

ANNEXURE - IV

Sl. No.	Impact Category	Entitlements	Implementation Guidelines
		A. TITLE HOLDERS – Compensation for Loss of Private Property	
1	Loss of Land (agricultural, homestead, commercial or otherwise)	<p>Compensation for Land</p> <p>Land will be acquired by the competent authority in accordance with the provisions of RFCTLARR Act, 2013.</p> <p>Replacement cost for land will be, higher of (i) market value as per Indian Stamp Act, 1899 for the registration of sale deed or agreements to sell, in the area where land is situated; or (ii) average sale price for similar type of land, situated in the nearest village or nearest vicinity area, ascertained from the highest 50% of sale deeds of the preceding 3 years; or (iii) consented amount paid for PPPs or private companies.</p> <p>Plus 100% solatium and 12% interest from date of notification to award on the total amount.</p> <p>The multiplier factor adopted by GoAP for land in rural area, based on the distance from urban area to the affected area, will be applied.</p> <p>In case of severance of land, house, manufactory or other building, as per Section 94 (1) of the RFCTLARR Act, 2013, the whole land and/or structure shall be acquired, if the owner so desires.</p> <p>Stamp duty and registration fee.</p> <p>We need to refer to the provisions of Negotiated Settlement here; we need to agree on a ceiling for land that can be secured through Negotiated settlement. Lets say a maximum of 720 sqft or 67 sq meters. In case of Negotiated Settlement, R&R allowances will not be applicable</p>	<p>No tax to be deducted on compensation or on any of the R&R entitlements provided in this matrix.</p> <p>The process of Negotiation involves the following steps: (i) negotiation will take place when there is a willing buyer – willing seller; (ii) consultation with the affected person has to be carried out and documented; (iii) the minimum negotiated price to start negotiations will be not below the valuation of land based on the market value of land; (iv) all the safeguards as mentioned in the RF has to be followed (v) all negotiations has to be carried out in a transparent manner and validated by a Third Party (eminent citizen / any party without any interest in the process, appointed by the PMU);(vi) in case of failure of negotiations compensation will be paid as outlined in the Entitlement Matrix of the RF and (vii) the entire process has to be documented. The third party will have to submit reports during and on conclusion of negotiations; costs related to third party certification will be borne by the project proponent.</p>

2	<p>Loss of Structure (house, shop, building or immovable property or assets attached to the land)</p>	<p>The market value of structures and other immovable properties will be determined by R&B on the basis of relevant R&B Schedule of Rates (SR) as on date without depreciation with 100% solatium or replacement cost, whichever is higher.</p> <p>Lump-sum of Rs. 25,000/- to all families who lose cattle shed, or replacement cost of structure, whichever is higher.</p> <p>Loss of other properties such as irrigation wells will be compensated at scheduled rates of Roads and Buildings Department (R&B) with 100% solatium, or replacement cost of asset, whichever is higher.</p> <p>Replacement cost of bore well, opens well and hand pumps, plus 100% solatium.</p> <p>Wells and hand pumps must be operational to be eligible.</p> <p>Owners have right to salvage materials of the affected structures.</p> <p>In case of impact to crops, three months (90 days) advance notification for the harvesting of standing crops (or) lump sum equal to the market value of the yield of the standing crop lost determined by the Agricultural /Horticulture Department.</p> <p>In case of impact to timber trees, Compensation based on timber value at market price or as valued by the Forest Department with 100% solatium whichever is higher. For other perennial trees as valued by the Horticultural Department with 100% solatium or replacement cost whichever is higher.</p>	<p>1 month notice will be provided before demolition of the structure.</p>
		<p>B. REHABILITATION AND RESETTLEMENT – Affected families both Land Owners and the Families whose livelihood is primarily dependent on Land Acquired)</p>	
3	<p>Land Owners losing land or structures</p>	<p>Each affected family will be given a one-time Resettlement Allowance of Rs. 50,000/-.</p> <p>One-time lump sum payment (in lieu of employment or annuity) of Rs. 5,00,000/- for Affected Family whose land or other immovable property has been acquired and to those whose livelihood is fully dependent on the acquired land.</p> <p>All affected families, if physically displaced from residence or commercial place due to acquisition, the following payments will be applicable:</p> <p>Rs. 86,000/- subsistence grant for vulnerable families; and Rs. 36,000/- subsistence grant for all other families; Rs. 50,000/- for transportation;</p>	<p>a. Vulnerable Families are those belonging to SC/ ST category or those who are eligible for BPL Schemes, or those headed by woman, elderly (above 60 years of age), or disabled.</p>

