that the selected site is forming a part of plot No. 5231 of Mouza Kalidaha, J. L. No. 23, P.S. Dum Dum and the same stands recorded in favour of Eastern Railway in Khatian No.719. Accordingly, a joint survey of site was made by the officials of your office and this office. Detailed survey of the site and its adjoining land was made and accordingly a Map and/or Drawing had been prepared showing present status vide Drawing No. 01/KMC/ERly./2015-16.



Contd....2

- 2 -

The land, shown in the said Drawing, being the only suitable site for the said Pumping Station, you are requested kindly to accord necessary permission to lease out 2105.476 sq. mtrs. Or 0.52 acres of land in the said plot in favour of Kolkata Municipal Corporation in the greater interest of public service.

It is further stated that the following papers and documents are enclosed herewith for favour of your kind perusal and taking early action in this regard.

- (i) Four copies of Drawing No. 01/KMC/ERly/2015-16 on tracing cloth
- (ii) Five copies of blue print of the said Drawing
- (iii) Xerox copy of the concerned Mouza Map
- (iv) Land value derived from the website of Finance Department, Govt. of West Bengal (duly authenticated)
- (v) Estimated cost of the project on the said site.

Thanking you,

  
Yours truly,

(Khalil Ahmed)  
Municipal Commissioner

Encls: as stated

## LIST OF PARTICIPANTS IN COMMUNITY CONSULTATIONS

## Participants List

Name of place (Ward No)

Date

Sl.No	Name of Participants	Contact No, if any	Signature
1)	Jaba Bhanjy	9051843986	Jaba Bhanjy
2)	Sikha Saha	9432417144	Sikha Saha
3)			- Nikhita
4)	Surabha Ranjan	677204811	
5)	Smita Ghosh	9420174694	Smita Ghosh
6)	Seema Roy	983170789	Seema Roy
7)		8901489800	Smita Ghosh
8)	Ma Biswas	9038007262	Ma Biswas
9)	Shilpa Ghosh	9903121637	Shilpa Ghosh
10)	Rima Singh	9088760553	Rima Singh

## Participants List

Name of place (Ward No) -

Date

Sl.No	Name of Participants	Contact No, if any	Signature
31	Baby Singh	9883224717	Baby Singh
32	Sundari Das.	9333858237	Sundari Das.
33	<del>श्री. प्रदीप</del>	<del>9030907401</del>	<del>श्री. प्रदीप</del>
34	Mallika Jalani	9874173698	Mallika Jalani
35	बुध्दर ६२० singh	9831656145	बुध्दर ६२० singh
36	Pravin Raj.	9886892990	
37	Arjun Raj plot no 299		
38			
39			
40			