



Resettlement Plan

Project Number: 35290-033

June 2017

Part A: Main Report (Pages 1 – 60) and Annexures (61 – 81)

IND: North Eastern Region Capital Cities Development Investment Program (NERCCDIP) - T2 (Mizoram)

Subproject: Aizawl Water Supply and Sewerage

Submitted by:

State Investment Program Management and Implementation Unit (SIPMIU),
Government of Mizoram

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R/S
SIPMIU: AIZAWL

GOVERNMENT OF MIZORAM
OFFICE OF THE PROGRAM DIRECTOR
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No.W-11021/2/2008-PD/SIPMIU(NERCCDIP)/28 : Dated Aizawl, the 13th June 2017.

To.

The Country Director
India Resident Mission
Asian Development Bank (ADB)
4 San Martin Marg
Chanakyapuri, New Delhi 110021




Subj.: Submission of updated Resettlement Plan Tranche 2 and updated SMR July- Dec 2016

Sir,
I have the honor to submit herewith updated Resettlement Plan Tranche 2 and updated SMR July- Dec 016 for your persusal.

Encl.: As above

Yours Faithfully,


(NETRALAL JAISI)
Dy. Program Director
SIPMIU (NERCCDIP)

Memo No.W-11021/2/2008-PD/SIPMIU(NERCCDIP)/28 : Dated Aizawl, the 13th June 2017.

Copy to :

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Dy. Program Director
SIPMIU (NERCCDIP)



Resettlement Plan

June 2017 (Updated)

India: North – Eastern Region Capital Cities Development
Investment Program – Aizawl Water Supply and Sewerage
Subproject Tranche-2

Prepared by State Investment Program Management and Implementation Unit (SIPMIU), Urban
Development Department

For the Government of Mizoram
North-eastern Region Capital Cities Development Investment Program (NERCCDIP)

ABBREVIATIONS

ADB	:	Asian Development Bank
AH	:	Affected Household
AP	:	Affected Person
BPL	:	Below Poverty Line
CPR	:	Common Property Resource
DSMC	:	Design Supervision& Management Consultancy Services
EA	:	Executing Agency
FGD	:	Focus Group Discussions
FHH	:	Female Headed Households
GoI	:	Government of India
GRC	:	Grievance Redressal Committee
HH	:	Household
INR	:	Indian National Rupee
IP	:	Indigenous Peoples
LA	:	Land Acquisition
NGO	:	Non-Government Organizations
NRRP	:	National Resettlement & Rehabilitation Policy
NERCCDIP	:	North Eastern region Capital Cities Development Programme
PRA	:	Participatory Rural Appraisal
RO	:	Resettlement Officer
RP	:	Resettlement Plan
SC	:	Schedule Caste
ST	:	Schedule Tribe
SIPMIU	:	State Investment Programme Management and Implementation Unit
TORs	:	Terms of Reference
UD&PAD	:	Urban Development and Poverty Alleviation Department
DP	:	Displaced Person
RCC	:	Reinforced Cement Concrete
PHED	:	Public Health Engineering Department
JE	:	Junior Engineer
SDO	:	Social Development Officer
CE	:	Chief Engineer
PWD	:	Public Works Department
LDC	:	Lower Division Clerk

WIEGHT MEASURES

M	=	Meter
Sqm	=	square meter
kVA	=	Kilovolt ampere
Ha	=	Hectare
Dia	=	diameter
m ³	=	cubic meter
KL	=	Kilo litre
MLD	=	millions litre per day
hr.	=	hour

GLOSSARY OF MIZO TERMS

MHIP: Mizo Hmeichhe Insuihkawm Pawl. (Hmeichhe in mizo means women, female)The MHIP is one of the biggest voluntary organizations in Mizoram. It has branches in every locality in the city and in other district. Membership is accepted of any women from the age 14 years onwards. It is therefore a strong social forces devoted solely for the welfare and upliftment of the weaker section of the society, particularly Women and Child section.

YMA: Young Mizo Association (YMA) is a non-political, voluntary organization, the largest and most comprehensive non-profit, secular and nongovernmental organisation of the Mizo society. The association is administered by a central committee (Central YMA), headquartered at Aizawl, and under which there are 5 sub-headquarters, 47 groups and 772 branches, which covers all of Mizoram and some parts of Assam, Manipur, Meghalaya, Nagaland and Tripura.

MUP: Mizoram Upa Pawl (Mizo Senior Citizen Group). The Mizoram Upa Pawl has 511 units across the states, with more than 60,000 members. The association has been helping the poorer section of elders in the state since the past four decades.

GLOSSARY OF TERMS

Land Acquisition means the process whereby land and properties are acquired for the purpose of the project construction.

Baseline Socio-economic Sample Survey The purpose of the baseline socioeconomic sample survey is to establish monitoring and evaluation parameters, it will be used as a benchmark for monitoring the socio-economic status of project affected people. The survey will cover 10% of affected people and 20% of vulnerable (severely affected) people. The survey will also collect gender-disaggregated data to address gender issues in resettlement. The survey will carry out the following: (i) preparation of accurate maps of the sub-project area; and (ii) analysis of social structures and income resources of the population.

Census The purpose of the census is to register and document the status of potentially affected persons within the sub-project impact area. The census will cover 100% of APs. The census will provide a demographic overview of the population, and will cover people's assets and main sources of livelihood.

Compensation means payment in cash or in kind of the replacement value of the acquired property.

Displaced Persons (DPs) means those who are physically displaced (relocation, loss of residential land, or loss of shelter) and / or economically displaced (economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of involuntary acquisition of land.

Economic Displacement means those who loss land, assets, access to assets, income sources, or means of livelihoods as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use.

Grievances Resolution Committee (GRC) means the committee established under each sub-project to resolve the local grievances.

Resettlement means all the measures taken to mitigate all or any adverse impacts of the project on the DPs property and/or livelihoods including compensation, relocation (where relevant), and rehabilitation.

Relocation means the physical relocation of DPs from their pre-project place of residence.

Rehabilitation means the measures provided under the resettlement plan other than payment of the compensation of acquired property.

Vulnerable Groups Vulnerable groups constitute of following: (i) those below the poverty line; (ii) the landless; (iii) the elderly; (iv) female headed households; (v) women and children; (vi) Indigenous Peoples; and (viii) those without legal title to land.

NOTES{S}

In this report "\$" refers to US dollars.
"INR" refers to Indian Rupee.

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EXECUTIVE SUMMARY

1. **Background.** The North Eastern Region Capital Cities Development Investment Program (NERCCDIP) envisages achieving sustainable urban development in the Project Cities of Agartala, Aizawl, Kohima, Gangtok and Shillong through investments in urban infrastructure sectors. The urban infrastructure and services improvement is proposed in the following sectors (i) water supply, (ii) sewerage and sanitation, and (iii) solid waste management. This is an urban water supply management subproject intended to improve the current situation of Aizawl in terms of improved integrated water supply management system.

2. **Subproject Description.** The project includes two sub projects: water supply and sewerage. The proposed water supply system will include (i) power substation and transmission line (132 Kilovolt-amperes (kVA) to provide uninterrupted power), (ii) Installation of 2 new booster pump sets (Replace worn-out pumps), (iii) Extension of main feeder pipe lines (23.44 km), rehabilitation of existing secondary and tertiary network (51.70 km), extension to distribution system (32.16 Km) and road restoration, (iv) Construction 3 numbers of ground service reservoir, and (v) Installation of Bulk (85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation and UFW Reduction Program). Sewerage will include (i) sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks and utility shifting, (ii) Procurement of 5 numbers of septic tank cleaning equipment, (iii) Construction of sewage treatment plant (10 MLD) and (iv) Construction of 10 public toilets, and (v) Construction of Approach road to STP Site (320 m).

3. **Resettlement Plan.** The RP has been prepared based on the detailed engineering design and as per the Detailed Project Report (DPR). This subproject has been categorized as “B” for Involuntary Resettlement (IR) impact as per the ADB’s Safeguard Policy Statement, 2009 (SPS). The Resettlement Plan was updated due to the finalization of land purchase from 14 landowners for transmission towers under the sub project work of water supply for construction of 132kVA sub-station for dedicated power supply for pumping water. Further it is updated due to the change required in the proposed sewerage pipeline to avoid deep excavation in a narrow section.

4. **Scope of Land Acquisition and Resettlement.** The scope of land acquisition and resettlement is identified based on field visits to the project area sites and alignments and consultations and surveys of affected persons. For sewerage sub project private land acquisition of vacant, unused land at negotiated rate was undertaken for construction of STP (1.015 Ha) and STP approach road (125669.88 sq ft) from one landowner. Need to shift/relocate one household (relative of landowner staying in temporary structure constructed by the landowner and allowed to stay without paying rent) was identified, and the temporary residential structure in which the household was living, identified as affected. Under water supply sub project, private land purchase at 16 locations from 14 landowners is anticipated for 132kVA transmission towers (1345.64 sq m) from Luangmual sub- station to Dihmunzawl (PHE land). Also one temporary structure - a prayer room constructed on government/PHE land (substation site) by a local Church, presently abandoned and not in use, is affected.

5. **Categorization.** 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 through public consultations and focus group discussions during the preparation of DPR in the middle of 2010 and February 2011.

7. **Institutional Setup.** The Ministry of Urban Development (MOUD) is the national-level executing agency (EA) of the Program. SIPMIUs will be responsible for overall program implementation, monitoring, and supervision. The SIPMIU will have a Resettlement Officer (RO) responsible for RP implementation and reporting to ADB. Design Supervision Management Consultants (DSMC) is engaged to facilitate the planning and implementation of the subprojects along with the SIPMU staff. The DSMC will have a resettlement specialist in the team who will work closely with the SIPMIU resettlement officer for all the planning and implementation activities including internal monitoring and reporting.

8. **Resettlement Budget and Financing Plan.** The resettlement cost estimate for the Aizawl water supply and sewerage subproject is INR 16,236,827.

I. PROJECT DESCRIPTION

A. Introduction

1. The North Eastern Region Capital Cities Development Investment Program (NERCCDIP) envisages achieving sustainable urban development in the Project Cities of Agartala, Aizawl, Kohima, Gangtok and Shillong through investments in urban infrastructure sectors. The urban infrastructure and services improvement is proposed in the following sectors (i) water supply, (ii) sewerage and sanitation, and (iii) solid waste management. The expected impact of NERCCDIP is increased economic growth potential, reduced poverty, and reduced imbalances between the North Eastern Region (NER) and the rest of the country. The expected outcomes of the Investment Program will be an improved urban environment and better living conditions for the 1.65 million people expected to be living in the NERCCDIP cities by 2018. To this end, NERCCDIP will (i) improve and expand urban infrastructure and services in the cities including in slums and (iii) strengthen urban institutional, management, and the financing capacity of the institutions, including the urban local bodies. Based on considerations of economic justification, absorptive capacity and sustainability of the implementing agencies, sub-projects have been identified in each city in the priority infrastructure sectors. NERCCDIP is being funded by a loan via the Multi-tranche Financing Facility (MFF) of the ADB.

2. The urban water supply and sewerage subprojects are intended to improve the current water supply and wastewater situation of Aizawl. This is one of a series of subprojects designed by NERCCDP that are intended to raise the standards of the municipal infrastructure and services of Aizawl and the other urban centres to those expected of modern Asian towns.

3. This Resettlement Plan (RP) is prepared for Aizawl Water Supply and Sewerage as part of NERCCDP -Tranche-II. The RP has been prepared based on the detailed engineering design and as per the Detailed Project Report (DPR). The subprojects have been categorized as "B" for Involuntary Resettlement (IR) impact as per the ADB's Safeguard Policy Statement, 2009 (SPS).

B. Proposed Subproject Components

4. The project includes two sub projects: (a) Improvement in Water Supply System and (b) Improvement in Sewerage System. Improvement in Water Supply System includes various sub components such as (i) Substation and transmission line (132 Kilovolt-amperes (KVA) to Provide uninterrupted power), (ii) Installation of 2 new booster pump sets (to replace worn-out pumps), (iii) Extension of main feeder pipe lines (23.44 km), rehabilitation of existing secondary and tertiary network (51.70 km), extension to distribution system (32.62 Km) and road restoration, (iv) Construction three ground service reservoirs, and (v) Installation of Bulk (85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation and UFW Reduction Program). Improvement in Sewerage System will various subcomponents such as (i) Sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks; and utility shifting, (ii) Procurement of 5 numbers of septic tank cleaning equipment, (iii) Construction of sewage treatment plant (10 MLD) and (iv) Construction of 10 public toilet complexes, and (v) Site development and Construction of Approach road to STP Site (350m).

5. Measures to avoid and minimize private land acquisition and involuntary resettlement impacts include (a) identification of government land at all the 10 toilets blocks, 3 nos. GSR,

installation of 2 nos. booster and land for 132kva sub-station with 3 nos. transmission tower land; (b). Traffic management during construction of pipelines for water supply and sewerage, (c), and barriers to access posed during construction shall be mitigated as per available guidelines 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, etc. prior to start of project implementation.

C. Objectives of Resettlement Plan

6. This Resettlement Plan (RP) is prepared for investments proposed in Aizawl city water supply and sewerage system under tranche-2. It addresses the IR impacts of the proposed project and is consistent with the Resettlement Framework and ADB's SPS 2009.

7. This RP has been prepared in accordance with ADB SPS requirements for IR 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 RP;
- (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 (APs) 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 IR 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

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

8. The scope of land acquisition and resettlement is identified based on field visits to the project area sites and alignments. Proposed interventions and their potential IR impacts are presented sub-project component-wise, in **Appendix 1**.

A. Water Supply

9. The sub project under water supply components are all proposed in govt. land except for 132kVA dedicated power supply for the proposed sub- station work. Power supply from the nearest the substation Luangmual will entail land acquisition since it passes through private land. Construction of 132kVA transmission tower foot will require purchase of private land for 16 locations measuring 1345.64 sqm and 3 locations belonging to government measuring 286.96 sq m. All landowners have been negotiated and paid. During final alignment fixing joint visit to 8 locations were made as per the request of landowners, shifting from the original proposed locations were identified as per shown by landowners and the same had been incorporated in project design. All related documents are highlighted in as Annexure D. Apart from the tower location, one temporary structure - a prayer room constructed on government/PHE land (substation site) by a local Church (UPC Church), presently abandoned and not in use, is affected. The prayer room is not in used for many years, UPC Church was approached and an agreement was prepared and signed and structure compensation paid to the concerned Church. The agreement is appended in Annexure A.

10. For the pipe laying work 100% survey was conducted along the RoW. Congested area where roads are narrow due to commercial area (Bawngkawn, Thakthing Bazaar, and Mission Veng) with shops and hawkers on the road side. Potential impacts (access disruption) to 27 shop/hawkers were initially identified during 100% survey. However, with proper planning with engineers and contractor and implementation monitoring, impact can be avoided. Mobile hawkers and vendors will be assisted in moving to the other side of the road and re-establish their structures and their belonging as soon as construction is over. For all other shops on congested roads, access will be ensured by the contractor. All congested locations will still have 1m space for pedestrians and wherever access is disrupted, temporary access such as planks for pedestrian access will be provided as per EMP provisions. The majority of the work in the commercial area will be undertaken at night and the construction period will be minimized. Hence, no income loss is anticipated. Map showing water supply alignment is depicted in Figure 1. Figures 2 and 3 depict reservoir locations and feeder main alignments. The power transmission line is depicted in Figure 4.