		<p>Rs. 150,000/- in rural areas and Rs. 200,000/- in urban areas as house construction grant;</p> <p>Rs. 25,000/- for each affected family of an artisan or self-employed.</p>	
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		C. IMPACT TO SQUATTERS / ENCROACHERS - Those in the existing right of way where no land acquisition is done.	
6	Other Entitlements to Squatters	<p>Each squatter family will be given a one-time Resettlement Allowance of Rs 50,000/-. All squatter families, if physically displaced from residence or commercial place, the following payments will be applicable:</p> <p>Rs. 86,000/- subsistence grant for vulnerable families; and Rs. 36,000/- subsistence grant for all other families; Rs. 50,000/- for transportation;</p> <p>Rs. 150,000/- in rural areas and Rs. 200,000/- in urban areas as house construction grant;</p> <p>Rs. 25,000/- for each affected family of an artisan or self-employed.</p>	<p>Other Entitlements for Squatters are applicable for who live or do business there.</p> <p>Structure Owners in Government land who do not live there and rented out the structure will be provided Compensation and not eligible for Entitlements. However, the Occupier (Squatter tenant) will be eligible for Entitlements.</p>

7	Other Entitlements to Encroachers	All encroachers if losing income as a result of physical relocation from any commercial structure will receive the equivalent of 3 months minimum wage as per district's rate or monthly income for 3 months, whichever is higher, as applicable.	
		D. IMPACT TO VULNERABLE FAMILIES	
8	Vulnerable Households Landowners losing 10% or more of their agricultural land (who are not already included in the vulnerable category)	Support for Training and Income Generation Provision of vocational training of Rs. 20,000/- per household participant.	a. Vulnerable Families are those belonging to SC/ST category or are eligible for BPL Schemes, those headed by woman, elderly (above 60 years of age), or and squatters who are landless b. The Project with support from consultants will identify the number of eligible vulnerable displaced families based on the 100% census of the displaced persons and will conduct a Training Needs Assessment through consultants in consultation with the

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			displaced families so as to develop appropriate training programs suitable to the skills, market and the region. c. Suitable trainers and local resources will be identified by project in consultation with local training institutes.
		E. IMPACT DURING CIVIL WORKS	
9	Temporary impact on land for land owners	Cash for land lease through written agreement of the landowner and contractor. Land will be returned to owner rehabilitated to original condition.	

10	Temporary impact to structures and/or on income, regardless of their legal status,	Payment Rs. 5,000/- per month for up to a maximum of 12 months.	Eligible when shop closed or access severely restricted due to civil works.
11	Temporary loss of livelihoods to vendors.	All vendors whose livelihoods are affected are shifted to a mutually agreeable location or paid a payment of Rs. 5,000/- per month, as per the choice of vendors.	The project will follow the provisions under the Street Vendors (Protection of Livelihood and Regulation of Street Vending) Act, 2014.
		F. COMMON PROPERTY RESOURCES	
12	Community Assets (CAs)	For private assets: compensation as per provisions above for private assets. For Public owned assets: Reconstruction of affected assets and transfer to local authorities for maintenance.	Additional documented consultation with communities and relocation assistance are required.
13	Schools, Hospitals and other sensitive receptors (health centers, day care, etc.)	In addition to 9, Construction of safety fence and noise barriers by the project, if supported by sensitive receptor's administration	This will be included in the environmental management plan (EMP) cost.
14	Utilities such as water supply, drainage, sewerage, electricity, OFC, etc.	Will be relocated and services restored prior to commencement of civil works.	The project will ensure that utilities are relocated prior to commencement of civil works in accordance with the civil works schedule
		G. UNFORESEEN IMPACTS	
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15		Unforeseen impacts encountered during implementation will be addressed in accordance with the principles of RFCTLARAR Act 2013 and Asian Infrastructure Investment Bank's Safeguard Policies.	