

Draft Resettlement Plan

Project Number: 53326-001
September 2020

India: Bengaluru Metro Rail Project Phase 2B K.R. Puram to Airport

Prepared by the Bangalore Metro Rail Corporation Limited for the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 8 September 2020)

Currency Unit – Indian Rupee (INR)
USD1.00 = INR 73.4270

ABBREVIATIONS

ADB	Asian Development Bank
BDA	Bengaluru Development Authority
BBMP	Bruhat Bengaluru Mahanagara Palike
BMTC	Bangalore Metropolitan Transport Corporation
BMRL	Bangalore Metro Rail Corporation Limited
BPL	Below Poverty Line
CRP	Compensation and Resettlement Package
GoK	Government of Karnataka
KIADA	Karnataka Industrial Area Development Act
KIADB	Karnataka Industrial Area Development Board
KIAL	Kempegowda International Airport Limited
NHAI	National Highways Authority of India
ORR	Outer Ring Road
RMV	Recommended Market Value

NOTE

- (i) The fiscal year (FY) of the Government of India ends on 31 March. FY before a calendar year denotes the year in which the fiscal year ends, e.g., FY2020 ends on 31 March 2020.
- (ii) In this report, "\$" refers to US dollars

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I. EXECUTIVE SUMMARY

- I. Bengaluru is identified as a global information technology based city and is connected with all the corners of the world in respect of the information technology business. The Kempegowda International Airport is established at Devanahalli on the northern part of Bengaluru. Information technology industries are concentrated on the Eastern part of Bengaluru i.e. at Electronic City, Whitefield and part of Outer Ring Road (ORR) between Central Silk Board and Hebbal. Also there are well planned townships, industries and other business centres distributed all along ORR between K R Puram to Hebbal and along National Highway NH-44 between Hebbal to International Airport. Hence, the route from K R Puram to International Airport along ORR and NH-44 is planned to be connected by Metro line.
- II. This document is prepared for Metro Section 2B KR Puram to Kempegowda International Airport (KIA) terminal. It includes 17 stations, viaducts, bus bays and utility works. The report identifies the project impacts, and provides the mitigation measures taken to address the impacts. The Bangalore Metro Rail Corporation Limited (BMRCL) has its own policy framework: Compensation and Resettlement Package 2019, which has been developed by BMRCL for all its projects. All assistance and compensation will be paid according the principles and guidelines of the policy. Land acquisition is been carried out according to the Karnataka Industrial Development Area Act 1966.
- III. Based on the census survey, and the final Gazette Notification under Section 28 (4) of the Karnataka Industrial Areas Development Act 1966, there are 376/households that are being impacted by the project. Out of the 376 households, there are 187 owners 189 tenants and 4 non-title-holders. There are 55 households for which census was not carried out (due to COVID situation) as the notification was given recently, however all the land acquisition information has been provided in this report.
- IV. Three public consultations were held in this section, one at Jyotipuram, 16.12.2019, one at Kogilu Cross on 28.02.2020 and one on 13.06.2020 in Sannappahalli. 4 focus group discussions were also held. Key issues covered payment of compensation and assistance, and impacts due to multiple displacements. Consultations were conducted on an individual basis during the process of identification of lands to be acquired and will continue during the process of agreeing on the consent price. Several meetings will be held for this process. Copies of the resettlement plan in Kannada will be made available, after approval at: (i) office of the BMRCL, and (ii) the Deputy Commissioners Office.
- V. BMRCL has a grievance redress mechanism in place. At the first level the grievances are received and addressed by the land office, headed by the General Manager, land acquisition. The General Manager of the land office, has the overall responsibility for timely grievance redress on social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party.
- VI. The BMRCL entitlement policy addresses the impacts of metro construction and operation work on affected person, households and communities. The most direct and immediate impacts are those associated with works construction for this sub project. Mitigation is provided through compensation and assistance to affected persons which results in loss of land, properties, commercial and residential structures, and loss of rental incomes.

- VII. The total land acquisition for the section is 319244.58 sqm, of this 101217.38 sqm is private land, 27089.71 is land owned by public sector undertakings, 4774.28 sqm and 89899.62 sqmtr is Government of Karnataka lands, 3688.19 is land owned by Government of India and 92575.00 sqm is owned by the National Highway Authority of India,. Final Notification under Section 28(4) of the Karnataka Industrial Areas Development Act 1966 has already been published for most of the section..
- VIII. The land and resettlement cost for this section is estimated at INR 20000 million (2000 Crores).
- IX. A Project Implementation Unit has been established for the project headed by the Director, Projects and Planning. This set up takes care of all the technical and financial aspects of the project. All land acquisition and resettlement activities are carried out at the Land Office, headed by the General Manager, land acquisition, who reports directly to the Managing Director, BMRCL.
- X. The program will be implemented over 60 months starting from November 2020.