Figure 1: Location Map of Water Supply Network

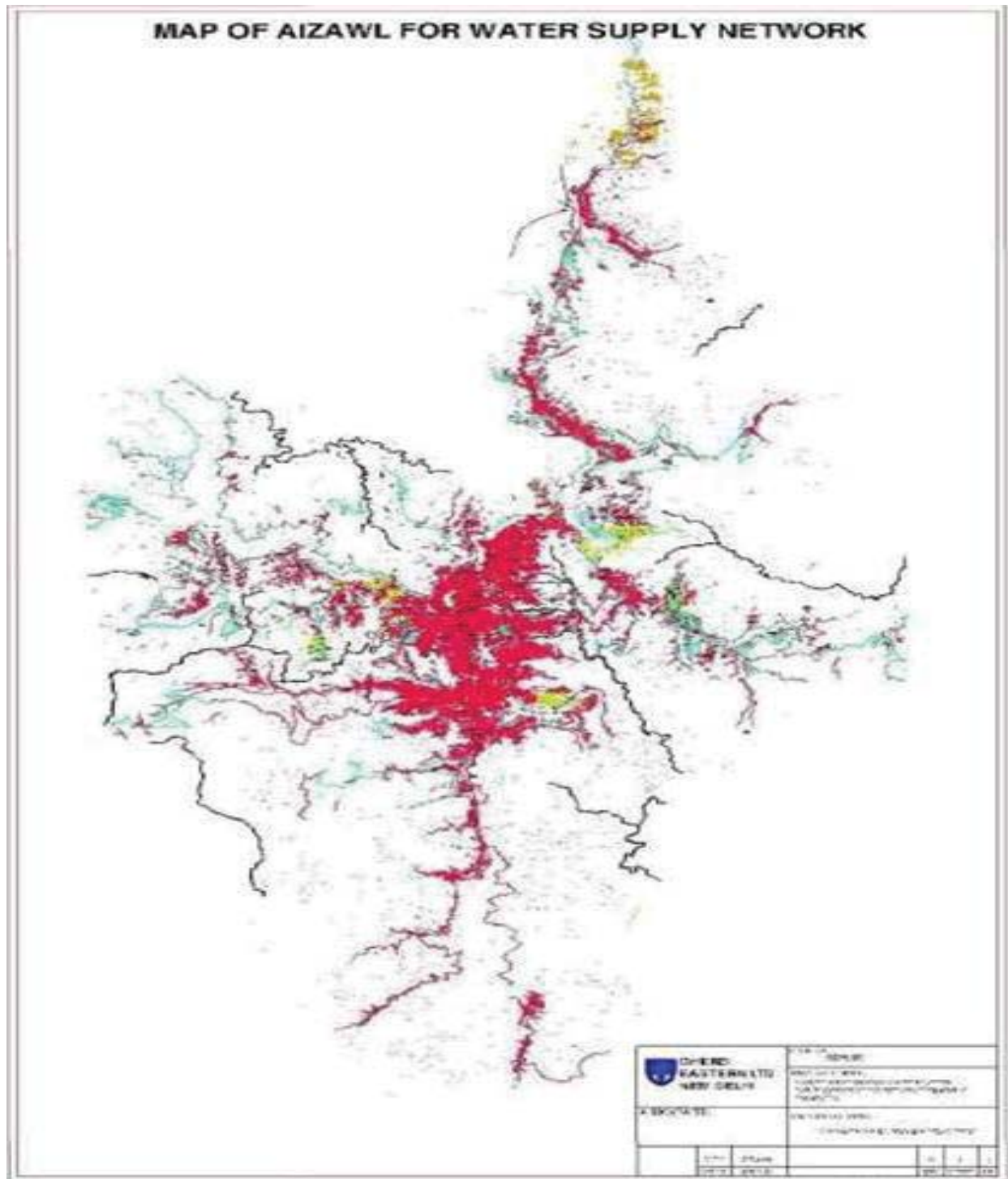


Figure 2: Satellite image depicting three proposed reservoir locations

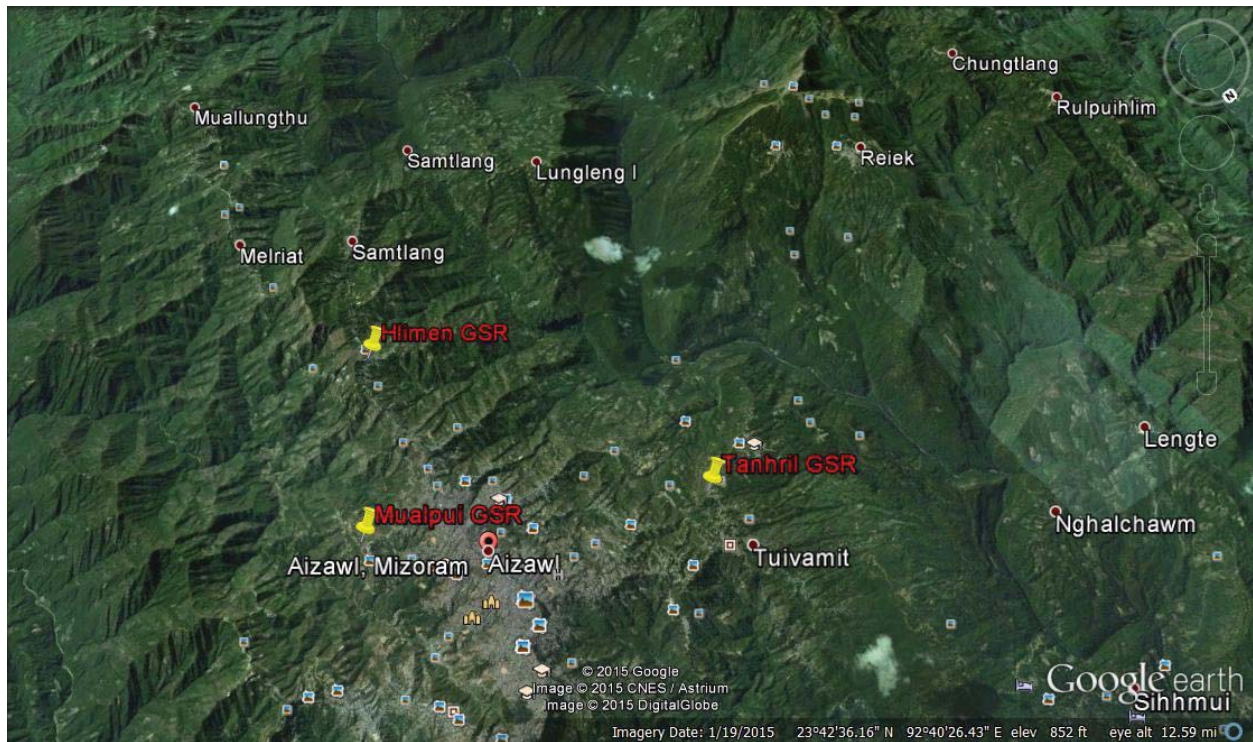
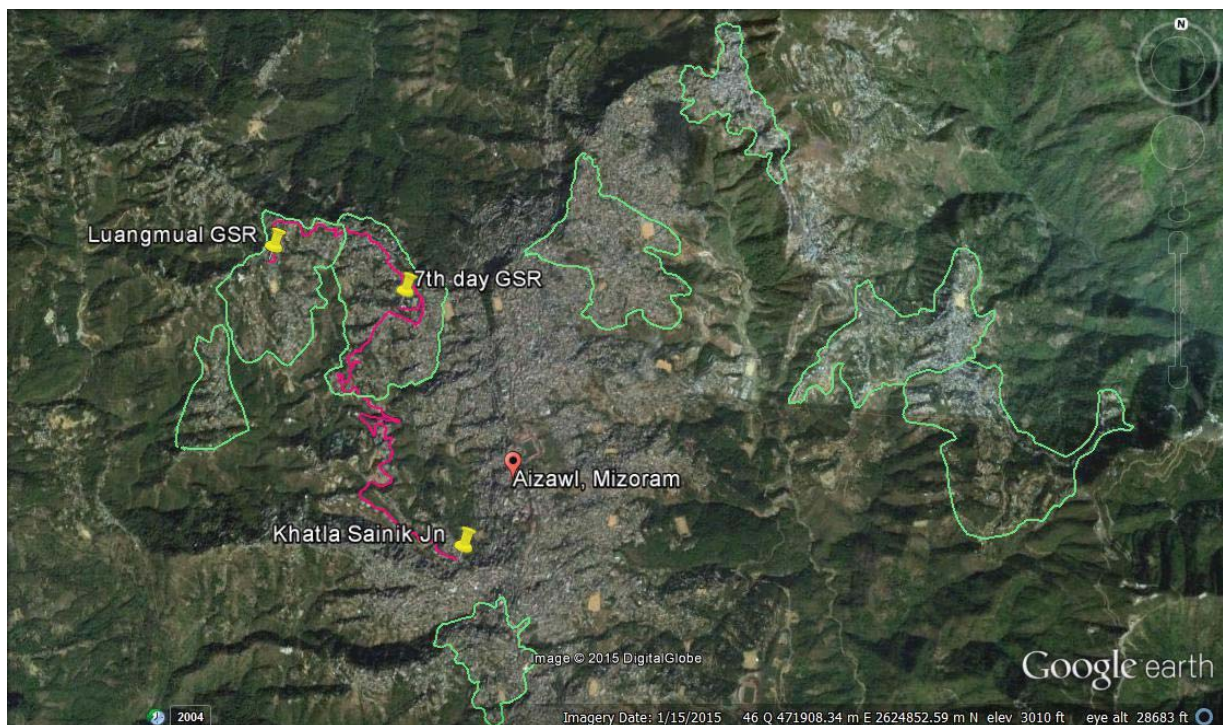


Figure 3: Satellite image showing proposed feeder mains alignments



Note: Feeder main alignment is depicted as red line and boundary of area covered by distribution network is shown in green.

Figure 4: Satellite image depicting location of proposed power transmission line



B. Sewerage

11. Impacts of the subproject include private land acquisition for construction of a sewage treatment plant (STP) and approach road to the STP. The proposed STP site at Bethlehem Vengthlang area was private land measuring 1.015 hectare belonging to Mr. Chawngthanga; the land has been acquired under Section - 4 of the Land Acquisition Act 1894 (LAA) at an agreed price.¹ Government Notification is annexed as Annexure C-3. The land is vacant and is not in any use. All compensation payment has been completed. Another strip of land also belonging to the same owner is identified for negotiated purchase for STP approach road. Originally, the alignment (alternative 1) proposed for approach road to STP (*starting from steel bridge, World Bank Road and passing through forest land*) was proposed along River Chite. However, alternative 1 was found unsuitable as the Forest Department emphasized damage to natural forest, future encroachment, instability of the hill slope, etc., and therefore could not issue permission. Hence, an alternate alignment was identified from Bethlehem Vengthlang road alongside River Chite. However, this proposed alignment of approach road (alternative 2) lies parallel and close to the existing Chite River, ADB mission on its visit to Aizawl project raised concerns regarding the safety of construction, since major part of which would be earth fill embankment, and the disturbance that would be caused to the course of a natural stream. New alignment is sought again. New alignment also belonging to the same owner (Mr. Chawngthanga) has been identified. The new alignment goes along the hill-slope adjacent to the STP site towards the existing Bethlehem Vengthlang road near the bridge. This new alignment roughly parallel to the river will lie at a distance of about 100 meters (approx) at the farthest and about 50 meters (approx) at the nearest points from the river. The land is unused for productive purposes but had one temporary residential structure on the proposed road alignment. A new structure has been provided with a better condition than the affected structure, on other adjacent land belonging to the landowner and the family has also been shifted.² NOC for selling the land has been obtained from the landowner. The land has been purchased at a negotiated price from the landowner as per the prevailing market price of the area. Satellite image of the proposed locations is depicted in Figure no. 3. Land purchased as per 1894 LA and all related documents are shown in **Annexure C**.

12. Potential temporary impacts identified of 161 business establishment for the sewerage pipe line during 100% survey, can easily be avoided and will therefore not be affected. All the locations have 1m space for pedestrians in front of their shop. Pipe laying will be taken up during night with limited construction period, pipe laid the same night will be back filled at the same time ensuring no access is disrupted. Precast manhole is being initiated in the congested location to limit construction period which will complete by two days maximum. The open manhole location, if found to be causing access disruption in front of business establishment will be provided with planks (temporary access) to ensure that no income is affected. All work in the commercial area (congested locations) will be taken up at night with minimized

¹ The agreed, negotiated price Rs. 2500000 was paid to the land owner in 2011. In addition, compensation for tree loss of Rs. 43380 was paid. No livelihood loss was experienced by the owner. The amount received was used by the landowner to construct improved housing for himself and his family (under construction).

² The family of Mr. Kumar Thapa which was residing on the proposed approach road RoW (had been allowed to live there by their relative, the landowner, Mr. Chawngthanga, who had constructed a temporary structure where Mr. Thapa's family were staying) has been relocated on adjacent land belonging to Mr. Chawngthanga in an improved house constructed for them by the landowner, on adjacent land owned by him, with the compensation received for the land and structure. Consultations with Mr. Thapa's family post-relocation reveal satisfaction with the new, improved housing. No livelihood loss was experienced by the relocated household as the APs moved to a spot close to their former location.

construction period. Hence, no income will be affected. Satellite image showing sewerage network is depicted in figure 4.

13. **Changes proposed:** In addition to the above mentioned para, change in alignment and design has arisen in Bethlehem Vengthlang area, i.e., Zone IV of Aizawl Sewerage Network. To lay the sewer line from MH1954/19 to MH1954/29, an excavation of approximately 6.00m depth for 300mm diameter pipe and C-Type manhole (i.e 1.5m internal diameter) has to be made on an earthen road of narrow width. Site conditions do not permit this kind of excavation as it can be catastrophic to the nearby residents on both hill side and valley side of the road. This line was considered as the only path in the initial design. Also, there is no available land or possibility of constructing an IPS at MH 1954/19 location as it is a residential area; and even if an IPS could be constructed at this location it can cause tremendous nuisance to the residents in the vicinity and impossible to get NOC. In order to avoid such site condition and at the same time not omitting Zone IV the following changes has been considered:

- a) The line from MH 1954/29 to 1594/19 will be reversed with diameter of 150mm.
- b) The remaining line of this stretch MH 1954/30 to STP will remain the same.
- c) Additional line at nala with a new IPS is proposed as shown in the map depicted in as figure 7.

14. The above proposed change will not cause any impact in comparison to the ongoing sewer pipe work. The line is proposed along the public drain (nullah) for which there will be no disturbances caused during the pipe laying to the public. Hence, the work will have no IR Impact and as well create any inconveniences to the public. Part of the new alignment will pass through Forest Training School premises. Accordingly, permission has been taken from Mizoram Environment, Forest and Climate Change Department of Mizoram. Internal correspondence is attached as **Annexure C-7**.

15. It will not decrease the initial anticipated users as the original alignment is not cancelled but only the flow direction and pipe size is changed, nor will it increase the number of users as the new introduced line traverses through nullah with no residents in the vicinity. Deep excavations will be avoided consequently avoiding risk for the residents as well as for workers. Scope of works will not be reduced thus ensuring services to public as initially planned and promised. Additional pipe length to be constructed in nullah –

- a) 150mm dia – 189.844m
- b) 300mm dia – 294.069m
- c) 350mm dia – 1566.193 meter

16. Public toilets proposed in 10 locations are on government land. The land and location identified jointly with Local Council of each area is free of any use. There will be no displacement of any tenant/labourers from the locations. Three nos. locations required change from the original locations. New locations identified also all in government land has been identified at Kulikawn, Ngaizel and College Veng. Consultations with local authorities have been conducted for the same. There will be no IR impact on these new locations. All the new locations are free from any encroachment/squatters. The final proposed location of public toilets is depicted in Figure 8. NOC's obtained from concerned owner is shown in as **Annexure B**.

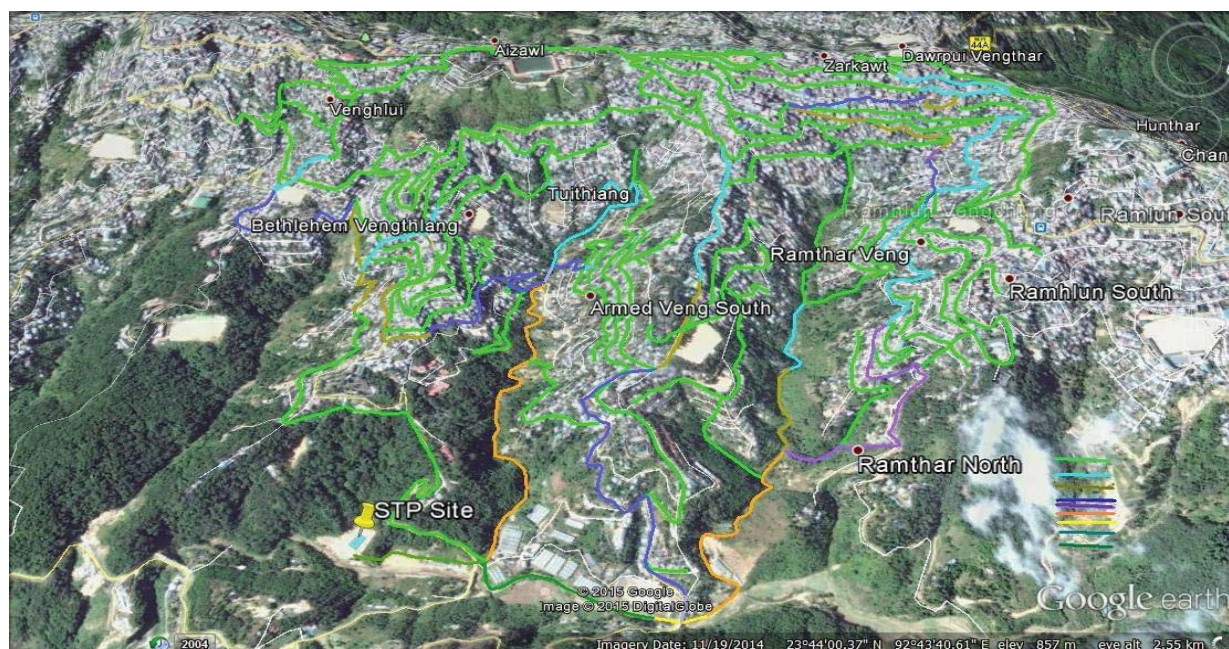


Figure 7: Settelite Image of Proposed change alignment of sewage pipeline with proposed IPS

Legend: Green line indicates old alignment. For new line: Orange indicates realigned flow covering the same users, red indicates new line going through nullah and blue line indicates new line going through forest training school premises.

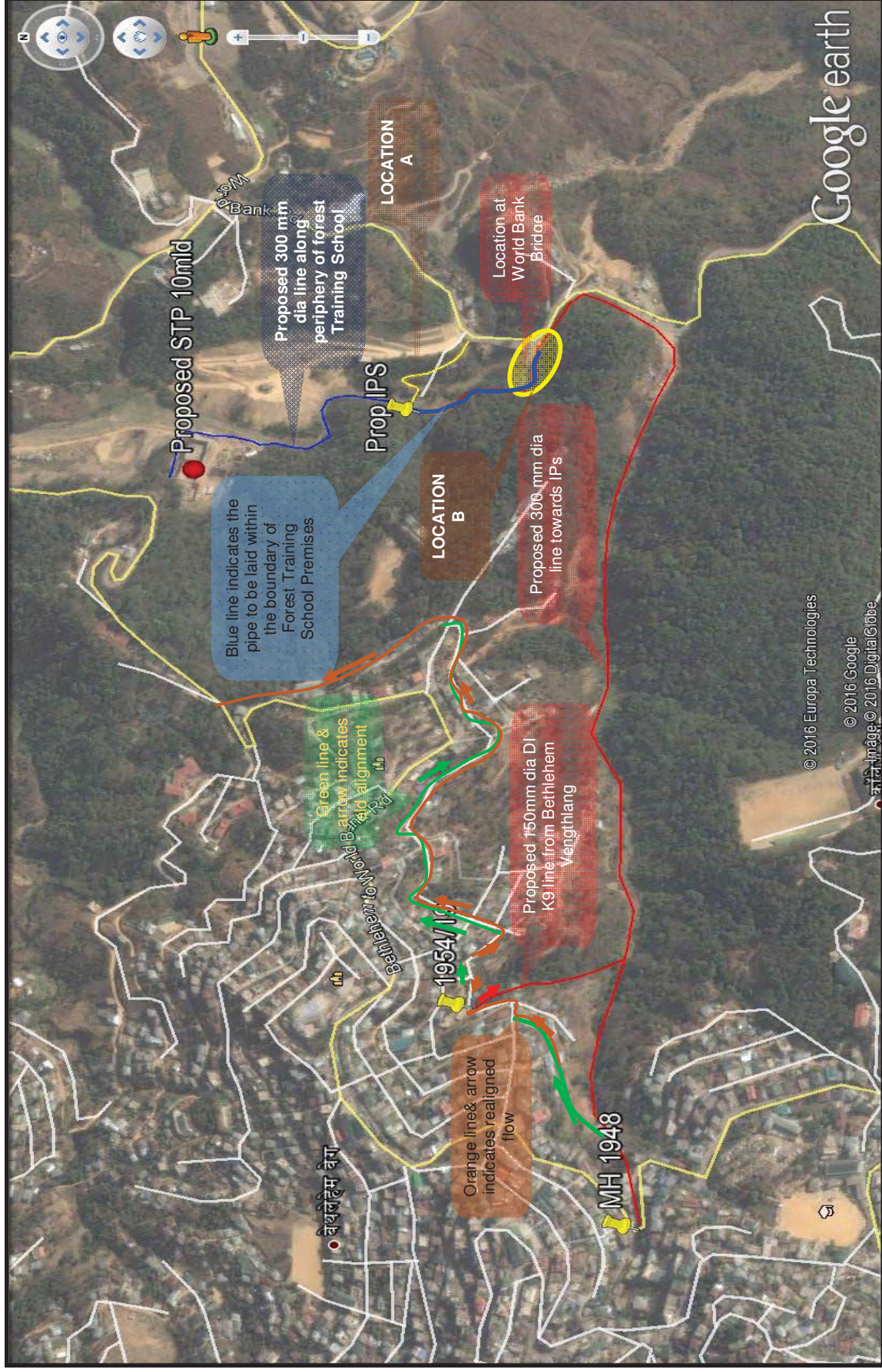


Figure 7-B. Photo showing towards pipe line (in dotted red line) to IPS along the Forest Department Institute Land.



