

# **APPENDIX - G**

### Determination of the 'Unit Price of Replacement Land'

One of the fundamental objectives of STDP Resettlement Policy is to provide 'Replacement Cost' [for agricultural (APs with marginal impact only) and any other types of land] to the APs losing Land. As such it is essential to know the 'Unit Price' of all types of land in the 4 Districts over the Project areas. With this object a survey has been conducted in the 4 Districts of Colombo, Kalutara, Galle and Matara. The survey findings are shown in the Table below.

#### Modalities of Purchase of 'Replacement Land'

APs will be entitled to buy replacement land (depending on category of loss) of *similar nature, description and advantage* and in that case will be paid the 'differential' (Recommended Price – Compensation). APs of one District can buy replacement land in other district also but will be entitled to the 'Recommended Price' (differential) of District where he/she is losing land. With the recommended price of his/her own District (subject to limitation of his/her entitlement), an AP can buy (i) more land of lower quality or (ii) less land of higher quality, which in other words mean that for purchase of replacement land, the Unit Price will be the determining factor. The Recommended Price so determined is on the basis of (i) Cropping Intensity and (ii) Elevation and not on the texture and type of soil.

Name of Districts (1)	Type of Respondents (2)	Types of Land (3)	Average Price of Land (Rs) (Average price quoted by four categories of respondents of Column- 2) (4)	Recommended Price (Rs) Av. Price + 10% per ha. (5)
Colombo	(i) Government Record (DS)	Homestead	525,000	577,500
	(ii) LRC/GNs Information	Agricultural	680,000	748,000
	(iii) Willing buyers (APs)	Commercial	100,000	110,000
	(iv) Willing sellers	Homestead + garden	6,400,000	7,040,000
Kalutara	(i) Government Record (DS)	Homestead	380,000	418,000
	(ii) LRC/GNs Information	Agricultural	400,000	440,000
	(iii) Willing buyers (APs)	Commercial	75,000	82,500
	(iv) Willing sellers	Homestead + garden	2,400,000	2,640,000
Galle	(i) Government Record (DS)	Homestead	895,000	984,500
	(ii) LRC/GNs Information	Agricultural	975,000	1,072,500
	(iii) Willing buyers (APs)	Commercial	500,000	550,000
	(iv) Willing sellers	Homestead + garden	1,600,000	1,760,000
Matara	(i) Government Record (DS)	Homestead	950,000	1,045,000
	(ii) LRC/GNs Information	Agricultural	1,050,000	1,155,000
	(iii) Willing buyers (APs)	Commercial	65,850	72,435
	(iv) Willing sellers	Homestead + garden	1,200,000	1,320,000