I. INTRODUCTION

A. Project Background

1. Bengaluru, with a population of over 12 million is a key engine for driving global growth. The city is one of the fastest growing major metropolis in the country with an economic growth of 10.3 per cent and possesses world class infrastructure in housing, education & research. Bengaluru is the most urbanized district with 90.94 per cent of its population residing in urban areas and contributes 35.90 per cent to Gross State Domestic Product (GSDP). The district tops in contribution to secondary and tertiary sectors due to high concentration of major industries and infrastructure facilities.

2. Bengaluru is identified as Global IT based city, it is uniquely connected with all the corners of the world in respect of the information technology business. Kempegowda International Airport is established at Devanahalli on the northern part of Bengaluru. Information technology industries are concentrated on the eastern part of Bengaluru i.e. at Electronic City, Whitefield and part of Outer Ring Road (ORR) between Central Silk Board and Hebbal. Also well planned townships, industries and other business centres distributed all along ORR between K R Puram to Hebbal and along National Highway NH-44 between Hebbal to International Airport. Hence, the route from K R Puram to International Airport along ORR and NH-44 is planned to be connected by Metro line.

3. The proposed metro corridor Phase 2B which measures about 38Kms (36.44 Kms from Jyothipuram to Airport Terminal) serves as an alternate transport system. The biggest challenge, people in northern Bengaluru and along the ORR are facing is the long time spent in commuting thereby bringing down their efficiency and also affecting the overall economic efficiency in this corridor. Though the Phase-1, Phase-2 and Phase 2A of the Metro network has been planned wherein Phase-1 is operational, Phase-2 is under construction and Phase 2A is being implemented, it is very much necessary to look into providing the connectivity between International Airport Terminal and K R Puram for a length of about 38Kms (36.44 Kms from Jyothipuram to Airport Terminal) to facilitate hassle free and comfortable movement.

Outcome of the Project

4. The project on implementation, will provide major socio-economic benefits to the society particularly in the influence zone of the corridor, such as:

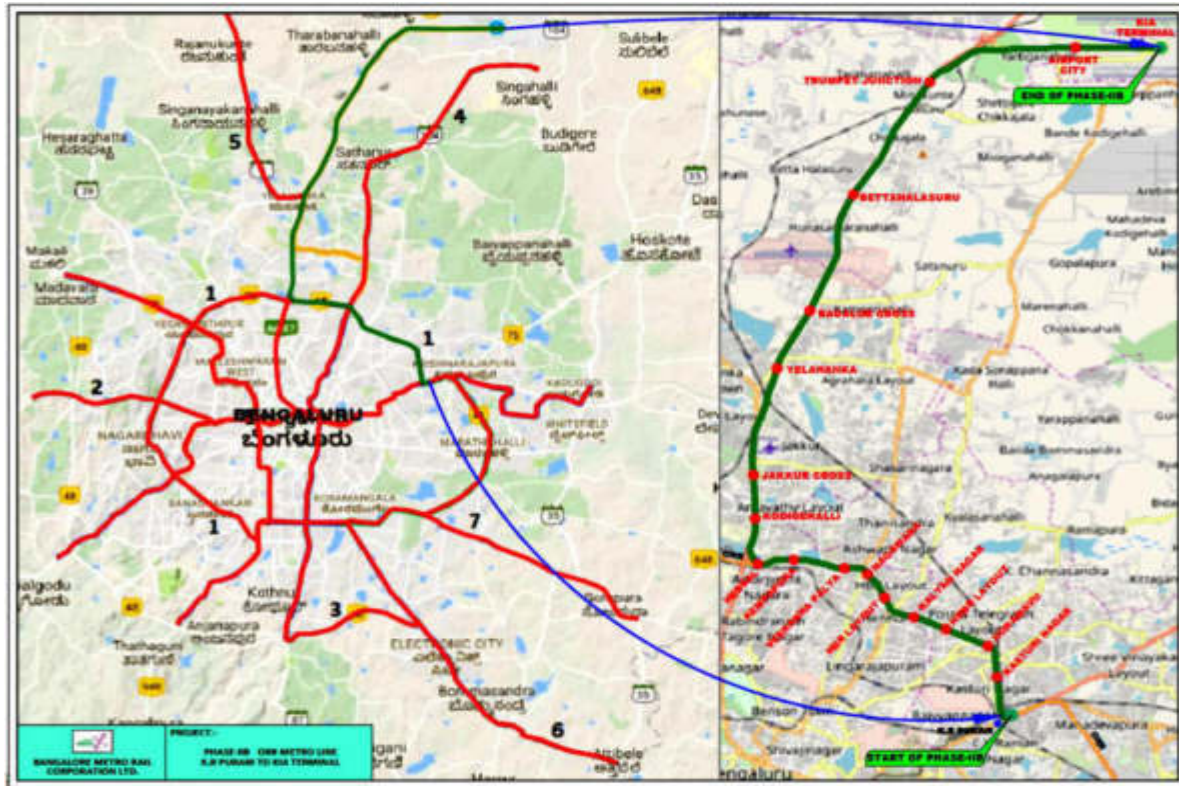
- a. Provide safe, reliable, affordable and environment friendly public mass transit systems for Bengaluru city, which will improve mobility and benefit commuters daily and support endeavor for planned urban development in Bengaluru.
- b. Result in larger share of public transport in meeting mobility needs of the city.
- c. Lead to enhanced economic productivity of the city and thereby assistance for more job creation.