Figure 7-C Picture showing IPS Location within Forest Training School Premises

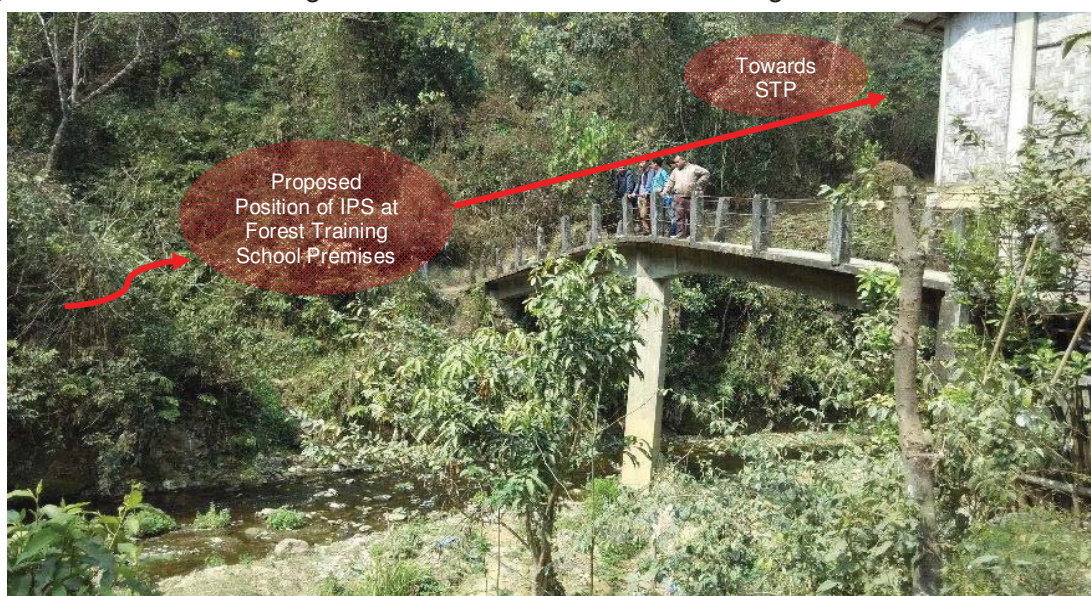
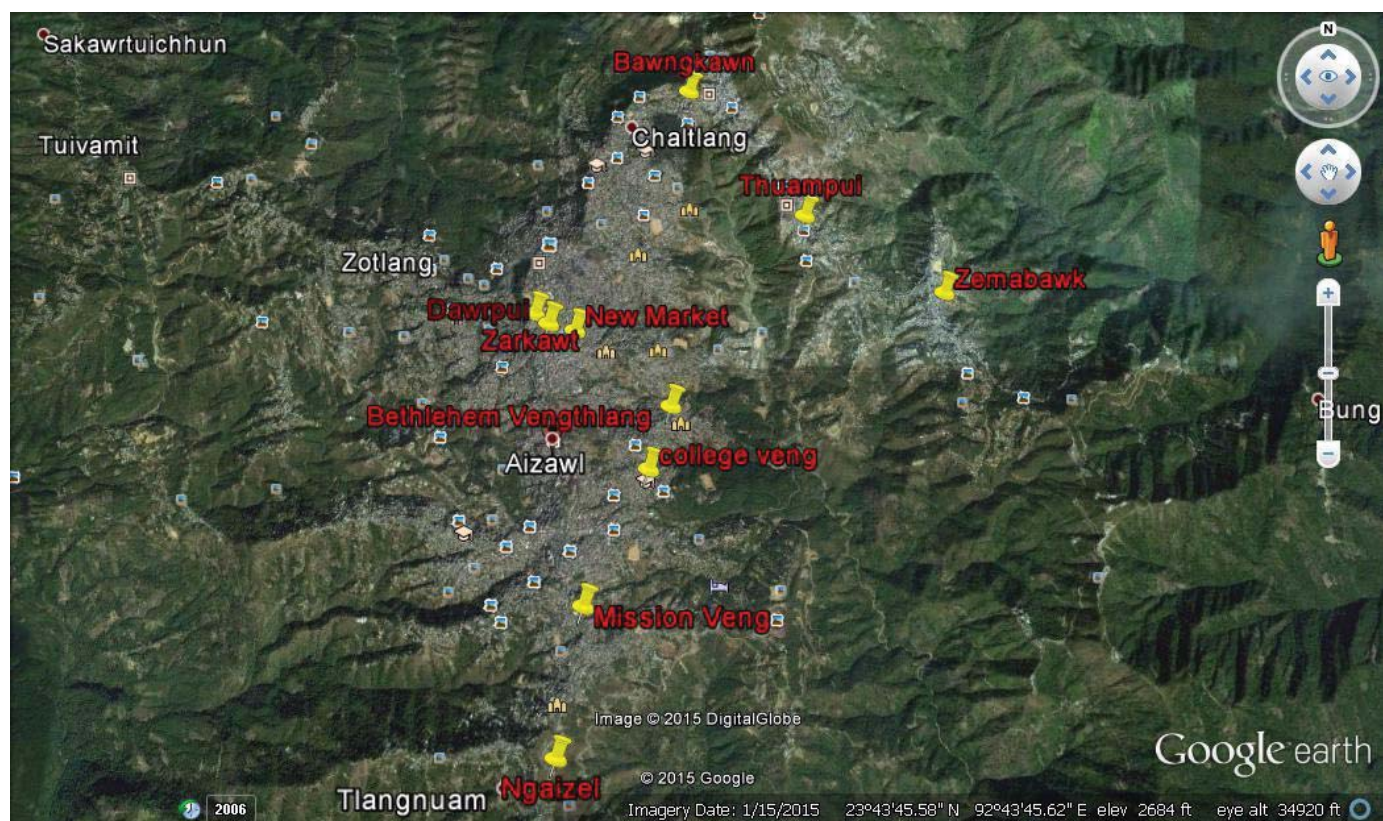


Figure 8: Satellite image depicting proposed Toilet Locations



17. Estimated resettlement impacts of identified sites/alignments for proposed interventions in for tranche 2 sup project, based on field visits and walk-through/drive-through surveys are presented in Table 1 below:

Table 1: Summary of Resettlement Impacts*

Sl. No	Component	Location	Permanent Impact on LA and Resettlement	Temporary Impact	Status as of last RP	Status as of updated RP
A	Improvement in Water Supply System					
1	Substation and transmission line (132 Kilovolt-amperes (KVA) to Provide uninterrupted power)	Dihmunza wl	Yes	Nil	After final alignment 19 transmission tower of different size as per tower type varying from 67.24 sqm minimum to 112.36 sqm maximum is required. 16 locations belonging to 14 private landowners had been purchased as per the rate finalized under the Valuation Committee. Rest 3 locations are govt land. Land for the string area (cable) where transmission line will go overhead, compensation to landowners will not be required after modification of the alignment in consultations with all landowners. All locations are still unused vacant land covered with wild shrubs and plants. Therefore compensation due to restriction of land use below the transmission line will not arise after modification of the cable alignment as per consultations with all landowners.	No further Change

2	Installation of 2 new booster pump sets (Replace worn-out pumps)	Existing pump house at Chandmar i and Tlangnuam	Nil	Nil	All works will be confined within the existing pump house. Additional extension to Tlangnuam pump house will have no impact since the entire work is within the premises of PHE Department.	No further change
3	Extension of main feeder pipe lines (23.44 km), rehabilitation of existing secondary and tertiary network (51.70 km), extension to distribution system (32.16 Km) and road restoration.	Existing ROWs	Nil	Nil	Temporary impacts on road side business activities during construction identified during 100% of about 27 shops/hawkers will not be affected. There will be more than 1m space from the pipe trench; temporary access will be provided for access disruption during construction period. Movable vendor will be shifted to suitable locations and reinstate to the original location after the construction is over to ensure no income is loss.	No further change
4	Construction 3 numbers of ground	Mualpui S.Hlimen, Tanhril	Nil	Nil	All three locations are in PHE Land.	No further change
5	Installation of Bulk(85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation	Households in Aizawl	Nil	Nil	While installation of meters will not entail IR impacts, provision of house connections may require pipes to pass through other people's private lands. Consultations and awareness generation among the community will be required.	No further change
B	Improvement in Sewerage System					

1	Sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks; and utility shifting	Along existing road stretches and along hillsides where conveyance through gravity is possible.	Nil	Nil	No further change	<p>Change in the sewerage network alignment is anticipated to avoid deep excavation which is not feasible as per site condition: Deep excavations will be avoided consequently avoiding risk for the residents as well as for workers. Scope of works will not be reduced thus ensuring services to public as initially planned and promised.</p> <p>Additional pipe length to be constructed in nullah –</p> <p>d) 150mm dia – 189.844m e) 300mm dia – 294.069m f) 350mm dia – 1566.93m</p> <p>The new proposed line traverses through nullah with no residents in the vicinity. The change in the alignment was examined and there will be no IR Impact.</p>
2	Procurement of septic tank		Nil	Nil	No issue	No further change
3	Construction of Sewage Treatment plant (STP)	Bethlehem Vengthlang (about 2 km from the city)	Yes	Nil	1.015 Hectare of private land had been acquired from one land owner. The land is unused private land.	No further change
4	House connections		Nil	Nil		No further change

4	Construction of 10 public toilet complexes	For those localities where the households do not have space to construct toilets within their premises	Yes	Yes	All location in government land. Out of 10 nos., 3 locations were changed from original proposed site. Identified new locations are also on government land free from any encroachment/squatters . Out of the 3, one location within the Health Department premises required change to another location as the Health Dept. had other plans for the site. A new location has been identified. Land is free from any use and belongs to YMA and Local Council of Dawrpui. NOCs are obtained.	No further change
5	Construction of approach road to STP (320m)	Bethlehem Vengthlang	Nil	Nil	Strip of land measuring 125669.88 sq ft belonging to one owner has been acquired. One temporary structure along the RoW. New structure has been provided in a better condition than the existing and the family has been shifted. The affected structure has also been dismantled.	No further change

The Design, Supervision and Management Consultant (DSMC) will be responsible for construction supervision.

Traffic management plans will be developed by the Contractor (approved by the DSMC) for congested road segments in the town core during the implementation period.

To ensure disturbance is minimized to the extent possible, contractors will be required to expedite works in business areas, provide pedestrian planks across trenches, manage traffic flows, etc.

18. Through implementation of the Environmental Management Plan (EMP), contractors are required to maintain access to shops to avoid and limit the disturbance to the extent possible, and mitigation measures incorporated into their contracts and monitored by the design supervision consultants. Temporary economic impacts to businesses along the pipe routes will be avoided and/or mitigated through careful planning of the timing of implementation of works on major roads (e.g if traffic on the national highway is less at night, night works will be proposed for the same), good traffic management planning and implementation, and maintaining access to shops during the construction period as outlined in the EMP.

19. The following mitigation measures are proposed to avoid any loss of income to business establishment during linear works: (i) provision of compensation, training and employment opportunity to the vulnerable people; (ii) provision of advance notice to community, (iii) conducting awareness campaigns, (iv) maintaining access by providing planks and leaving spaces to avoid disturbance to residents and businesses, (v) managing traffic flows as per the traffic management plan prepared by the contractor in coordination with local authorities and communities, (vi) limiting the amount of time of open trenches, (vii) placing telephone hotlines in signs on visible areas, (viii) making the community fully aware of the grievance redress mechanism, (ix) providing contact information of the SIPMIU, DSMC and Concerned Contractor offices, and (x) providing assistance to vendors and hawkers in shifting to alternative nearby locations.

III. SOCIOECONOMIC INFORMATION AND PROFILE

A. Profile of Affected Persons

20. Water supply project work will require purchase of land at 16 locations from 14 landowners for construction of electric towers and land over which power cables will pass; and identified earlier 5 landowners for overhead string/cable alignment alone will not be affected as per final modification of the cable alignment and tower position as per landowners request. (Table 2 provides details of APs). Consultations and joint site inspections have already been held with all the landowners or their authorized representatives. Final joint inspection was conducted with all the landowners of tower location and based on the joint inspections and suggestions/request received from landowners, proposed tower locations (towers 4,5,6,7,10,11 and 12) were shifted to the edge of the concerned landowners' properties (from the earlier locations which were more towards the centre of each property). The proposed tower locations and cable alignment were finalized in consultation with all affected landowners. Agreed sum finalized by Valuation Committee of Rs. 2275600 for 16 locations as per size has been distributed to all landowners except for one in the month of August 2016. All affected landowners own large tracts of land. Walk-through was conducted along the entire alignment revealed that the area is not developed and is away from settlements, and the affected land parcels are not under any use at present. Agricultural activities around the proposed locations (on parcels other than the affected ones) were noticed but it was assessed that there will be no impact to any agricultural land from the construction work. None of the affected landowners are vulnerable. All the landowners live in Aizawl city area and are well integrated with mainstream urban life, with occupational patterns that are urban in nature. Therefore, none of the landowners fit the criteria of IP in the Mizoram context. Refer to Table no.2 showing socio-economic profile of all affected persons.

21. Sewerage sub project involved purchase of private land for STP site and approach road belonging to one landowner, Mr. Chanwgthanga. One family (household of Mr. Kumar Thapa, relatives of the landowner) living on the approach road alignment, had to be relocated. Land for the STP site was purchased from the landowner for an agreed sum of Rs. 2500000 in 2011.³ The alignment for the approach road underwent change due to environmental considerations; the finally selected alignment necessitated purchase of land for the STP approach road. The STP approach road land belongs to Mr. Chawngthanga, the same person from whom the STP

³ Land purchase for the STP was undertaken for the project with the involvement of the district administration (land revenue department). Notice for purchase was served under the then prevailing law in India and Mizoram, and the price was negotiated and agreed upon by both parties.

site was purchased. The landowner agreed to sell the land for STP approach road and some additional land at a price specified by him (Rs. 8000000), which was accepted by the district administration.⁴ One house (structure was present on proposed road RoW) of Mr. Kumar Thapa was affected and required the affected household to shift to another location. Both landowner and the DP have been consulted for purchase of land and shifting respectively. DP's new house (in better condition than the existing) has been constructed and the household shifted. Socio-economic profile of all APs is given below in Table 2.

Table 2: Socio-economic profile of Affected Persons

S. N	Name of landowners	Affected type/Land pass	Age	HH size	Income sources of HH	Whether vulnerable	House type	Whether tenant	Monthly Income (INR)	Remarks
Water supply										
1	Mr. Kapkunga	72.25sqm for 132kVA Tower/ LSC No. Azl-417 of 1994	69	9	Private Business and works in company	No	RCC	No	Above 20,000	Also has income from farming father of Miss. Helen Lalrinsangi
2	Mr. K Rohminglana	112.36sqm for 132kVA tower/ LSC No. Azl-405 of 1991	65	3	MRF tyre agent & resoling and wife pension	No	RCC	No	Above 60,000	Daughter works in college
3	Mrs. Tlangkhumthangi w/o Mr. Saizahawla	67.24sqm for 132kVA Tower, Village council Pass	65	4	Business and boarding school also husband pension	No	RCC	No	Above 50,000	Income also from house rent.
5	Mr. Zahlira h/o Mrs. Thanmawii R.	112.36sqm & 72.25sqm (2 locations), Agriculture land No. G13 of 1994	79	6	Govt pension and departmental store and house rent	No	RCC	No	Above 40,000	
6	Mrs. Lalrintluanga w/o Mr. Thansanga (L) R.	104sqm of land for 132kv tower, Village Council Pass	68	6	Govt pension (Agriculture Deptt. Director) and School	No	RCC	No	Above 50,000	Son has tractor showroom ,photo printing, restaurant, & computer shop

⁴ The process of negotiation, agreement signing and payment to landowner was witnessed by a third party (Mr. Kapzauva selected and approved by the landowner and the administration. The Third Party Witness is a retired government officer from Mizoram Police in the rank of Assistant Sub-inspector. He was also elected President of the Local Branch of YMA for more than 10 years, and presently is the elected Local Council Chairman of Bethlehem Vengthlang. He has been living in the locality since 1968 and is known and respected by people in the locality. Certification by the third party witness is appended to this report (Annexure C 4.6).

7	Mr. Lalthanliana R.	104.04sqm of land for 132kv tower, Village Council Pass	53	5	Private Business (Hardware shop)	No	RCC	No	Above 1 lac	
8	Mrs. Lalruatthangi w/o Mr. Lungmuankima (L)	72.25sqm of land for 132kv tower, LSC No. Azl-1394 of 1994	56	7	Meat Shop and farming	No	Semi RCC	No	Above 20000	Husband works
9	Mr. Lalrinsanga s/o Mr. Lalkhama	70.56sqm LSC No. Azl-1393 of 1994	42	7	JE (PHED) Govt service	No	Same as above	No	Above, 30,000	Govt. service.
10	Mr. Lalrinsanga s/o Mr. Lalkhama	70.56sqm LSC No. Azl-1393 of 1994	42	7	JE (PHED) Govt service	No	Same as above	No	Above, 30,000	Govt. service.
11	Mrs. Saichhingpuii d/o Mr. Rangkunga	92.16sqm & 86.49sqm (2 locations), P Patta No.457 of 1980	50	4	LDC, Govt Service and Husband pension.	No	RCC	No	40,000	Husband retd. as Deputy Director, Govt of Mizoram
12	Mr. Kenedy R. Malsawma	104.04 sqm for 132kVA tower, Periodic Patta No1303 of 1976	50	14	Govt service.	No	RCC	No	30,000	Father retd. govt pension.
13	Mr. Francis Zoremsanga	70.56 sqm for 132kVA tower, LSC No. W -35 of 1986	43	15	Father CE, PHED Pension, House rent & Book shop	No	RCC	No	Above 60,000	
14	Mr. P.C Zokhuma s/o Malsawma	Same as above, LSC No. Azl-147 of 1989	48	11	Sub-Divisional Officer, PWD also owns shop	No	RCC	No	Above 50,000	Also has shop.

Note: Female names mentioned in the above list does not fall under the category of vulnerable since all are well established with support from husband.											
Sewerage											
1	Mr. Chawngthanga	1.015 Ha land for STP	66	6	Pension and house rent	No	RCC	No	20,000	Daughter works in Health Department	
2	Same as above	0.3624 Ha (125669.88 sq ft) land for STP approach road	-do-	-do-	-do-	-do-	-do-	-do-	-do-	-do-	
3	Mr. Kumar Thapa	Shifting of house	50	4	Daily Wager	No	Semi pacca (new house)	Tenant who was not required to pay rent, allowed to stay as his wife is related to the landowner.	Above 7000	Wife also earns an income through small business	

Source: Survey of AP, February 2015

22. Reconnaissance surveys of all pipe alignments for water supply and sewerage network in proposed project coverage area revealed that there will be no impact. Identified 27 shops/hawkers for water supply during 100% survey and 161 shops/hawkers for sewerage network respectively will not be affected as per agreed IEE and EMP. None of the shops/businesses would suffer income loss from the construction.

IV. INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION

A. Public Consultation

23. As part of the PPTA, consultations were undertaken with key stakeholders in line with ADB's requirements pertaining to environment and social considerations. Tools used for consultation were stakeholder meetings, interviews, Focus Group Discussions (FGD). During project preparation, several FGDs were held (SIPMIU members, local politicians, beneficiaries, poor people, Local Council Members, affected persons, including men and women) at or around project sites to understand their key concerns related to the project. The involvement of poor water supply and introduction of sewerage system were mainly discussed. Key concerns recorded were: who would manage common facilities and how, connection charges, tariffs, affordability and availability of employment opportunities for project localities and affected persons. All participants were in favour of the project.

24. Field visits were made to all proposed pipeline alignments and the potential impacts and mitigation measures were discussed. These consultations helped identify the felt needs/concerns of the communities related to the project and priorities of relevant stakeholders. Appendix 7, Due Diligence Report, provides the summary of public consultations held.

B. Information Disclosure

25. To provide for more transparency in planning and for further active involvement of displaced persons and other stakeholders, project information will be disseminated through disclosure of the translated versions of the resettlement planning documents in Mizo (local language) as well as English. The information will also be made available at public places including the offices of AMC, Local Council, UD&PAD and public libraries. Project signboards shall be put up at strategic locations in the project area. Appendix 2 provides a leaflet for project information disclosure. A copy of the Resettlement Plan will be disclosed on the ADB, and project websites translated in the local language. Consultation will continue throughout the project cycle.

26. SIPMIU will extend and expand the consultation and disclosure process post detailed design and during the construction period. The project management pool of consultants and design, supervision and management consultants (DSMC) will be recruited, which will also conduct training and public awareness campaign during project implementation. A consultation and participation plan is prepared for the project; ongoing consultation activities will be coordinated by the SIPMIU assisted by PMMC, assisted by design, supervision and management consultants (DSMC) 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 prior to construction.

V. GRIEVANCE REDRESS MECHANISM

C. Purpose of the Grievance Redress Mechanism

27. A project-specific grievance redress mechanism (GRM) is established to receive, evaluate, and facilitate the resolution of APs' concerns, complaints, and grievances related to social and environmental issues of the project. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project.

28. A common GRM is in place for social, environmental, or any other grievances related to the project. The GRM will provide an accessible forum for receiving and facilitating resolution of affected persons' grievances related to the project. Appendix 8 has the sample grievance registration form. Every grievance shall be registered and careful documentation of process with regard to each grievance undertaken, as explained below. The environmental and social safeguards officer (ESO/SSO) at project management office (SIPMIU) will have the overall responsibility for timely grievance redress on environmental and social safeguards issues. The Social Development Officer, SIPMIU will be the focal person for facilitating the grievance redress at City/State level. GRC for Aizawl Project has already formed at City and State level as shown below in Table 3

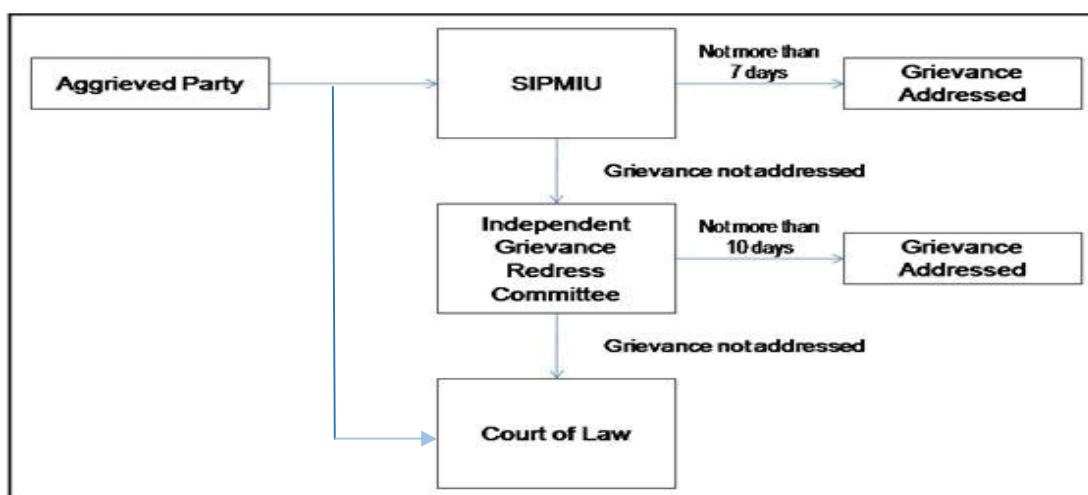
Table: 3 Grievance redress Committee for Aizawl Project

STATE LEVEL		
1.	Minister, UD&PA Department, Mizoram	Chairman
2.	Deputy Commissioner	Convener
3.	Secretary, UD&PA, Govt. of Mizoram	Member
4.	Secretary, Law and Judicial Department	Member

5.	CEO, Aizawl Municipal Council	Member
6.	Project Director, SIPMIU	Member
CITY LEVEL		
1.	Deputy Commissioner , Aizawl	Chairman
2.	Project Director, SIPMIU	Convener
3.	CEO, Aizawl Municipal Council	Member
4.	Councilor of concern ward	Member
5.	Chairman of concerned Local Council	Member
6.	Chief Engineer, PHED	Member
7.	Chief Engineer, PWD	Member
8.	Director, UD &PA	Member
9.	President Central YMA (Young Mizo Association)	Member
10.	President, MUP (Mizoram Upa Pawl)	Member
11.	President, Mizoram Consumer Union	Member
12.	President, MHIP (Mizo Hmeichhia Insuihkhawm Pawl)	Member

29. The functions of the GRC areas follows: (i) provide support to affected person son problems arising from environmental or social disruption; asset acquisition (if necessary); and eligibility for entitlements, compensation and assistance; (ii) record grievances of affected persons, categorize and prioritize them and provide solutions within 7 days of receipt of complaint by SIPMIU; and (iii) ensure feedback to the aggrieved parties about developments regarding their grievances and decisions of the GRC. The grievances readdress mechanism and procedure is depicted in **Figure 9**. Aggrieved person/ party shall have access to the court of law at any stage and that the grievance redress mechanism should not impede access to the country's judicial or administrative remedies.

Figure 9. The grievance redresses mechanism:



30. All costs involved in resolving the complaints will be borne by the SIPMIU. The GRCs will continue to function throughout the project duration. **Appendix 3** has the sample grievance registration form. Every grievance shall be registered and careful documentation of process with regard to each grievance undertaken, as explained below. The environmental and social safeguards officer (DSMC) at project management office (SIPMIU) will have the overall

responsibility for timely grievance redress on environmental and social safeguards issues. The Social Development Officer SIPMIU will be the focal person for facilitating the grievance redress.

VI. POLICY AND LEGAL FRAMEWORK

31. **ADB Safeguards Policy Statement (2009).** The three important elements of the ADB's Safeguards Policy Statement (SPS) 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 compensation prior to actual income loss. In cases where the contractors know which streets will be closed and for how long, compensation is to be paid out to the affected businesses prior to construction.

32. **Government of India Laws and Policies.** This draft resettlement plan was initially prepared in 2010 based on applicable legal and policy frameworks of the government, namely The Land Acquisition Act, 1894 (LAA, amended in 1984), and the National Resettlement and Rehabilitation Policy, 2007 (NRRP); state laws and regulations: (LA) Act 1894 Mizoram Prevention of Government Land Encroachment Act, 2001 and Mizoram Urban and Regional Development Act, 1990; ADB's Safeguard Policy Statement, 2009 (SPS); and the agreed Resettlement Framework (RF). The Resettlement Framework specifies that in case of discrepancy between the policies of ADB and the government, ADB policy will prevail. In 2013, Government of India approved the Land Acquisition Resettlement and Rehabilitation (LARR Act of 2013). The LARR Act is presently under modification by the government, however, until the modifications are approved, the 2013 Act holds good. This updated draft Resettlement Plan takes into account present government policy and the agreed RF. **Appendix 4** provides a comparison between LARR 2013 and ADB SPS.

33. 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 viable alternative subproject designs; (ii) where unavoidable, time-bound Resettlement Plans will be prepared and APs will be assisted in improving or at least regaining their pre-program standard of living; (iii) consultation with APs on compensation, disclosure of resettlement information to APs, 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 APs 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.

VII. ENTITLEMENTS, ASSISTANCE AND BENEFITS

A. Types of Losses and Affected Person (AP) Category

34. The types of losses—permanent or temporary, total or partial due to the project include (i) loss of land and structure; (ii) potential restriction of use of land in future.

35. According to SPS 2009 of ADB in the context of involuntary resettlement Affected Persons (APs) are those who are physically relocated, or lose residential land, or shelter and/or economically displaced (with loss of structures, assets, access to assets, income sources, or means of livelihood). The absence of formal and legal title to the land should not prevent the affected person to receive compensation and resettlement assistance from the project.

36. The following categories of APs are likely to be impacted due to the implementation of the project:

- (i) APs losing land for (a) construction of electric towers; and (b) construction of project STP and its approach road;
- (ii) APs facing restriction of use of land (strip of land) due to laying of power cables overhead;
- (iii) APs facing structure loss;
- (iv) APs facing relocation.

B. Principles, Legal, and Policy Commitments

37. The RP has the following specific principles based on the government provisions and ADB policy:

- (i) The land acquisition and resettlement impacts on persons displaced by the project would be avoided or minimized as much as possible through alternate design/engineering options.
- (ii) Where the negative impacts are unavoidable, the persons displaced by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living.
- (iii) Information related to the preparation and implementation of RP will be disclosed to all stakeholders, and people's participation will be ensured in planning and implementation. The RP will be disclosed to the DPs in local language.
- (iv) The displaced persons who do not own land or other properties, but have economic interests or lose their livelihoods, will be assisted as per the broad principles described in the entitlement matrix of this document.
- (v) Before starting civil works, compensation and resettlement and rehabilitation (R&R) assistance will be paid in full in accordance with the provisions described in this document.
- (vi) An entitlement matrix for different categories of people displaced by the project has been prepared. People moving into the project area after the cut-off date will not be entitled to any assistance.
- (vii) For non-titleholders such as informal settlers/squatters and encroachers, the date of completion of survey during detailed design will be the cut-off date, which will be declared by the EA.
- (viii) Appropriate grievance redress mechanisms will be established to ensure speedy resolution of disputes.
- (ix) All activities related to resettlement planning, implementation, and monitoring will ensure the involvement of women and other vulnerable groups.
- (x) Consultations with the APs will continue during the implementation of resettlement and rehabilitation works.
- (xi) There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with collection and transportation of borrow materials.

38. In accordance with the entitlement matrix suggested for the project, all displaced households and persons will be entitled to a combination of compensation packages and resettlement assistance, depending on the nature of ownership rights on lost assets, scope of the impacts including socioeconomic vulnerability of the displaced persons, and measures to support livelihood restoration if livelihood impacts are envisaged.

Table 4: Entitlement Matrix

	Type of loss	Application	Definition of entitled person	Compensation policy	Implementation Issues	Responsible Agency
1	Loss of private land	Vacant plot	Legal titleholders	<ul style="list-style-type: none"> • Compensation at replacement or land for land where feasible (including option for compensation for non-viable residual portions). • Transitional allowance¹ based on 3 months minimum wage rates. • Shifting assistance² for households. 	<ul style="list-style-type: none"> • If land-for-land option is offered to husband and wife, ownership will be in the name of both while respecting legal Ownership. • Charges will be limited to those for land purchased within a year of compensation payment and for land of equivalent size. <p>Vulnerable households will be identified during the census conducted by the implementing NGO</p>	Valuation committee* will determine replacement value; the NGO will verify the extent of impact through a full survey of AHs to determine the required assistance, and identify vulnerable households.
2	Loss of residential structure	Residential structure and other assets ⁵	Legal titleholders	<ul style="list-style-type: none"> • Replacement value of the structure and other assets (or part of the structure and other assets, if remainder is viable) • Shifting assistance for households. • Right to salvage materials from structure and other assets • All fees, taxes and other charges (registration etc) incurred for replacement structure • Transitional allowance based on three-month minimum wage rates. • Additional compensation for vulnerable households 	<ul style="list-style-type: none"> • Vulnerable households will be identified during the census conducted by the implementing NGO. 	The Valuation committee will determine replacement value ⁶ . The NGO will verify the extent of impacts through a 100% survey of AHs determine assistance, verify and identify vulnerable households.
3	Loss of residential	Residential structure and	Tenants and leaseholders	<ul style="list-style-type: none"> • Replacement value of the structure and other assets (or 	<ul style="list-style-type: none"> • Vulnerable households will be identified during 	The NGO will verify the extent of impacts through a 100% surveys of

⁵ Other assets includes, but isn't limited to walls, fences, sheds, wells, trees etc.

⁶ The replacement value will be assessed based on the current schedule of rates of the respective cities.

	structure	other assets		part of the structure and other assets, if remainder is viable) constructed by the AP	the census conducted by the implementing NGO.	AHs determine assistance, verify and identify vulnerable households.
				<ul style="list-style-type: none"> Shifting assistance for households.² Right to salvage materials from structure and other assets. Transitional allowance based on three month minimum wage rates.¹ Additional compensation for vulnerable households 	<ul style="list-style-type: none"> Structure owners will reimburse tenants and leaseholders rental deposit or unexpired lease. 	
4	Any other loss not identified			Unanticipated in voluntary impact shall be documented and mitigated according to the principles stated in ADB's SPS 2009		

¹ To be provided for APs whose livelihood is affected due to acquisition/purchase of land/relocation. The transitional allowance will be calculated based on minimum wage rates for semi skilled labour for 26 working days a month for 3 months (Aizawl, Rs.250/day). This allowance is meant to support the AP until an alternative means of livelihood is found. In case of vulnerable households, the transitional allowance will be supplemented by livelihoods related skill training.

² To be provided to APs who would be relocated from the site proposed for acquisition to new place decided by AP. This shall be equivalent to one day hire charges for a truck, including shifting within a radius of 50 Km (around INR 3,000).

³ Other assets includes, but isn't limited to walls, fences, sheds, wells, trees etc.

⁴ the replacement value will be assessed based on the current schedule of rates of the respective cities.

Note: *Government of Mizoram notification on constitution of the Valuation Committee is provided as an Annex to the Due Diligence Report, appended to this RP.

**An affected temporary structure constructed and not being used for several years by UPC, a church, on government (PHE) land, was compensated for structure loss, even though the EM in the approved RF does not provide for such a category of loss.

VIII. COMPENSATION MECHANISM

39. The project requires paying compensation for land to 14 landowners under water supply sub project for construction of 132kv transmission towers. 5 landowners beneath land of the transmission cable line identified earlier for compensation has been avoided as per cable line modifications in consultations with all landowners. All land owners were called for meeting at two occasions at Aijal Club on 3rd March 2015 and 24th March 2015 by Valuation Committee providing TA (Transport Allowance) to the venue for meeting/consultations. Valuation Committee second sitting on 24th March 2015 concluded with a decision accepted by all member that largest land size/biggest tower type land required may be fixed to INR 200,000/- and the rate of per sqm may be worked out as per the size of the biggest area. The biggest area of land required measures 112.36 sq m amounting INR 200,000/- derived @ of 1779.99 per sq m. After obtaining NOC for direct purchase from the District Collector, disbursement was made to all landowners. Scan copy of the Government notification constituting Valuation Committee, Second valuation Committee minute, Government Administrative approval, NOC from District Collector and each purchase detail documents are appended in as **Annexure D**.

40. During the procedure of land purchase one landowner unfortunately expired on 14th July 2016. All government required documents were asked to be obtained from concerned authority from the deceased family since the family did not want to discontinue with the negotiation. After accumulating all necessary certificates the widow of the Affected Person was paid the sum amount. However, it was immediately verified with the Revenue Department that the land belongs to Mr. Larinsanga s/o Lalkhama of Lawipu. Hence, all the certificates that were accumulated and depicted in the previous RP's Annexure D-2.9 to D-2.9.7 have been removed from replaced with the documents of Mr. Larinsanga. Payment already made to the previous landowner returned the sum amount in cash to the rightful owner Mr. Lalrinsanga. All necessary documents of Mr. Lalrinsanga are shown in Annexure D-2.

41. Compensation payment also required for proposed STP site and approach road. Land belongs to one landowner. Compensation in consultations with the landowner had already been fixed and paid as per the prevailing market rate for STP site and STP approach road respectively. Construction of new house for the AP's to another location with shifting allowances is included in the compensation amount as demanded by the landowner. Rest of the sup-project components are proposed in govt lands. The project will ensure that during construction work if any loss or damage to any private properties will be compensated at their full replacement cost. The principle for determining valuation and compensation for assets, incomes, and livelihoods is replacing the loss of affected assets and restoring the loss of income and workdays experienced by the displaced households. Livelihood rehabilitation assistance will target poor and vulnerable households.

42. In general, RP of any project is to ensure compensation at replacement cost for displaced people /affected people (AP) of a project. Non-titleholders who are not covered by LAA will receive compensation from the project directly.

A. Replacement Value for Immovable Property

43. The valuation measures to be taken by the SIPMIU are as follows:

- (i) Loss of land and/or restriction of use: Compensation for loss of land (for construction of towers) and restriction of future use (due to power transmission lines) to be determined by the Valuation Committee for the project constituted by Government of Mizoram.

B. Valuation of Other Assets

44. Compensation for the assets attached with land such as (wells, irrigation units, etc.) will be based on Replacement Cost, estimated through detailed market surveys. Displaced Persons will be given right to take all movable assets attached with land, such as irrigation pump sets, etc.

45. Apart from compensation for land, trees, crops, structures and other assets, assistance for loss of income and livelihood, will also be paid to the AP as per Entitlement Matrix. All compensation and resettlement assistances will be paid to the entitled AP prior to commencement of civil works. If any loan taken on such land/properties remains unadjusted the balance amount of loan will be deducted from the total compensation.

C. Income Restoration

46. The objective of income restoration activities is to ensure that no DP shall become worse off compared to pre-project status due to project.

47. No income loss is anticipated as a result of the water supply and sewerage subproject in Aizawl. However, the RF has specific provisions for vulnerable APs and women, who will be given preference over others for employment in project-related activities commensurate with their skills. In order to make the APs employable in project-related work, the DSMC will identify the required skills for construction and O&M activities and provide the required training to the APs. The contract document for the project shall include a provision for employment under the social requirements. Accordingly, the list of AP names, especially the severely affected APs and vulnerable groups will be identified by the community who will be facilitated by DSMC social mobilisers, verified by the social safeguard expert in PM pool and DSMC social safeguard specialist, for consideration in the project.

48. Ensuring there is no income or access loss during sub-project construction is the responsibility of contractors. Consistent with the Environmental Management Plan, contractors will ensure access is maintained by making sure that space is left for access between mounds of soil, walkways and metal sheets provided to maintain access across trenches for people and vehicles where required, increased workforce is available to finish work in areas with impacts on access, timing of works is such that it reduces disruption during business hours and periods of peak business activities e.g. festivals, phased construction schedule is followed and work undertaken on one segment at a time and one side of a road at a time. Compensation and assistance to APs must be provided prior to start of civil works.

IX. RESETTLEMENT BUDGET AND FINANCING PLAN

A. Resettlement Costs

49. The resettlement cost estimate (Table 4) includes surveys for RP updation, resettlement cost, consultation, communication and other activities. All RP costs will be borne by the state government, which will be responsible for releasing the funds for resettlement in a timely manner. The total resettlement cost for the subproject is INR 16,236,827. The resettlement cost items and estimates are outlined in Table 5.

Table 5: Indicative Cost for RP Implementation

S.No		Quantity	Unit	Cost/Unit	INR	Remarks
1	Land, structures and related					

	costs					
(i)	Land purchase (water Supply: construction of transmission towers for power line)	1345.64 sq m	Sq m	1779.99 (1780)	2275600	Updated after final assessment by Valuation Committee. Paid in August 2016.
(iii)	Land Purchase (STP Site)	1.015	Ha		2500000	Paid in 2011
(iv)	Compensation for trees (STP site)				43380	Paid in 2011
(v)	Land Purchase for STP Approach road (inclusive of land, trees, structures)	126569.88	Sq. Ft.	631.91	8000000	Paid in 2015
(vi)	Loss of temporary structure (prayer room)		LS		50000	Paid in 2015
2	Support for RP Implementation					
	Capacity building, trainings etc.		LS	750000	750000	SIPMIU and DSMC
	Monitoring, awareness generation and grievance redress		LS	500000	500000	
	sub-total				14118980	
4	Contingency	15%			2117847	
	Total				16236827	

Note: For the water supply components, cost of land is derived on the basis of consultations with all landowners and the Land Revenue Department, considering the land classification and landpasses held. The final compensation was determined by the Valuation Committee for purchase of land for 132KV transmission tower under water supply. The cost of per sq m @ of 1779.99 was the basis of calculation but each amount was rounded to achieve a round figure which was put up for govt approvals. Scan Copy of the table showing amount is also appended herewith in Annexure D-1.2

X. IMPLEMENTATION ARRANGEMENTS

50. The Ministry of Urban Development (MoUD) is the national-level executing agency (EA) of the Program. SIPMIUs will be responsible for overall program implementation, monitoring, and supervision. The SIPMIU will have a Resettlement Officer (RO) responsible for RP implementation and reporting to ADB. Design Supervision Management Consultants (DSMC) is engaged to facilitate the planning and implementation of the subprojects along with the SIPMU staff. The DSMC will have a resettlement specialist in the team who will work closely with the SIPMIU resettlement officer for all the planning and implementation activities including internal monitoring and reporting. Roles and responsibilities are identified in Table 5.

51. **Executing agencies and project management unit.** At the national level, the Ministry of Urban Development (MoUD) will be the Executing Agency (EA) with responsibility for subproject execution.