B. Project Description

5. The proposed K R Puram to Airport Terminal line of Phase 2B having a route length of 38 Kms (36.44 Kms from Jyothipuram to Airport Terminal) will be an elevated standard gauge corridor with double line section, except at Yelahanka Air Force Fly zone and inside the Airport area. At Yelahanka Air Force Fly zone the alignment is at grade with covered shell as there is restriction for height from Air Force Authorities. Inside Airport area, the alignment switches over from elevated to at grade in KIA Boundary. Alignment starts after Jyothipuram station of Phase - 2 (R1- Extn) as an extended corridor of Phase-2A (Central Silk Board to Jyothipuram), then it turns right and follows Outer Ring Road (ORR) on the left side of existing flyover and joins ORR median at Kasturinagar. Further alignment will generally follow median of the Outer Ring Road upto Kempapura station. After Kempapura station alignment takes right turn to enter into Hebbal bus depot area where Hebbal station is located and reaches NH-44 before Kodigehalli station and further continues till Trumpet on the 5 m wide strip of land reserved for high speed rail corridor between main road and service road on NH-44. Before Trumpet junction station alignment takes a right turn and moves parallel to Railway line for short length after crossing the railway line and takes a right turn to reach Airport road median and continues along the road median upto KIAL boundary. After KIAL Boundary the alignment takes left turn and continues off road upto Airport Terminal Station. 17 stations are planned in Phase 2B including the terminal Stations. The location map of 2B is presented in **Figure 1**.

6. There project will impact 376 properties/households. Out of the 376 households, there are 187 owners; 189 tenants and 4 non-titleholders in this section. The list of affected persons are given in **Annexure 1** and **Annexure 2**.

Figure 1: Location Map of 2 B section



C. Project Components

7. The project components of 2B section, for which land is required include the following: (i) stations; (ii) viaducts and (iii) utilities and bus bays.

I. Stations

8. There are 17 stations proposed in 2B. All the stations will be elevated, except at KIA west and airport terminal. The details of location and inter-station distances are given in the **Table 1.1**.

Table 1- 1: List of Stations

Sl. No	Name of Stations	Chainage (in m)	Inter-Station Distance (in m)	Remarks
1.	Kasturi Nagar	1,555.220	2.849	Elevated
2.	Horamavu	2,751.700	1.196	Elevated
3.	HRBR Layout	4,201.230	1.449	Elevated
4.	Kalyan Nagar	5,303.820	1.102	Elevated
5.	HBR Layout	6,560.920	1.25	Elevated
6.	Nagawara	7,508.790	0.947	Elevated
7.	Veeranna Palya	8,314.000	0.805	Elevated

8.	Kempapura	9,964.250	1.650	Elevated
9.	Hebbal	11,223.430	1.259	Elevated
10.	Kodigehalli	12,699.060	1.475	Elevated
11.	Jakkur Cross	14,120.040	1.420	Elevated
12.	Yelahanka	17,842.930	3.722	Elevated
13.	Bagalur Cross	20,022.280	2.179	Elevated
14.	Bettahalasuru	23,819.287	3.797	Elevated
15.	Trumpet Junction	28,736.530	8.714	Elevated
16.	Airport City	33,795.170	4.96	At grade
17.	KIA Terminal	36,267.250	2.56	At grade

**

KIA West and Airport Terminal is under discussion KIAL and BMRCL. KR Puram is already under construction. Another station is proposed between PRR and Trumpet Junction.