52. **Project Management Consultant.** The PMC will be staffed with Social Safeguards Expert (SSE). Key tasks and responsibilities of the PMC SSE on Involuntary Resettlement

safeguards are as follows: (i) Confirm and review final RPs and that new RPs are prepared in accordance with the RF; (ii) Provide oversight on social safeguards aspects (avoidance and mitigation of impacts) of subprojects and ensure RPs are implemented on time by SIPMIU and contractors; (iii) Establish a system to monitor social safeguards and gender aspects of the project including monitoring the indicators set out in the monitoring plan of RP; (iv) Facilitate and confirm overall compliance with project policy related to entitlements and compensation, as relevant; (v) Establish and implement the project GRM; monitor the activities of regional-level GRCs; (vi) Ensure that SIPMIU pay all due compensation and assistance/allowances as per the RP prior to the award of civil contracts. (vii) Review, monitor and evaluate the effectiveness with which the RPs are implemented, and recommend necessary corrective actions to be taken as necessary; (viii) Consolidate monthly social safeguards monitoring reports and submit semi-annual monitoring reports to ADB; (ix) Ensure consultations with the affected people and timely disclosure of final RPs in locations and form accessible to the public; and (x) Address any grievances brought about through the Grievance Redress Mechanism in a timely manner.

53. Implementing agencies: State Project (SIPMIU) will carry out procurement and contract management with support from Project Monitoring Office (PMO). The SIPMIU will depute required supervision personnel in the project, who will be supported by design, supervision and management consultants (DSMC) field engineers. The Social Development Officers (SDO) of SIPMIU will: (a) be responsible for extending support and assistance in RP updating, preparation and implementation; (b) act as the focal point for the Grievance Redress Committee, responsible for calling GRC meetings, prior provision of information on issues to be discussed at GRC meetings to all GRC members and invitees, record of GRC meetings, follow-ups for decisions, record of escalated grievances to Project Monitoring Consultant (PMC) and information dissemination to complainants/APs; (c) monitoring of resettlement activity, and (d) guidance to DSMC in awareness generation and information dissemination regarding the project and resettlement activity.

54. Design, supervision and management consultants (DSMC). The DSMC will have one Resettlement & Rehabilitation Specialist (R&R Expert)

55. Civil works contracts and contractors. The contractor will be required to designate a resettlement supervisor to (i) ensure compliance with RP and RF during civil works, to (ii) carry out all mitigation and monitoring measures such as rebuilding of damaged structures/private property outlined in their contract, (iii) to register all grievances received by the contractor's field personnel and notify the DSMC about the same; (iii) resolve minor grievances and complaints received from people in consultation with the SIPMIU or DSMC.

56. The government will ensure that bidding and contract documents include specific provisions requiring contractors to comply with all: (i) applicable labor laws and core labor standards on (a) prohibition of child labor as defined in national legislation for construction and maintenance activities, on (b) equal pay for equal work of equal value regardless of gender, ethnicity or caste, and on (c) elimination of forced labor; and (ii) the requirement to disseminate information on sexually transmitted diseases including HIV/AIDS to employees and local communities surrounding the project sites.

Table 5: Institutional Roles and Responsibilities for Safeguards Implementation

Activities	Agency Responsible
Sub-project Initiation Stage	SIPMIU/DSMC

Activities	Agency Responsible
Finalization of sites/alignments for sub-projects	SIPMIU/DSMC
Clearance and disclosure of updated safeguard documents on website, notice boards and affected people Disclosure of proposed land acquisition and sub-project details by issuing Public Notice	SIPMIU/DSMC
Meetings at community/ household level with APs of land/property	SIPMIU/DSMC
Formation of Valuation Committees	SIPMIU
RP Preparation Stage	SIPMIU/DSMC
Conducting Census of all APs	SIPMIU/DSMC
Computation of entitlements	SIPMIU/DSMC
Conducting FGDs/ meetings / workshops during SIA surveys	SIPMIU/DSMC
Computation of Replacement Values of land/properties proposed for acquisition and for associated assets	LC/VC/SIPMIU/DSMC
Categorization of APs for finalizing entitlements	SIPMIU
Formulating compensation and rehabilitation measures	SIPMIU
Disclosure of final entitlements and rehabilitation packages	SIPMIU/DSMC
Fixing compensation for land/property with titleholders	LC/SIPMIU
Approval of RP	ADB
Sale Deed Execution and Payment	SIPMIU
Taking possession of land	SIPMIU
Implementation of mitigation and rehabilitation measures	SIPMIU/DSMC/ Contractor,
Consultations with APs during rehabilitation activities	DSMC/SIPMIU
Grievance redressal	SIPMIU/DSMC/GRC
Internal monitoring	SIPMIU/DSMC

A. Capacity Building

57. The safeguards personnel of project consultants (DSMC R&R Expert, SIPMIU SDO), contractor's safeguards personnel and other key project related staff of SIPMIU, will be oriented and trained by ADB on ADB safeguards policy and the approved project RF; RP preparation and updation process; monitoring, reporting and disclosure requirements, roles of different stakeholders in safeguards implementation and GRM, envisaged consultation and participation process, reporting and monitoring requirements, core labour standards for contractors, typical implementation issues, and lessons learnt in safeguards implementation in tranche 1 water supply projects. The key focus area of the training program will be ADB resettlement policy and principles and the training will focus on the differences between the provisions of the ADB policy and GoI laws, as the awareness of these differences and the need to follow the provisions of the ADB policy are critical for successful implementation of RPs.

58. The SSE of the project management consultants, assisted by DSMC R&R Expert will be responsible for development of a training program based on a capacity assessment of target participants (contractor(s), SIPMIU, and for implementation of the training program to build capabilities on resettlement policy, planning, mitigation measures and safeguards. Basic principles of resettlement planning, avoidance of IR impacts and minimization measures with an emphasis on protection of the poor and vulnerable, access to project information and benefits by APs, grievance redress process and its importance, and monitoring shall be covered in the training.

59. Typical modules will be (i) sensitization to social safeguards, gender and vulnerability issues, (ii) resettlement planning and typical issues in implementation, (iii) introduction to social

safeguards policy, including ADB policy, GRM, entitlements, compensation and social safeguards monitoring requirements and mitigation measures; (iv) monitoring and reporting on RP implementation, including monitoring methods and tools (v) core labour standards, including equal pay for equal work etc. The suggested outline of the training program is presented in Table 6.

Table 6: Indicative Capacity Building and Training Program

Description	Contents	Schedule	Participants	Tentative Schedule
Program 1 Orientation Workshop	Module 1 – Orientation ADB Safeguard Policy Statement Government of India policy Module 2 – Social/Environmental Assessment and Resettlement Planning/IEE Process ADB policy and process, identification of impacts and mitigation measures, RP/IEE preparation, implementation, and monitoring requirements. Incorporation of safeguards and gender into project design and contracts	1 day	SIPMIU/DSMC	Prior to start of implementation
Program 2 Workshop for Contractors and Supervisory staff	IR/environmental issues during construction Implementation of RP/IEE Monitoring of RP/IEE implementation Reporting Requirements	1 day	SIPMIU, DSMC & Contractors	Prior to start of implementation
Program 3 Experiences and Best Practices Sharing	Experiences on RP/IEE and Implementation – Issues and Challenges - Best Practices followed	1 day on a regular period	PMC, SIPMIU DSMC Contractors	Semi-annual; throughout project cycle.

XI. IMPLEMENTATION SCHEDULE

60. All the compensation and assistance will be completed prior to the start of the civil work at each specific stretch. Disbursement of compensation, assistance and relocation of APs cannot commence until the RP has been cleared by ADB. All entitlements are to be paid prior to displacement. Written confirmation is required by the SIPMIU to ADB stating that all compensation has been paid to APs. Only then can construction works begin on sections where compensation has been paid. A tentative implementation schedule is given in Table 7.

Table 7: Implementation Schedule

Activity	Months									
	1	2	3	4	5	6	7	8	9	10
Census and socio-economic surveys (issuance of identification cards)	♦	♦								
Consultations and disclosure		♦	♦	♦	♦	♦	♦	♦	♦	♦
Confirmation of government land to be used and transfer from other departments	♦	♦								
Resettlement Plan updating if required				♦						
Resettlement Plan review and approval (IPMU and ADB)					♦					
Issue notice to DPs					♦					
Compensation and resettlement assistance						♦	♦	♦		
Relocation as required						♦	♦	♦		
Takeover possession of acquired property									♦	
Monitoring					♦	♦	♦	♦	♦	♦
Handover land to contractors									♦	
Start of civil works										♦

Rehabilitation of temporarily occupied lands immediately after construction

XII. MONITORING AND REPORTING

61. RP implementation will be closely monitored to provide the PMO with an effective basis for assessing resettlement progress and identifying potential difficulties and problems. Monitoring will be undertaken by the SSE from project management pool of consultants and PMO SSE. 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 APs proposed during RP updation, and overall monitoring. Monthly progress reports reporting status of RP implementation will be prepared by DSMC, and consolidated by the PMO SSE with the assistance of SDO SIPMIU and DSMC. The EA will submit semi-annual monitoring reports to ADB for review and post all safeguard monitoring reports on ADB and MUD/SIPMIU website. A sample monitoring template is given in **Appendix 6**.

APPENDIX 1: PROPOSED SUB-PROJECT COMPONENTS AND THEIR INVOLUNTARY RESETTLEMENT IMPACTS STATUS

S. No.	Components	Capacity	Unit (No.)	Length/Area	IR Impacts	IP Impacts
	Water Supply					
1	Substation and transmission line (132 KVA) to Provide uninterrupted power)	132 Kva	1	1000sqm	Vacant government land available which belongs to PHED near the existing WTP at Dihmunzawl. One abandoned temporary shed within the PHE land used for paryer meeting although not in the RoW but has been compensated for dismantling with an agreement with the concerned persons. No. IR impact.	None
(i)	Power transmission line and tower. The tower type and its required area is shown in the corresponding column below:	Same as above	20	Total of 1632.60 sqm at 19 different locations as per below size in (sqm)	Transmission line will require construction of 19 towers from Luangmual substation to the proposed substation at Dihmunzawl. Of these, 3 towers will be built on Govt land and 16 towers on land belonging to 14 private landowners. Power transmission line will traverse lands belonging to the 13 tower land owners. All land owners have been appraised/consulted and agree to sell land. The final compensation was determined by the Valuation Committee and paid.	None
	Tower numbers	Tower Type				
	Towers proposed on government land					
	Tower 1	D+0	1	70.56	Vacant land (free from any use) available belonging to Power Department. No IR Impact.	None
	Tower 2	B+6	1	104.04	Same as above	None
	Tower 3	C+6	1	112.36	Land belonging to Veterinary Department available. No IR Impact.	None
	Towers proposed on private land					
	Vacant, private sites (16 sites belonging to 14 landowners) to be purchased. Tower locations have been jointly inspected with landowner(s), who were informed about potential future restrictions and consent sought. Suggestion of landowners for tower 5, 6, 7, 10, 11 and 12 to shift the initially proposed tower locations to the edge of the concerned properties was accepted and incorporated into project design; all remaining landowners did not have any objection to the proposed locations. Lands are free from any encroachment/squatters and not under any use. Land holdings of the owners in the area are vast; overhead cable alignments will also traverse lands belonging to the same tower landowners. Loss of unused private land (for towers) and restriction of future use of land under cable alignment in future are the anticipated IR impacts. However, there will be no impact after modification of cable alignment in consultation with all landowners which will pass through the boundary line of land, moreover the land is unused vacant land with wild shrubs and bush.					
	Tower 4				Omitted after final Modification of cable alignment and tower position hence not required. Therefore, original tower No.5 is now Tower no. 4	None

2	tower	Installation of 2 new booster pump sets (Replace worn-out pumps)	84.6m ³ /hr.& 400m ³ /hr	2		Proposed in the existing PHED pump houses at Tiangnuam and Chandmari respectively. No IR impacts.	None
3		Extension of main feeder pipe lines (23.44 km), rehabilitation of existing network (51.70km), extension to distribution system (32.16 Km) and road restoration.			106.20 Km	Proposed along the existing road. Survey (100%) conducted along the proposed alignment. In congested/commercial area, potential access disruption to shops and hawkers will be avoided / mitigated as per EMP to ensure no livelihood is affected. Movable vendors will be shifted to suitable locations during construction and reinstate after the work is over. Access to shops will be ensured during business hours.	None
4		Construction 3 numbers of ground service reservoir					
(i)		Mualpui	750 KL	1	180 sqm	Government land. No IR Impact	None
(ii)		Tanhrlil	450 KL	1	110 sqm	Same as above	None
(iii)		S. Hlmen	350 KL	1	90 sqm	Same as above	None
5		Installation of Bulk(85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation and UFW Reduction Program)		85 nos. bulk meter and 20,000 consumer meter		No IR impact anticipated for installation of bulk meters. For provision of house connections, pipes may pass through other people's private lands. Consultation with communities and awareness generation about the benefits of the program will be undertaken to elicit cooperation of all concerned.	None
		Sewerage					

6	Sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks; and utility shifting			46 KM	As per the EMP mitigation measures impact of loss of income can be avoided. Night work with short construction period. Pipe trench excavated will be back fill the same night ensuring no loss of access, precast manhole is proposed to limit construction period for maximum 2 days. Wherever, manhole locations is found to disrupt access temporary covers will be provided. Surplus excavated material will be disposed off the same night. There will be no loss of private land, structures along the Row. Re-alignment in sewer pipe line is anticipated due to non feasibility of deep excavation. The re-alignment is diverted along the nullah, as per examination of the location there will be no IR impact. Also the IPS location is within govt land i.e. Forest Department land permission for land use has been obtained.	None
7	Procurement of septic tank cleaning equipment (5 Nos)	2000 liter	5		Only procurement no issue. No IR Impact	None
8	Construction of Sewage Treatment plant (STP)	10 MLD	1	1.015 Ha	Land 1.015Ha purchased from landowner Mr. Chawngthanga of Bethlehem Vengthang. All payments have been made (for land and tree loss). Land was vacant and unused when purchased. There were no encroachers or squatters on the land.	None.
9	Construction of approach road to STP			Length= 320m	Strip of land measuring 320 m length width of about 15m land belonging same owner of STP site (Mr. Chawngthanga) is affected. The land has been purchased at the price (Rs. 8000000) quoted by the landowner for loss of land, trees and structure. One temporary residential structure was present along the approach road RoW. Family of Mr. Kumar Thapa was residing in the same; the landowner, Mr. Chawngthanga, had allowed his relatives (Mr. Kumar Thapa's family) to stay in the temporary structure without paying rent. A new structure has been provided by the land/structure owner in a better condition than the previous one and the affected family shifted. The new structure is located on nearby land still owned by the landowner. The affected structure has been dismantled.	None
10	House connections				Pipes may pass through other people's private properties. Consultation with communities and awareness generation about the benefits of the program will be undertaken to elicit cooperation of all concerned.	
11	Construction of 10 public toilets		10		All proposed sites are vacant and free from any encroachers/squatters. Besides for 3 locations all 7 are under Local Council. The 3 sites belong to Aizawl City Bus Owner Association (ACBOA), Trade And Commerce Department and Aizawl Municipal Council (AMC) respectively. No IR impacts.	None

(i)	College Veng		1	17.48 sqm	Vacant land, free of any use available near play ground along the main road. Land belongs to Local Council of College Veng. Land is free from any encroachers/squatters. No IR Impact anticipated.	None
(ii)	Zemabawk		1	33.3 sqm	Vacant land, free of any use available within bazaar location. Land is under Local Council of Zemabawk. No IR Impact anticipated.	None
(iii)	Ngaizel		1	17.33 sqm	Land belonging to Alizawl City Bus Owner Association is available, free of any encroachment, within the city bus stand. No. IR Impact anticipated.	None
(iv)	New Market		1	16.6 sqm	Floor area atop new market building belonging to Trade and Commerce Department is available. No IR Impact anticipated.	None
(v)	Bethlehem Vengthlang		1	17.48 sqm	Vacant land belonging to Local Council available. No IR Impact anticipated.	None
(vi)	Bawngkawn		1	19.87 sqm	Vacant land belonging to Local Council available within the bazaar area. No IR Impact anticipated.	None
(vii)	Zarkawt		1	26 sqm	Vacant land available belonging to Local Council. No IR Impact anticipated.	None
(viii)	Thuampui (AMC)		1	22.7 sqm	Vacant land within the premises of AMC near inter-state bus terminal. No IR Impact anticipated.	None
(ix)	Mission Veng		1	15 sqm	Vacant land, free of any use, belonging to Local Council available along the main road in the market area. No IR Impact anticipated.	None
(x)	Dawrpui		1	16 sqm	The site is identified due to change of original site proposed at Kulikawn Hospital. New location is essentially available floor area on top of the newly constructed YMA building. The floor space is free of any encroachment/squatter. No IR Impact anticipated.	None

APPENDIX 2: PROJECT INFORMATION DISCLOSURE LEAFLET

A. Background

1. The North Eastern Region Capital Cities Development Investment Program (NERCCDIP) envisages achieving sustainable urban development in the Project Cities of Agartala, Aizawl, Kohima, Gangtok and Shillong through investments in urban infrastructure sectors. The urban infrastructure and services improvement is proposed in the following sectors (i) water supply, (ii) sewerage and sanitation, and (iii) solid waste management. This is an urban water supply management subproject intended to improve the current situation of Aizawl in terms of improved integrated water supply management system.

B. Subproject Description.

2. The project includes two sub projects: water supply and sewerage. Water supply system will include (i) Substation and transmission line (132 Kilovolt-amperes (kVA) to Provide uninterrupted power), (ii) Installation of 2 new booster pump sets (Replace worn-out pumps), (iii) Extension of main feeder pipe lines (23.44 km), rehabilitation of existing secondary and tertiary network (51.70 km), extension to distribution system (32.16 Km) and road restoration, (iv) Construction 3 numbers of ground service reservoir, and (v) Installation of Bulk (85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation and UFW Reduction Program). Sewerage will include (i) sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks and utility shifting, (ii) Procurement of 5 numbers of septic tank cleaning equipment, (iii) Construction of sewage treatment plant (10 MLD) and (iv) Construction of 10 public toilets, and (v) Construction of Approach road to STP Site (320 m).

C. Resettlement Plan: Policy and Principles

2. A Resettlement Plan (RP) has been prepared for Tranche-2 sub project, based on ADB's Safeguard Policy Statement 2009, and applicable Government of India laws

D. Involuntary Resettlement impact

3. No major IR impacts are envisaged under the proposed project components. Private land for 132 kva tower and transmission line will be acquired. Substation is proposed in government land. 3 GSR also proposed in government land. For booster pump and meter no issue. Temporary impacts of distribution network laying are limited to potential access disruptions for shops and residences which will be avoided as per EMP. The proposed sewerage sub project will require purchase of land for STP and approach road from one landowner who is willing to sell. One temporary structure will be affected by construction of approach road. Displaced family has been shifted to another location with new constructed house much better condition and size then the existing one. Sewerage network pipe and construction of manhole will be plan as per EMP to ensure that no access is disrupted by the construction. Night work with limited construction period will be adopted. Excavated trench will be back fill the same night. Location where manhole creates access disruption planks (temporary access) will be provided. Precast manhole in congested area will be installed to limit manhole construction maximum 2 days.

E. Entitlement

4. The project provides for compensation for the loss of income from affected land at replacement value. All displaced households and persons will be entitled to a combination of compensation packages and resettlement assistance, depending on the nature of ownership rights on lost assets, scope of the impacts including socioeconomic vulnerability of the displaced persons, and measures to support livelihood restoration if livelihood impacts are envisaged. The displaced persons will be entitled to (i) compensation for loss of income at the replacement value; (ii) special assistance for vulnerable household cash assistance for 12 months at official minimum wage. 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 16,236,827 for RP implementation is made.

Entitlement Matrix

	Type of loss	Application	Definition of entitled person	Compensation policy	Implementation Issues	Responsible Agency
1	Loss of private land	Vacant plot	Legal titleholders	<ul style="list-style-type: none"> • Compensation at replacement or land for land where feasible (including option for compensation for non-viable residual portions). • Transitional allowance¹ based on 3 months minimum wage rates. • Shifting assistance² for households. 	<ul style="list-style-type: none"> • If land-for-land option is offered to husband and wife, ownership will be in the name of both while respecting legal Ownership. • Charges will be limited to those for land purchased within a year of compensation payment and for land of equivalent size. <p>Vulnerable households will be identified during the census conducted by the implementing NGO</p>	Valuation committee* will determine replacement value; the NGO will verify the extent of impact through a full survey of AHs to determine the required assistance, and Identify vulnerable households.
2	Loss of residential structure	Residential structure and other assets ⁷	Legal titleholders	<ul style="list-style-type: none"> • Replacement value of the structure and other assets (or part of the structure and other assets, if remainder is viable) • Shifting assistance for households. • Right to salvage materials from structure and other assets • All fees, taxes and other charges (registration etc) incurred for replacement structure • Transitional allowance based on three-month minimum wage rates. 	<ul style="list-style-type: none"> • Vulnerable households will be identified during the census conducted by the implementing NGO. 	The Valuation committee will determine replacement value ⁸ . The NGO will verify the extent of impacts through a 100% survey of AHs determine assistance, verify and identify vulnerable households.

⁷ Other asset includes, but isn't limited to walls, fences, sheds, wells, trees etc.

⁸ The replacement value will be assessed based on the current schedule of rates of the respective cities.

				<ul style="list-style-type: none"> • Additional compensation for vulnerable households 		
3	Loss of residential structure	Residential structure and other assets	Tenants and leaseholders	<ul style="list-style-type: none"> • Replacement value of the structure and other assets (or part of the structure and other assets, if remainder is viable) constructed by the AP • Shifting assistance for households.² • Right to salvage materials from structure and other assets. • Transitional allowance based on three month minimum wage rates.¹ • Additional compensation for vulnerable households 	<ul style="list-style-type: none"> • Vulnerable households will be identified during the census conducted by the implementing NGO. • Structure owners will reimburse tenants and leaseholders rental deposit or unexpired lease. 	The NGO will verify the extent of impacts through a 100% surveys of AHs determine assistance, verify and identify vulnerable households.
4	Any other loss not identified			Unanticipated in voluntary impact shall be documented and mitigated according to the principles stated in ADB's SPS 2009		

¹ To be provided for APs whose livelihood is affected due to acquisition/purchase of land/relocation. The transitional allowance will be calculated based on minimum wage rates for semi skilled labour for 26 working days a month for 3 months (Aizawl, Rs.250/day). This allowance is meant to support the AP until an alternative means of livelihood is found. In case of vulnerable households, the transitional allowance will be supplemented by livelihoods related skill training.

² To be provided to APs who would be relocated from the site proposed for acquisition to new place decided by AP. This shall be equivalent to one day hire charges for a truck, including shifting within a radius of 50 Km (around INR 3,000).

³ Other assets includes, but isn't limited to walls, fences, sheds, wells, trees etc.

⁴ the replacement value will be assessed based on the current schedule of rates of the respective cities.

Note: *Government of Mizoram notification on constitution of the Valuation Committee is provided as an Annex to the Due Diligence Report, appended to this RP.

**An affected temporary structure constructed and not being used for several years by UPC, a church, on government (PHE) land, was compensated for structure loss, even though the EM in the approved RF does not provide for such a category of loss.

F. Institutional Arrangement

5. The Ministry of Urban Development (MOUD) is the national-level executing agency (EA) of the Program. SIPMIUs will be responsible for overall program implementation, monitoring, and supervision. The SIPMIU will have a Resettlement Officer (RO) responsible for RP implementation and reporting to ADB. Design Supervision Management Consultants (DSMC) having resettlement specialist in the team is engaged to facilitate the planning and implementation of the subprojects along with the SIPMU staff

G. Grievance Redress Mechanism (GRM)

6. Grievances of affected persons will first be brought to the attention of the SIPMIU. Grievances not redressed by the SIPMIU will be brought to the Independent Grievance Redress Committee (IGRC) set up to monitor project implementation in Aizawl. The GRC is chaired by the Finance Secretary with representatives from the ULB, state government agencies, community-based organizations (CBOs) and NGOs. The GRC will determine the merit of each grievance, and resolve grievances within 10 days of receiving the complaint. Grievance not redressed by the IGRC will be referred to the appropriate courts of law. The DSMC will 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.

All costs involved in resolving the complaints will be borne by the SIPMIU. The GRCs will continue to function throughout the project duration.

H. Contact details

Organisation	Name	Position	Address and phone numbers
Contractor		Safeguard supervisor	
DSMC		Social mobilizes Social Safeguard Specialist	
SIPMIU		Social Safeguard Officer	
PMMC		Social Safeguard Specialist	

APPENDIX 3: SAMPLE GRIEVANCE REDRESS FORM

(To be available in Mizo and English)

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:	

APPENDIX 4: Comparison between 2013 LARR Act and ADB's SPS

ADB SPS Policy Principle	2013 Act	Remarks
Involuntary resettlement should be avoided whenever feasible; if unavoidable it should be minimized.	Followed	
Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.	Followed	
Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.	Followed	
Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.	Followed	
Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.	Followed	
Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.	Followed	
Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.	Followed	
Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.	Followed	
Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound	Prepared	The LARR Act refers to the RR scheme

implementation schedule		
Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.	Followed	The LARR does not recognize updated plan
Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.	Followed	
Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.	Followed	
Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.	Not specified	

APPENDIX 5: SAMPLE FORM FOR INVENTORY OF LOSS SURVEYS

1. Questionnaire N^o:

2. Date:

3. Name of the Subproject:

4. Name of the Place (s)/Village / settlement(s):

5. VDC/Municipality.....

6. District:

7. Region:

8. Parcel No/Plot N^o:.....

9. Type of loss: 1. Structure Only 2. Land only 3. Land & structure ☐
 4. Orchard/Tree 5. Other s assts (please specify)

10. Ownership of the Land ☐
 1. Private 2. Government 3. Religious 4. Community 5. Others

11. Type and Use of Land ☐
 1. Paddy Field 2. Millet/Maize Field 3. High Land Cultivation 4. Plantation 5. No current Plantation ☐
 6. Barren Land 7. Residential 8. Commercial 9. No use

12. Irrigation Facilities of Land ☐
 1. Irrigated 2. Un irrigated

13. Area to be Acquired / Affected Land (Ropani/Bigha)

14. Total Area of the Land/ Plot (In case a portion of the land/ plot to be acquired/affected)
 (Ropani/Bigha)

15. Total Land Holding (affected + unaffected) in Ropani
 1. Irrigated: 2. Un-irrigated:
 3. Other: 4. Total: ☐

16. Status of Ownership ☐
 1. Titleholder 2. Customary Right 3. Trust/Guthi land
 4. Encroacher 5. Squatter 6. Other (specify):
 Type of Private Ownership
 1. Individual/Single 2. Joint/Shareholders 3. Other (specify): ☐

17. Name of the Owner/Occupier (s):

18. Father's Name:

19. Rate of the Land (Rs./Per Acre)
 1. Market Rate: 2. Government Rate:

20. Any of the following people associated with the Land ☐
 A. Agricultural Laborer 1. Yes 2. No
 Total Numbers (If Yes):.....
 Names (If Yes):
 (i).....
 (ii)
 B. Tenant/Lessee 1. Yes 2. No
 Total Numbers (If Yes):..... ☐

Names (If Yes):

(i).....

(ii)

C. Sharecropper 1. Yes 2. No

Total Numbers (If Yes):.....

Names (If Yes):

(i).....

(ii)

Agricultural Squatters 1. Yes 2. No

Total Numbers (If Yes):.....

Names (If Yes):

(i).....

(ii)

(iii)

21. Number of trees within the affected area

1. Fruit Bearing.....2. Non-fruit Bearing.....3. Timber.....4.
Fodder.....Total.....

22. Details of Trees

SI No	Name of Trees	Type of Trees (1. Fruit Bearing, 2 Non-Fruit Bearing, 3. Timber 4. Fodder)	Age of the Trees	Number of Trees	Market price (Rupees)
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

23. Which crop do you cultivate in the affected land (start with ascending order as major crop)?

Type of Crops	Total Affected Area under Crop (Ropani/Bigha)	Total Yielding per Crop (Kg) in the affected area

How many seasons in a year you cultivate in the affected land

1. One season 2. Two seasons 3. Three Seasons
 Any structure in the Affected Land 1. Yes..... 2. No.....
 24. Area of the affected structure (in Square Meter).....

25. Measurement of Affected Structure

a) Length

b) Width

c) Height

d. Number of Storey.....

26. Area of the boundary wall only (in Meter): a) Lengthb) Height

27. Area of the Total structure (in Square Meter).....

28. Measurement of Total Structure

a) Length

b) Width

c) Height

29. Scale of Impact on structure

a) 25% b) 50% c) 75% d) 100%

Type of Construction of the Structure

SI Nº	Particulars	Type of Construction (1). Simple (thatch/sack/bamboo/slats, (2) Earth/clay/sand, (3) Wood, (4) Brick, (5), Concrete, (6) Corrugated iron sheet, (7) Tile, and (8) Other, specify
1	Roof	
2	Floor	
3	Wall	

30. Age of the Structure (in years):

31. Market Value of the Structure (in Rs.):

32. Use of the Structure (select appropriate code from below)

A. Residential Category

1. House 2. Hut 3. Other (specify).....

B. Commercial Category

4. Shops 5. Hotel 6. Small Eatery 7. Kiosk 8. Farm House
 9. Petrol Pump 10. Clinic 11. STD Booth
 12. Workshop 13. Vendors 14. Com. Complex
 15. Industry 16. Pvt. Office 17. Other (specify).....

C. Mixed Category

18. Residential-cum-Commercial Structure

D. Community Type

19. Community Center 20. Club 21. Trust 22. Memorials
 23 Other (specify).....

E. Religious Structure

24. Temple 25. Church 26. Mosque 27. Gurudwara 28. Shrines
 29. Sacred Grove 30. Other (specify).....

F. Government Structure

31. Government Office 32. Hospital/Health Post 33. School
 34. College 35. Bus Stop 36. Other(specify).....

G. Other Structure

37. Boundary Wall 38. Foundation 39. Cattle Shed
 40. Other (specify).....

33. Status of the ownership of Structure

1. Legal Titleholder 2. Customary Right 3. License from Local Authority
 4. Encroacher 5. Squatter

☐

34. Any of the following people associated with the Structure?

1. Yes 2. No

☐

People associated	Yes/ No	If, yes Please give the number and names.	Lease / rent paid, if yes monthly rent	Employee, if yes. Monthly salary/ wage daily rate (NRs.)	Remarks
Tenants					
Employee in residential structure					
Employee in business structure					

35. Social Category

1. General 2. Ethnic Minority 3. IP/; 4. Others;

36. Number of family members Male..... Female..... Total.....

37. Number of family members with following criteria

1. Unmarried Son > 35 years.....2. Unmarried Daughter/Sister > 35 years.....

3. Divorcee/Widow.....4. Physically/Mentally Challenged Person

5. Minor Orphan.....

38. Vulnerability Status of the Household:

A. Is it a woman headed household with dependant? 1. Yes 2. No

B. Is it headed by physically/mentally challenged person? 1. Yes 2. No

C. Is it a household Below Poverty Line (BPL) 1. Yes 2. No

D. Is it landless? 1. Yes 2. No

E. Is it Elderly people without income source? 1. Yes 2. No

F. Is it Ethnic Minority Group? 1. Yes 2. No

39. Main Occupation of the Head of the Household (Main Source of Income)

1. Agriculture; 2. Commercial /business; 3. Service Holder; 4. Others (Specify).....

40. Total Annual income of the family from all sources Rs.....

41. Annual income (total turnover) per unit (sqm/bigha) from affected land in Rs. _____

42. Annual income (total turnover) from affected commercial structure, if applicable in Rs. _____

43. Annual cost of operation of the total landholding/business/commercial enterprise in Rs. _____ (please include labour cost and operating cost including fertilizer, pesticide, water, electricity, any other cost.)

44. If displaced, do you have additional land to shift? 1. Yes 2. No

45. If yes, how far from the present location (km).....

46. Resettlement/ Relocation Option

1. Self Relocation 2. Project Assisted Relocation

47. Compensation Option for Land loser

1. Land for land loss 2. Cash for Land loss

48. Compensation Options for Structure loser

1. Structure for structure loss 2. Cash for Structure loss

49. Income Restoration Assistance (fill codes in preferred order)

1. Shifting Allowance; 2. Employment Opportunities in Construction work; 3. Assistance/ Loan from other ongoing development scheme; 4. Training for Vocational activities; 5- Assistance to re-establish lost/affected business, 6. Others (specify)

50. Details of the Affected Persons (Family/Households)

Family Details

Sl. N ^o	Name of the Family Member	Relation to Head of the Household #	Age (years)	Sex ##	Occupation *	Marital Status**	Education***
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

11							
----	--	--	--	--	--	--	--

Code: # 1. Self 2. Father 3. Mother 4. Husband 5. Wife 6. Son 7. Son in law 8. Daughter in law 9. Grand father 10. Grand mother 11. Daughter 12. Brother 13. Sister 14 Grand son 15. Grand daughter 16. Uncle 17. Aunty 18.Cousins

1. Male 2. Female

***** 1. Service 2. Business 3. Agriculture 4. Study 5. Housewife 6. Labour 7. Unemployed 8. Professional
9. Pensioner 10. Government Employee 11. Private Employee 12 Fisheries 13 Infant 14 Other

****** 1. Married 2. Unmarried 3. Widow 4. Widower 5. Others

******* 1. Illiterate 2. Literate 3. Up to primary 4. Secondary 5. Graduate 6. Post Graduate

(NOTE FOR ENUMERATOR: All affected persons to be surveyed. If details of tenants / employees are obtained from the owners, such persons will also have to be located and surveyed using applicable fields in the above questionnaire).

APPENDIX 6: SAMPLE MONITORING TEMPLATE

1. A semi-annual monitoring report shall be prepared on Resettlement Plan implementation and submitted to ADB by the SIPMIU. It will include: (1) **the list of APs**, 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 APs with the RP implementation process, compensation and mitigation measures; (2) **the list of vulnerable APs** and additional compensation / special protection measures planned/implemented for them; socio-economic status and satisfaction levels of vulnerable APs with the RP implementation process, compensation and mitigation measures; (3) **list of affected common facilities** affected, plan to restore access and/or actions taken to restore access to the same or facilities of equal quality elsewhere; (4) **list of roads for closure** and actions planned / taken to minimize disturbance; (5) **details of consultations held with APs** (with number of participants by gender, issues raised, conclusion / agreement reached, actions required/taken; (6) **details of grievances** registered, redressed, outstanding complaints, minutes of GRM meetings held; (7) **details of information disclosure** and awareness generation activities, levels of awareness among target population and behavior change, if any; and (8) **any other relevant information** showing RP implementation progress. The following checklist may be used for overall monitoring of RP 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 RP in two local languages to all stakeholders		
A. Resettlement Plan Implementation			
1	Grievance Redress Committee and telephone hotlines established		
2	Entitlements and grievance redress procedure disclosed		
3	Finalization of list of APs, vulnerable APs and compensation/assistance/allowances due		
4	Finalization of list of affected common facilities and roads for closure; mitigation measures proposed		
5	Affected persons received entitlements as per amounts and program specified in RP		
6	Payment of compensation, allowances and assistance (No. of APs)		
7	Additional assistance for vulnerable households given (No. of vulnerable APs)		
8	Livelihood arrangements provided to vulnerable APs		
9	Reinstallation of affected common facilities		
10	Grievances No. of grievances registered No. of grievances redressed Outstanding complaints Disclosure of grievance redress statistics		
11	Consultation, participation and disclosure as per Plan		
C. Monitoring			
1	Survey on socio-economic status of APs (including vulnerable APs) completed and compared with baseline survey results		
2	Survey on satisfaction levels of APs with RP implementation completed		
D. Labor			
1	Implementation of all statutory provisions on labor like health, safety, welfare, sanitation, and working conditions by Contractors		
2	Equal pay for equal work for men and women		

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

APPENDIX 7: DUE DILIGENCE REPORT AND SUMMARY OF CONSULTATIONS FOR TRANCHE 2 SUBPROJECT

B. Scope of this report

1. This land acquisition and resettlement due diligence report is prepared for the proposed Tranche 2 sub project water supply and sewerage subproject. The proposed coverage area of the subproject includes 13 local council areas for water supply and 21 local council areas for sewerage.
2. A due diligence process was conducted to examine the land acquisition and resettlement issues in detail, in line with ADB SPS 2009. This report describes the findings and provides copies of available legal documents, NOCs, consultations and photographs.
3. Upon project implementation, the Social Safeguards Officer SIPMIU 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.

C. Subproject description

4. The project includes two sub projects: water supply and sewerage. Water supply system will include (i) Substation and transmission line (132 Kilovolt-amperes (kVA) to Provide uninterrupted power), (ii) Installation of 2 new booster pump sets (Replace worn-out pumps), (iii) Extension of main feeder pipe lines (23.44 km), rehabilitation of existing secondary and tertiary network (51.70 km), extension to distribution system (32.16 Km) and road restoration, (iv) Construction 3 numbers of ground service reservoir, and (v) Installation of Bulk (85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation and UFW Reduction Program). Sewerage will include (i) sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks and utility shifting, (ii) Procurement of 5 numbers of septic tank cleaning equipment, (iii) Construction of sewage treatment plant (10 MLD) and (iv) Construction of 10 public toilet complexes, and (v) Construction of Approach road to STP Site (320 m).

D. Outline of field work

5. Field inspection of proposed subproject facility locations and pipeline alignments that had been identified was undertaken. These included field visits to the identified sites and alignments; and stakeholder consultations. Information on land ownership was gathered and copies of no objection certificates from owners of proposed sites were obtained during field work.

Appendix Table 7.1: Summary of consultations

Date	Location	No. of Participants	Type of Participants	Topics Discussed	Issues Raised
Water supply					
6 Dec 2013	Bawngkawn	7 M-3, F-4	Hawkers, shop owners	Project background. Improvement of water supply Potential positive and negative impacts during pipe laying ADB safeguards policy and entitlements	Low income household contribution/ participation in project implementation Access to Improved Water Supply service
9 Dec 2013	Thakthing Bazar area	8 F-6, M2	Shop owners and hawkers	Project background. Improvement of water supply Potential positive and negative impacts during pipe laying ADB safeguards policy and entitlements	Low income household contribution/ participation in project implementation Access to Improved Water Supply service
9 Dec 2013	Mission Veng	12 F-11, M-1	Local resident and shop owners	Project background. Improvement of water supply Potential positive and negative impacts during pipe laying work. ADB safeguards policy and entitlements	Low income household contribution/ participation in project implementation Access to Improved Water Supply service
3 Mar 2015	Aijal Club	27 F-6, M21	Landowners for tower land and transmission line. Valuation Committee	Project background. Improvement of water supply ADB safeguards policy and entitlements Land, area, location.	Land required in each tower location and transmission line (string area) Compensation amount may be assessed by Deputy Commissioner as requested by all landowners.
24 th March	Aijal Club	20 M-17, F-3	Same as Above	Cost finalization of private land for 132kV transmission towers	Compensation amount of the biggest area be fixed to Rs. 200,000/- and accordingly the rate of per sq m land be work out for all the locations. As shown in Annexure D .
2 nd Nov to 14 th Nov	Tower locations at Tanhril, Lawipu & Maubawk	23 M-19, F-4	Same as Above	Finalization of the actual position of transmission tower and cable alignment	Final position of the transmission tower and alignment of cable as per given land by the landowner. Due to this 5 landowners for stringing mentioned in the previous RP will not be affected.

					Consultations were carried out at different locations of the tower alignment in the presence of each land owners.
Sewerage					
8 Mar 2011	Bethlehem Vengthlang	8 M-4, F-4	SIPMIU Members, Local Council member and Landowner	<p>Project background Requirement of STP at the location.</p> <p>Positive and negative impact of the construction of STP</p> <p>ADB safeguards policy and entitlements</p>	<p>Area requirement of land</p> <p>Foul odour emanating from STP.</p> <p>Future benefits.</p>
6 Dec 2013	STP site area	7 M-3, F-4	Local resident near proposed STP site	<p>Project background Requirement of STP at the location</p> <p>Potential positive and negative impacts during pipe laying work.</p> <p>Positive and negative impact of the Water Supply System construction</p>	<p>Locals around the STP work as construction labour.</p> <p>No further issue raised.</p>
20 Nov 2014	STP site	15 M-9, F-6	Affected persons, local council members, nearby local member, surveyor	<p>Potential positive and negative impacts of the project.</p> <p>Shifting of the temporary structure to another location.</p> <p>ADB safeguards policy and entitlements</p>	<p>Future development of the area and land value.</p> <p>Income generation from the construction work and after commission.</p> <p>No further issue.</p>

E. Land availability and resettlement impacts

6. Private land belonging to 14 landowners purchased for the transmission tower for the power supply of 132kVA from Luangmual substation to the proposed substation at Dihmunzawl (PHE land). The process of purchase from 14 landowners is depicted in Annexure D.

One temporary abandoned (not in use anymore for many years) structure belonging to UPC (United Pentecostal Church) has been dismantled from the PHE land near the proposed substation with an amicable agreement and payment for the structure. Agreement is shown in Annexure A

7. Vacant government PHE land available for 3 GSR constructions. Proposed land is unused and free from any encroachers/squatters.

8. Vacant government belonging to Local Council authorities, Trade and Commerce Department, Aizawl City Bus Owner Association (ACBOA), and AMC land available for construction of 10 public toilet blocks. All NOCs are depicted in Annexure B

9. Vacant land measuring area 1.015 Ha and 125669.88 sq feet belonging to Mr. Chawngthanga of Bethlehem Vengthlang has been acquired for construction of STP and its approach road, respectively. One temporary residential structure on the STP approach road RoW has been shifted to a nearby location (site belongs to landowner) and new, improved house provided. DP Mr. Kumar Thapa has been consulted and has informed that the new house location and house is in better condition than the previous one. All documents regarding STP land and approach road are shown in Annexure C.

10. Potential temporary impacts of pipe laying activity for water supply and sewerage include impacts on access, disruption of traffic, etc. Where businesses are unable to or are not required shifting, access will be ensured by the contractor. The construction period will be minimized.

11. Procurement of cess pull cleaner, pumps, bulk meter and consumer meter will have no IR impacts.

12. The project coverage area will have no adverse impacts on indigenous peoples (living within proposed project coverage area) other than impacts on access which will be mitigated as per EMP. In the identification of the remaining site, care will be taken to ensure that no IPs will be affected by land acquisition and / or physical or economic displacement. IP households in the project coverage area will be identified and included in project benefits, with appropriate subsidies for poor households among them.

Appendix Table 7.2: Details of Land Availability and Ownership

S. No.	Proposed facility(ies)	Available area	Name of Owner(s)	Remarks: Due Diligence	Other remarks
	Water Supply				
1.	132 (kV) Substation	1000sqm	PHED	Vacant Government land within the premises of the existing WTP plant under PHED.	
(i)	Transmission line and 19 nos. tower (132 Kilovolt-(kV)	1632.60 sqm	16 tower locations are private land which belongs to 14 landowners.	Joint inspection with all the landowner has been conducted.	First Consultation was called on 3 rd March 2015 with all the landowners by Valuation committee and rate for purchase was finalized in the second meeting of Valuation Committee.
2	Installation of 2 new booster pump sets (Replace worn-out pumps)	Within the existing pump house at Chandmari and Tlangnuam	PHED Land	PHED pump house.	
3	Extension of main feeder pipe lines (23.44 km), rehabilitation of existing secondary and tertiary network (51.70 km), extension to distribution system (32.16 Km) and road restoration.	Existing road	PWD	100% survey along the alignment had been conducted. Temporary impact to access will be mitigated as per EMP.	PWD consent had been obtained for road cutting.
4	Construction 3 numbers of ground service reservoir				
(i)	Mualpui	180 sqm	PHED land	Vacant land	
(ii)	Tanhril	110 sqm	Same as above	Same as above	
(iii)	S. Hlimen	90 sqm	Same as above	Same as above	
5	Installation of Bulk(85 nos.) and Consumer Water Meter (20,000 households) (Establishment of Water Meter Installation and UFW Reduction Program)	NA	NA	Only Procurement	
	Sewerage				
6.	Sewerage network consisting of 46 Km including manholes and ventilation shafts and all associated earthworks; and utility shifting	NA	Existing PWD road. Due the changes in the alignment IPS location and 300mm dia will traverse through Forest Training School premises	100% survey along the alignment had been conducted. Temporary impact to access will be mitigated as per EMP.	PWD consent had been obtained for road cutting. Permission for the changes has been obtained from

					Forest Department.
7.	Construction of Sewage Treatment plant (STP)	1.015ha	Mr. Chawngthanga, Bethlehem Vengthlang	Vacant unused land acquired	All payment and documentations cleared.
8.	Construction of approach road to STP (320m)	125669.88 sq ft	Same as above	Same as above	Price agreed with landowner as per the prevailing market rate has been fixed for compensation including acceptance of demand of landowner
9.	Construction of 10 public toilet complexes	Vacant government land			
(i)	Bawngkawn	19.87 sqm	Local Council	Vacant available land	NOC obtained from the concerned authority
(ii)	College Veng	17.48 sqm	Local Council	Same as above	Same as above
(iii)	Mission Veng	15 sqm	Local Council	Same as above	Same as above
(iv)	Bethlehem Vengthlang	17.48 sqm	Local Council	Same as above	Same as above
(v)	Zemabawk	33.3sqm	Local Council	Same as above	Same as above
(vi)	Kulikawn	27.6 sqm	Health Department	Same as above	Same as above
(vii)	Zarkawt	26 sqm	Local Council	Same as above	Same as above
(ix)	Ngaizel	17.33 sqm	Aizawl City Bus Owner Association (ACBOA)	Same as above	Same as above
(x)	AMC	22.7 sqm	AMC	Same as above	Same as above
10.	Procurement of septic tank cleaning equipment (5 Nos)	NA	NA	Only Procurement	

F. Conclusions and next steps

- Major land of the proposed projects site belongs to government land. For all government land other than PHE department, NOC had been obtained.
- Compensation for loss of land use for construction of transmission towers had been determined by the Valuation Committee and paid to all affected landowners.
- Private land belonging to Mr. Chawngthanga for STP site and approach road is acquired.
- Due diligence report to be updated from time to time by SIPMIU, initiation/completion of due procedures reported, and ADB approval obtained prior to start of construction.

Annexure A: Agreement for dismantling temporary structure at Dihmunzawl (proposed substation land), between Program Director and Secretary, UPC (North East India, Mawbaw Bial (Circle). A sum of Rs. 50,000/- is agreed between the party and all dismantling work will be carried out by Mawbaw Bial (Circle). No further claim will be made by UPC (North East India).

Er. VALBUANGA
Project Director



GOVERNMENT OF MIZORAM
STATE INVESTMENT PROGRAM MANAGEMENT AND IMPLEMENTATION UNIT (SIPMIU)
URBAN DEVELOPMENT & POVERTY ALLEVIATIONS DEPARTMENT
U-5/A, Vega Studio, Laipuitlang, Aizawl-796 012, Mizoram (India)
Phone: (0389) 2340337 Fax No. (0389) 2340532 Email: pdazl07@gmail.com

INREMNA


STATE INVESTMENT PROGRAM MANAGEMENT AND IMPLEMENTATION UNIT (SIPMIU) LEH UNITED PENTECOSTAL CHURCH (NORTH-EAST INDIA). MAUBAWK BIAL

Reiek kawng, Dihmunzawl, 132 KV Sub-station sakna tur atan, helai hmuna UPC (North-East India), Maubaw Bial Biak In dinglai hi thiah leh sawn a ngai a. Hemi avang hian, UPC (North-East India), Maubaw Bial hrutute leh SIPMIU te inremni Rs. 50,000/- (Cheng Sing-nga) a in-compensate rem tih a ni.


Rs. 50,000/- (Cheng Sing-nga) hi pek anih atanga ni thum (3) chhungin UPC (North-East India), Maubaw Bial te hian Biak In thiah leh a senghawi hi lo tifel turin kan inremsiam e.

Helai hmun hi UPC (North-East India), Maubaw Bial hian an chuh buai thei tawh lo ang.


He inremna hi vawiin, ni 29th January, 2015 (Ningani) ah hian siam a ni e.

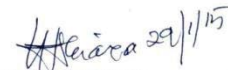

(VALBUANGA) 29/1/15
Project Director
SIPMIU (NERCCDIP)


*Received
payment in full.
29/1/15
(UPA VANLALENGA)*
Secretary
UPC Pentecostal Church
Maubaw Bial


(UPA VANLALENGA) 29/1/15
Secretary
UPC (North-East India), Maubaw Bial

WITNESS:


(LALRINLIANI) 29/1/15
Senior Accounts Officer
SIPMIU (NERCCDIP)


(UPA R. KAPTHIANGA) 29/1/15
Treasurer
UPC (North-East India), Maubaw Bial


(EVAN. PC LAWMTHANGA) 29/1/2015
UPC (North-East India), Maubaw Bial

Annexure A-1 Copy of Cheque paid to United Pentecostal Church (UPC) for dismantling of abandoned temporary structure built at Dihmunzawl (near proposed Sub station location)

AXIS BANK LTD
AIZAWL (MZ), AIZAWL, MIZORAM, 796007
IFS CODE - UTIB0000390

DATE 02/02/2015
D D M M Y Y Y Y

PAY Upa Vamlalanga, Secy., UPC (N.E. India) OR BEARER / या धारक को

RUPEES fifty thousand only. अदा करें ₹ 50,000/-

A/C NO. 911010001868474
SBGOS 390160

For PROJECT DIRECTOR, SIPMIU (NERCCDIP)

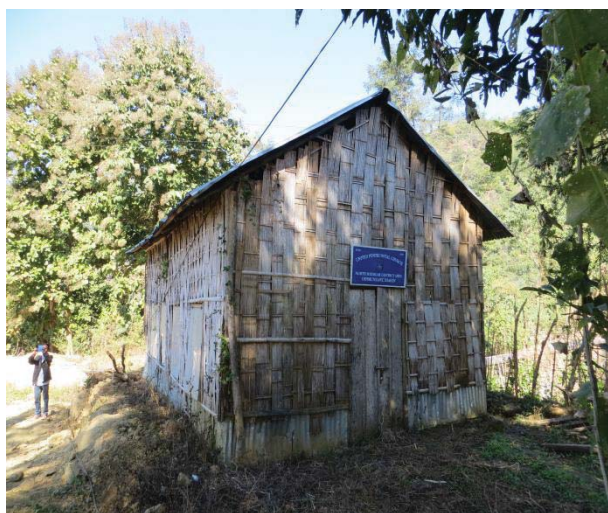
Seema
Joint Secretary
Finance Department (EA)

Payable at par at all branches of Axis Bank Ltd in India.

Seema
Authorised Signatory (ies)
Please sign above

Project Director
SIPMIU (NERCCDIP)
Aizawl, Mizoram

⑈086496⑈ 796211002⑈ 390160⑈ 31



UPC Temporary structure before dismantling at proposed sub station (PHE land)



UPC Temporary structure after dismantling at proposed sub station (PHE land)

Annexure B: Copy of NOC obtained from LC and concerned department and organizations for construction of 10 toilets at 10 locations.

Annexure B-1. No objection certificate from Bawngkawn Local Council Secretary.

**OFFICE OF THE LOCAL COUNCIL
BAWNGKAWN ; AIZAWL.**

R.LALNUNMAWIA
Secretary

Mb : 8730972824
Date 23/01/2013

No objection Certificate

Bawngkawn Bazaar Area khungga SIPMIU (NERCCDIP) in Santlang enthiarna "Community Toilet" a sak tur chungchangah hian a xem loha a aum loha, Ram chungchangah a push buane, a aum loha tin ka hantpui e.


Secretary
Bawngkawn Local Council
Aizawl


Translation: In the proposal for construction of public toilet by SIPMIU under NERCCDIP in the available land within the Bawngkawn Bazaar, there is no objection regarding construction of community toilet at the proposed location and there is no land problem.

Annexure B-2. No objection certificate from Mission Veng YMA South Branch & Mission Veng Local Council

TO WHOM IT MAY CONCERN

Mission Veng YMA South Branch ten tuna Charity Cabin atana an hman mekna hmun ram ah hian Vantlang Inthiarna (Public Toilet) SIPMIU ten an senso a anrawn sak tur chungchangah Inremsiamna (Agreement) felfai tak lo siam tawh anih angin Mission Veng Local Council leh Mission Veng YMA South Branch te chuan Vantlang Inthiarna tur Building tha tak sak a remlohna kan hriat loh avangin ni 21st October 2013 hian No Objection Certificate (NOC) hi pek a ni.


(LALDINTHARA HNAME)
 President
 Mission Veng YMA South Branch
 Aizawl, Mizoram
 President
 Young Mizo Association
 Mission Veng South Branch,
 Aizawl, Mizoram.


(VANSANGLIANA)
 Chairman
 Mission Veng Local Council
 Aizawl, Mizoram
(VANSANGLIANA)
 Chairman
 Mission Veng Local Council

Office of the Project Director
 SIPMIU (NERCCDIP)
 Aizawl, Mizoram.

Receipt No. 1521
 Date 22/10/13
 Signature _____

2
 22/10
 1521/13
 Laldinthara Hnamte

Translation: Mission Veng YMA South Branch has no objection for construction of public toilet at the available space reserved for Charity Cabin. As per agreed with SIPMIU, Local Council Mission Veng and YMA Mission Veng South Branch has no objection in construction of toilet. Hence, this NOC dated 21st October 2013 is issued to them for construction.

Annexure B-3 Bethlehem Vengthlang

No Objection Certificate

Bethlehem Vengthlang kawn a SIPMIU (NERCCDIP) in vantlang inthiarna " **Community Toilet** " a sak tur chungchangah hian a rem lohna a awm loh thu leh ram chungchangah buaina a awm lo tih Bethlehem Vengthlang Local Council aiawhin kan hriatpui e.

Kapziawh
 22/10/13
 KAPZIACUWA
 Chairman
 Bethlehem Vengthlang Local Council
 Alzawl

Secretary

Translation: SIPMIU (NERCCDIP) proposal for construction of Community Toilet at Bethlehem Vengthlang junction in the available space is being known by Bethlehem Vengthlang Local Council and there is no issue nor any objection regarding the available land.

Annexure B-4 Zarkawt

LOCAL COUNCIL
Zarkawt, Aizawl

LALREMCHHUNGA

Secretary

Ph.: 9856256732

Date: 14/10/13

NO OBJECTION CERTIFICATE

SIPMIU Amaia project Public Toilet
 Zarkawt Valley area land has been
 known by Zarkawt Local Council and there is no
 issue or any objection regarding its construction in the available land.


 Secretary
 Zarkawt Local Council
 Aizawl

Translation: SIPMIU proposal for construction of Community Toilet at Zarkawt Valley in the available space is known by Local Council Zarkawt and there is no issue or any objection regarding its construction in the available land.

Annexure B-5 Thuampui, Aizawl Municipal Premises (AMC)



AIZAWL MUNICIPAL COUNCIL
 3rd Floor, CCBT Building
 Thuampui, Aizawl - 796017

No. M. 11028/6/2014 - AMC
 Dated Aizawl, the 4th December, 2014

TO WHOM IT MAY CONCERN

This is to Certify that the Aizawl Municipal Council has No Objection in the construction and commissioning of Public Toilet within the campus of Ch. Chhunga Bus Terminal, Aizawl.

Chief of the Project Director
 SIPMIU (NERCCDIP)
 Aizawl: Mizoram

Receipt No. 2102
 Date 3/12/14
 Section _____

Sd/—James Lalnunmawia
 Secretary
 Aizawl Municipal Council.

No. M. 11028/6/2014 - AMC

Dated Aizawl, the 4th December, 2014

Copy to:

1. The Project Director, SIPMIU, for information.
2. Manager, CCBT.
3. Guard File.

AELP)

26/11/14

[Handwritten signature]

[Handwritten signature]
 Secretary
 Aizawl Municipal Council.

Annexure B-6: New location identified at Dawrpui area due to change required from the proposed Kulikawn Health Department at Govt Hospital Premises.

DAWRPUI LOCAL COUNCIL
AIZAWL : MIZORAM

H. MALSAWMA

Chairman

Mobile - 9436154750

Ref.

Date *12/3/15*

NO OBJECTION CERTIFICATE

This is to certify that Dawrpui Local Council has no objection in SIPMIU constructing Public Toilet Facility in the Building of Dawrpui Branch YMA located at Upper Bazar with Land Lease no 2010 of 2013.

H. Malsawma *12/3/15*
(H.MALSAWMA)
Chairman
Dawrpui Local Council
Chairman
Dawrpui Local Council
Aizawl

Annexure B-6.1

YOUNG MIZO ASSOCIATION DAWRPUI BRANCH, AIZAWL

MOTTO :

1. Hunawl hmanthat
2. Zofate hmasawnna ngaihtuah
3. Kristian nun dan tha ngaihsan



Regn.No. SR 4 of 1977

THUVAWN

"YMA chu tanpui ngaite tanpuitu a ni."

Date 04.02.2015

AGREEMENT

Dawrpui Branch YMA agrees to allow SIPMIU to construct toilet facility for public utility in our building at Upper Bazar with the Land Lease no. 210 of 2013.

Lalrammuana
(LALRAMMUANA)

President
Dawrpui Branch YMA

President
Young Mizo Association
Dawrpui Branch, Aizawl

Lianzama Pachuau

(LIANZAMA PACHUAU)
Secretary
Dawrpui Branch YMA

Secretary
Young Mizo Association
Dawrpui Branch

Annexure B-7 Aizawl City Bus Owner Association (ACBOA) Land.

**OFFICE OF THE AIZAWL CITY BUS OWNERS' ASSOCIATION
AIZAWL : MIZORAM**

Regd. No. SR – 21 of 1990

Phone No : 2325957/9436199682

No. 79/ACBOA/GEN/'13-'14/01.

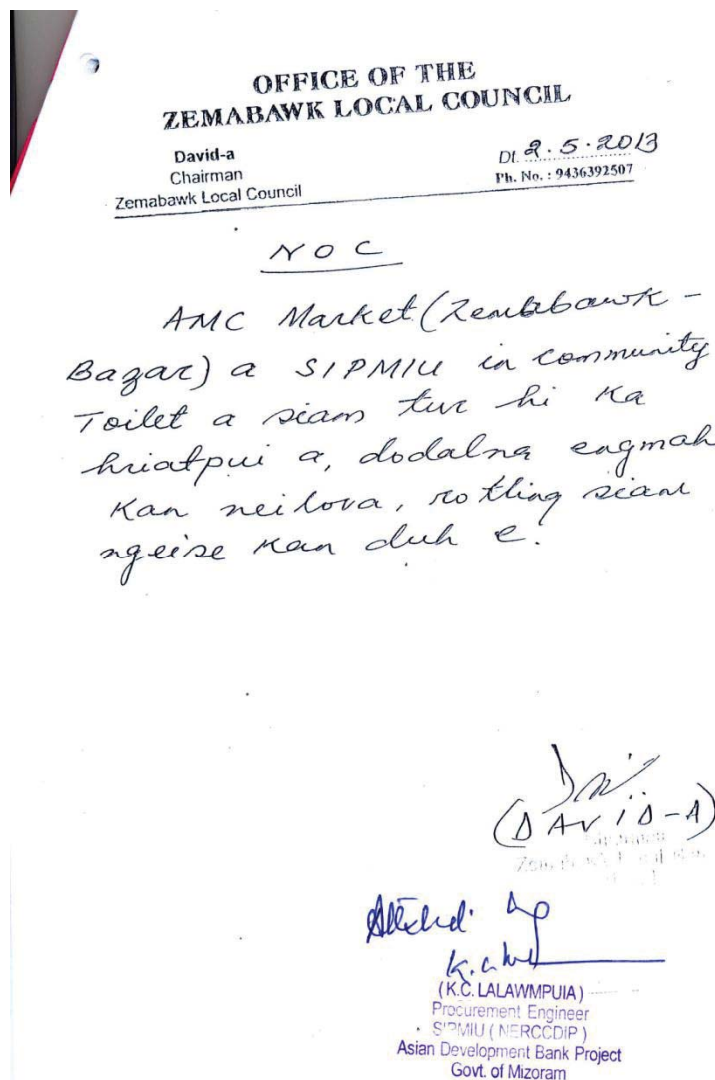
Dated Aizawl, the 25th Jan 2014**TO WHOM IT MAY CONCERN**

This is to Certify that Aizawl City Bus Owners' Association (ACBOA) does not have any objection for Construction of Community Toilet for Public use inside our Land Area (Vide MISC No. 18 of 1993).

Hence, this No Objection Certificate (NOC) has been issue.

Your's Faithfully
(JEFFREY L. FANAI)**General Secretary
Aizawl City Bus Owners' Association**

Annexure B-8 Zemabawk (Bazar area)



Translation: SIPMIU proposal for construction of Community Toilet at Zemabawk Bazaar area in the available space is known by Local Council Zemabawk and there is no issue or any objection regarding its construction in the available land.

Annexure B-9 College Veng

OFFICE OF THE LOCAL COUNCIL
COLLEGE VENG, AIZAWL

Lalchhuanmawia
Chairman

Dt.

To whom it may concern :

NERCCDIP Imnawih SIPMIU - in
P.U. College Road leh College Veng Field
atanga Imnawih kamp theih tur Community
Toilet siam an dawh hi keim Local
Council eimaw kam enin ngun takin
kam ngawhthaha khawthlang tana
tangken tak leh panimawh tak ni
dawmin kam hma s, Field sirah hma
P.U. College Road level thlang dawa siam
kam remthi e.



Chairman
Local Council
College Veng, Aizawl

Translation: Under NERCCDIP as proposed by SIPMIU to construct toilet at the available land at PU College Road and College Veng Field for public use Community Toilet. In this regard we Local Council, College Veng has no objection with the construction in the proposed available land.

Annexure B-10 Bara Bazar (new Market area) Building Trade & Commerce Department Land

No. D. 11011/14/2012 - II DTC/61
GOVERNMENT OF MIZORAM
DIRECTORATE OF TRADE & COMMERCE

Dated Aizawl, the 9th June, 2014

To

✓
 The Project Director
 State Investment Programme Management
 and Implementation Unit (SIPMIU)
 Laipuitlang, Aizawl

Subject : **No Objection Certificate for Construction of Community Toilet Block at New Market**

Reference : Letter No. D. 11011/5/2014 - PD/SIPMIU (NERCCDIP)/Tranche - II/47
 dt. 1.5.2014

Sir,

In inviting a reference to your letter No. and subject cited above, I have the honour to convey herewith that the Government have No Objection for construction of Community Toilet at the top-roof of Block - II, New Market.

Yours faithfully,


(C. LALZIRLIANA)
 Director,

✓ Trade & Commerce

Dated Aizawl, the ____ June, 2014.

Memo No. D. 11011/14/2012 - II DTC/61

Copy to :-

1. Dy. Secretary, Trade & Commerce with reference to his letter No. D. 11011/15/2008 - TC/74 dt. 29.5.2014 for favour of kind information.


(C. LALZIRLIANA)
 Director,
 Trade & Commerce

Annexure C: NOC from Landowner Mr. Chawngthanga and Local Council Chairman, Bethlehem Vengthlang for STP site.

TO WHOM IT MAY CONCERN

I hereby certify that the land belonging to me at Bethlehem Vengthlang, required for sewerage treatment plant and transfer station has been negotiated with officials of SIPMIU. I am happy to give the land at the negotiated rate. I agree to part with the land with gratitude for public purposes.


(CHAWNGTHANGA)

Bethlehem Vengthlang
Land Owner

TO WHOM IT MAY CONCERN

In the process of negotiation by SIPMIU with the landowner Mr Chawngthanga of Bethlehem Vengthlang, we are consulted. Location of the sewage treatment plant in our local council area is in the interest of public service. We have no objection.


(K. LALBIALCHANGA)

Chairman

Local Council

Bethlehem Vengthlang
Chairman
Bethlehem Vengthlang Local Council
Aizawl

Annexure C-1 NOC from Local Council Chairman, Chite Veng and YMA President Bethlehem Vengthlang for STP site.

TO WHOM IT MAY CONCERN

In the process of negotiation by SIPMIU with the landowner, Mr Chawngthanga of Bethlehem Vengthlang, we are consulted. Location of the sewage treatment plant in our local council area is in the interest of public service. We have no objection.

to *ALL 24/2/2011*
(A. LALRAMAWIA)

Chairman

Local Council
Chite Local Council
Aizawl
Chite Veng, Aizawl

TO WHOM IT MAY CONCERN

I hereby certify that the procedures adopted by SIPMIU in negotiating with the landowner, Mr Chawngthanga at Bethlehem Vengthlang are very fair. The landowner, according to my knowledge, is also happy on the negotiated cost.

ms. 24/2
(C. LALITHAKUMAR)

Secretary
Young Mizo Association
Bethlehem Vengthlang Branch

Annexure C-2. Land pass copy of STP site and approach road covering STP site and Approach road land (before settlement).

checked
8/15

CERTIFICATE OF LAND SETTLEMENT

(Section 11 of the Mizo District (Land and Revenue) Act, 1956).

No 122 of 1961.

This Certificate, settling the land prescribed hereunder as recorded in the General Register, is granted under section 11 of the Mizo District (Land and Revenue) Act, 1956, to:

Name: *[Redacted]*

Father's name: *R. L. [Redacted]*

Address: *Bethlehem Key, Mizoram.*

R. L. [Redacted]
Asst. Settlement Officer,
Land Revenue & Settlement
Mizoram - Aizawl.

Serial No.	Grade No.	Area in bigha	Rate per bigha	Revenue payable per annum.
122/12	2-D III-D	74.835 Aft. 66.60 bigha 8330 sq ft <i>taken</i>	<i>10.25 Rs per bigha</i> <i>10.25 Rs per bigha</i>	<i>Rs 2208/-</i> <i>Rs 2208/-</i>

Description of boundary with location: *See type boundary*

See type boundary

For RSM
Land Revenue
Aizawl District

Transfer to *Changthang*
vide *18/1/1962* *18/1/1962*

Asst. Settlement Officer
Land Revenue and Settlement
Mizoram - Aizawl

The holder of this certificate has entered into an engagement with the District Council to pay land revenue as shown above and thereby acquired the status of settlement holder under section 7 of the Mizo District (Land and Revenue) Act, 1956, as amended. He is vested with the legal ownership of the land including all rights and interests arising out of such settlement subject to the Act, Rules, terms and conditions made and amended by the District Council from time to time.

Asst. Settlement Officer
Land Revenue & Settlement
Mizoram - Aizawl

Revenue Officer
Mizoram - Aizawl

Annexure C-2.1

BOUNDARY DESCRIPTION UNDER LAND SETTLEMENT.

Changthang
 CERTIFICATE NO. 125 OF 1972.
 SABBAWIA (LATE) C/O. PU CHAWNGTHANGA.
 Name: Bethlehem veng, Aizawl.
 Address: Bethlehem veng, Aizawl.
 Pass No. & Area: Leilet Pass No. 36 of 1953 a insak compound.
 Location: Bethlehem veng Mawng, Chitelui kam, Forest Plantation bulah.

DESCRIPTION OF BOUNDARY (Ramri Sawiflahna)

Starting Point: Boundary Pillar 1-na starting point chu ama hmun chhim
 thlang kil, tuna an gate dinglai bulah phun a ni.

Frontage: Southern side: (a) Boundary Pillar 1-na atangin ramri chu
 khawthlang hawin a chhuk thla a, 124'-0" na ah Boundary
 Pillar 2-na phun a ni. He tah hian sunlu kung a ding
 a bul a kawng chu 5'-0" a ni.

Southern side: (b) B. Pillar 2-na atangin ramri chu chhim
 chhak hawi deuhvin a chhuk thla a, 110'-0" na ah B. Pillar
 3-na phun a ni. He tah hian zawngtah kung a ding a, tin, a
 bul kawng atanga 5'-0" a ni.

Southern side: (b) B. Pillar 3-na atangin ramri chu khawchha
 hawin a chhuk thla zel a, 160'-0" na, kawng atanga 5'-0"
 ah B. Pillar 4-na phun a ni. He pillar hi a thlanga thing
 wawkpui kung atanga khawthlang hawia teh a, 20'-0" a ni.

Eastern side: (a) Boundary Pillar 4-na atanga ramri chu Hmar lam hawin
 a chhuk thla a, 225'-0" na kawng chhak a - Thlangvawng kung
 bulah B. Pillar 5-na phun a ni.

-do- (b) B. Pillar 5-na atangin ramri chu kawng
 chhak zelah Hmar lam hawin a kal a, 140'-0" na
 ram laiha B. Pillar 6-na phun a ni. Hei hi kawng atanga
 5'-0" a ni.

-do- (c) B. Pillar 6-na atangin ramri chu kawng hnil zelah hmar
 lam hawin a kal a, 400'-0" na, mirawng lui kam chiah ah
 Boundary Pillar 7-na phun a ni.

Northern side: B. Pillar 7-na atangin ramri chu Mirawng lui kam zelah chi
 thlang hawi hretia a kal chhova, 350'-0" na, kawr kamah
 B. Pillar 8-na phun a ni.

Western side: (a) B. Pillar 8-na atangin ramri chu chhim hawin a kal
 chhova, 400'-0" na ah B. Pillar 9-na phun a ni. He Pillar
 hi a thlanga thinglian atanga 60'-0" ani.

-do- (b) B. Pillar 9-na atangin ramri chu chhim hawin a kal chhova
 140'-0" na in B. Pillar 1-na (starting point) chu a man chho
 leh chiah a ni.

Dimensions:	(Southern side)	(a)	124'-0"
-do-	-do-	(b)	110'-0"
-do-	-do-	(c)	160'-0"
-do-	Eastern side	(a)	225'-0"
-do-	-do-	(b)	140'-0"
-do-	-do-	(c)	400'-0"
-do-	Northern side	-	350'-0"
-do-	Western side	(a)	400'-0"
-do-	-do-	(b)	140'-0"

A area chu 94835 sft = 6.60 Bighas a ni a. Ielma lakna atan
 chuan Bigha Sarin (7 Bighas) anga ngaih ang ani.

Transferred to *[Signature]*
 1972-12-29

[Signature]
 Asst. Settlement Officer

[Signature]
 Revenue Officer


NO OBJECTION CERTIFICATE
(REMTIHPUINA LEHKHA)

Vawiin dt 5. 5. 1974 of nia, Pi/Pu
Chang Chang s/o Sapheauria
 Intmun/Huan/WRC/Pass No Be Me Kien Leng Wang (36 of 1953)
 renga mi LSC/Partition/Re-demarcation tur Surveyor in a teh kian
 ka ram nen ramri tuah bugina a awm lova, an teh anga an process
 sui ka rem ti e.

THEN AWMTE

Name in Capital		Signature	
1. (<u>FOREST DEPT</u>)	(<u>Principal, C.F. Lehmann</u>)		
2. (_____)	(<u>Forest Training School,</u>)		
3. (_____)	(<u>Alameda, Calif.</u>)		
4. (_____)	(_____)		

A chunga ram Pqss, LSC then tura an teh khian
Wantlang/Khawtlang tan hnawkna a nei lo tih ka hriatpui e.


 5.8.2004
(N. G. U. N. L. I. A. N. S. A. N. G. A.)
 Name & Signature of
 Demarcating Surveyor
 Surveyor, II
 Land Revenue & Settlement
 Aizawl, Mizoram.

(H. LALKHUMA
 Name & Signature of VCP
 6/11/2018
 6/11/2018
 6/11/2018

GOVERNMENT OF MIZORAM
REVENUE DEPARTMENT.

NOTIFICATION

Dated Aizawl, the 20th Jan. 2011.

Annexure C-3:

Gov
ernment
Notification
for STP site.

No.K.12011/14/10-REV : Whereas it appears to the appropriate Government (Hereinafter referred to as the Government of Mizoram) that the land specified in the schedule there-to (hereinafter referred to as the "said land") is likely to be needed for public purpose viz., Acquisition of land for construction of Sewerage Treatment Plant at Bethlehem Vengthlang.

1. Now, therefore, the Government hereby notifies under sub-section (i) of section 4 of the Land Acquisition Act, 1894 (Central Act of 1894) hereinafter referred to as the said Act that the said land is likely to be needed for the purpose specified above.

2. Any person interested in any land being notified may submit his/her objection to the acquisition in writing to the Deputy Commissioner/Collector, Aizawl District within a period of 30 days from the date of publication of this Notification in the Mizoram Gazette, who will dispose of the objection and claims as per provision of section 5-A of the Land Acquisition Act, 1894.

3. All persons interested in the said land are hereby warned not to obstruct or interfere with any Surveyor or other persons employed upon the said land for the purpose of the said acquisition. Any contract for the disposal of the said land by sale, lease, mortgage, assignment exchange of the status of Pass or otherwise or any outlay commenced or improvement made therein without the sanction of the Collector will, under clause (seventh) of section 24 of the said Act, be disregarded while assessing compensation for such parts of the said land as may be finally acquired.

SCHEDULE

DISTRICT: AIZAWL


Description of land	Approximate Area.	Status of Pass
A plot of land belonging to Pu Chawngthanga S/o Saphawia (L.) Bethlehem Vengthlang	7 bighas	Leilet Pass No.36 of 1953

Director (Rev)
50 (P)
24/1/11
24/1/11
24/1/11

Sd/-
R.L.RINAWMA
Commissioner/Secretary to the Govt. of Mizoram
Revenue Department.

...2/-

Annexure C-4 NOC and willingness to sell land by landowner Mr. Chawngthanga for STP approach road.

To, 

The Project Director,
SIPMIU (NERCCDIP)
UD & PA Department
Government of Mizoram.

Subject: **STP Approach Road tur Ram chungchang.**

Kapu,

Sewerage Treatment Plant (STP) Approach tur ram chungchang SIPMIU
aiawha lokalte nena kan sawihona atanga chhungkua inrawn khawmin, kan thutlukna
hetiang hian ka rawn thlen e.

Tuna ram lak in duh (3624.09 sq. meters vel) hi inhmun (house site) ah
then dawn ta ila, house site lian tawh pangai 10 chuang lai kawngpui sirah intlarin a awm
thei a. A chuan hnuaiah house site dang 5 lai, avaiin house site 15 lai awm theihna a ni a.
Hetiang zawnga ngaihtuah pawhin a man hi a tam ve hle a ni. Tin, hemi piah lamah ram
lak avang hian a bak ram la awm laklawh engtikawng maha hman tangkai theihloh
laklawh engemawzat a siam ngei dawn tih a lang reng mai. Hengte ngaihtuah hian keini
chhungkaw tan chuan man tlawmte a tihral mai chu a harsa hle a ni. Ka huan ram hi tihral
duhna rilru hi ka lo nei ngai lova. Amaherawhchu sawrkar lamin in mamawhna avangin
hetiang hian ka phal ve ta mai a ni.

Heng zawng zawng ngaihtuah chung hian, Ram leh khawtlang tana
tangkai leh hmasawna tur anih avangin rilru inphal takin Rs. 80,00,000.00 (Cheng Nuai
Sawmriat) in hralh ka phal tih ka han hriattir e.

L.S.C. Xerox copy ka rawn thil tel nghal e.

I Rintlak,

Dated Aizawl the 1st April, 2014.


(CHAWNGTHANGA)
Bethlehem Vengthlang, Aizawl.

Translation (Letter body): In regards your representatives from SIPMIU who had approach to me for purchase of land for STP Approach. As per requirement 3624.09 sqm (approx) land is required. After calculation with my family members that the required land in future can accommodate total of 15 house site, considering the future and the current status and that it is required by the works for constructing approach road we have come into conclusion that the selling price will not less than Rs.80,00,000/- (Rupees Eighty Lakhs only) for your information. Copy of land pass documents is enclosed.

Annexure C-4.1 SIPMIU Proposal for Acquisition of land for STP approach road to Principal Secretary, UD& PA

SIPMIU: AIZAWL

GOVERNMENT OF MIZORAM
OFFICE OF THE PROJECT DIRECTOR
STATE INVESTMENT PROGRAM MANAGEMENT AND IMPLEMENTATION UNIT (SIPMIU)

U-5/A, Vega Studio, Laipuitlang, Aizawl-796 012: Mizoram

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Fax: (0389) 2340532

No. W. 11036/2/2008-PD/SIPMIU (NERCCDIP)/29

Dated Aizawl, the 15th April, 2014.

To,

The Principal Secretary,
Urban Development & Poverty Alleviation Development,
Government of Mizoram.
Aizawl, Mizoram.

Subject:- **Proposal for acquisition of land for STP approach road at Bethlehem vengthlang.**

Reference:- 1. No. K-14011/16/2013-NERUDP-(PMMC) Dt. 24th March, 2014.

Sir,

With reference to the Letter No. cited above, I have the honour to state that Approach Road & Land Development for STP, a tranche-2 sub project of Sewerage & Sanitation for Aizawl City under ADB assisted NERCCDIP is underway.

In this connection, the present alignment of approach road lies parallel and close to the existing Chite river, the ADB mission on its visit to Aizawl project raised concerns regarding the safety of construction, a major part of which would be Earthfill embankment, and the disturbance that would be caused to the course of a natural stream. With this reason, a new road alignment is sought again for approaching the STP site. A new location is identified starting from the existing Bethlehem Vengthlang road near the bridge and passing through the hill-slope adjacent to the STP site. This new alignment roughly parallel to the river will lie at a distance of about 50meters at the farthest and about 20 meters at the nearest points from the river. The new alignment was jointly inspected by Mr. Nansey Jaydev, Environment Expert (PMMC), MoUD, GOI, accompanied by SIPMIU officials and DSMC on 26th – 27th February, 2014. This new alignment runs along the foothill of Mr. Chawngthanga land without disturbing the natural river flow line (as per ADB safeguard requirements). The total area of land belonging to Mr. Chawngthanga, required for Approach Road to STP is calculated as 3624.09 square meter (approximately).

I therefore kindly requested you to look into the matter and take necessary action for acquisition of the said Land.

Enclosed : 1. Letter from Mr. Chawngthanga.
2. Letter from U/s to GOI, MoUD.

Yours faithfully,


(VALBUANGA)
Project Director.
SIPMIU (NERCCDIP)

o/c