9. The location of the Stations is planned with the following considerations:

- The Stations are planned close to the commercial and residential establishments to facilitate the commuters and increase the ridership;
- The Stations are planned close to important cross roads for ease of commuters from these roads to reach the stations. This will also make operation of feeder services more convenient;
- To reduce the cost of land acquisition and to make it less cumbersome, the stations are generally planned in vacant Lands and preferably in Government Lands wherever possible.

10. As per the configuration of alignment, all the stations would be elevated except 2 stations i.e. KIA West, Airport Terminal Stations which are inside Airport boundary. The location of the stations are as follows:

- On the middle of the road – Horamavu, HRBR Layout, Kalyan Nagar, HBR Layout, Nagawara, & Kempapura.
- Partially on the service road/Off road – Kasturi Nagar, Veeranna Palya, Hebbal, Kodigehalli, Jakkur Cross, Yelahanka, Bagalur/PRR Cross and Trumpet Junction.
- Within the KIAL boundary at grade–KIA West and Airport Terminal station

II. Bus Bays : Multimodal Transport Integration

11. Bus bays are being proposed adjacent to service Road for BMTC buses at all metro stations to ensure the multimodal integration. Since this is in addition to the existing service road of ORR, this area will effectively function as Multimodal traffic integration point without causing hinderance to the usual traffic on the road.

III. Traction Sub stations(TSS)

12. With 17 passenger stations in the line, the additional TSS required are to be accommodated at especially constructed concourse below the viaduct / wayside based on the land availability and Viaduct proposed and will be finalised during detailed engineering stage. Total 26 TSSs (25 mainline + 1 depot) are estimated and the precise requirement of TSSs to be determined by simulations during detailed engineering stage

D. Objective of the Report

13. This resettlement plan is prepared for section 2B KR Puram to Airport. This report identifies the project impacts, the processes of compensation and resettlement in place and the mitigating measures that have been taken by BMRCL to address the land acquisition and resettlement impacts of the project. The compensation and resettlement process adopted by the BMRCL has been carried out within the policy framework of the Bangalore Metro Rail Corporation, Compensation and Resettlement Policy 2019, which is developed by BMRCL for all its projects.

14. This project is classified as category A, based on Asian Development Banks Safeguard Policy Statement 2009 (ADB's SPS) Involuntary Resettlement categorization criteria. There are no indigenous population in this section. This resettlement plan is prepared to ensure compliance with ADB's SPS requirements for involuntary resettlement which includes:

- (i) Screening to identify involuntary resettlement impacts and risks. Minimizing and avoiding resettlement impacts of each subproject by exploring all viable alternative designs.
- (ii) Carrying out consultations with displaced persons, host communities and NGOs, informing all displaced persons of their entitlements and resettlement options, ensuring their participation in planning, implementation, and monitoring and evaluation of resettlement programs.
- (iii) Where the resettlement impacts are unavoidable, the displaced persons should be assisted in improving or at least regaining their standard of living.
- (iv) Vulnerable groups, including households headed by women, the elderly, the disabled, and indigenous groups, those without legal title to land and property, and those living Below Poverty Line will be given special assistance to improve their socioeconomic status.
- (v) The absence of formal title to land is not a bar to policy entitlements.
- (vi) Compensation for all lost assets acquired or affected is based on the principle of replacement cost.
- (vii) Restoration of livelihoods and residences of the displaced persons will be facilitated with adequate resources according to the RP and before the start of civil works construction.
- (viii) Where physical displacement takes place, displaced persons are to be assisted in integrating economically and socially into host communities in such a way that any adverse impacts on the host communities are minimized and social harmony is promoted;
- (ix) All payments, including compensation for the loss of land, assets, structures, trees, income, and common properties will be made prior to physical or economic displacement and the commencement of civil works construction.
- (x) Disclose the draft resettlement plan, including documentation of the consultation process in a timely manner to displaced persons and other stakeholders. Disclose the final resettlement plan and other documents such as the monitoring reports to displaced persons and other stakeholders.

E. Methodology

15. This report has been prepared based on the information collected through census and socio-economic survey, consultation meetings held with affected households and the community and all the documentation available with the land office of BMRCL pertaining to land acquisition and resettlement, including Gazette notifications issued. The objective of the census and socio-

economic survey is to, establish a detailed inventory of the affected household losses that would occur by type and quantity and develop socio-economic profiles of the affected households. The census also identified any common property resources that will be impacted. The census and socio-economic schedules are given in **Annexure 3**.

16. Detailed meetings were held with BMRCL to understand the land acquisition and compensation processes adopted by them.

17. A comparison of the National laws and Project policy requirements were looked into vis-a-vis the ADBs Safeguard Policy Statement requirements.

F. Minimizing Project Impacts

18. Project impacts have been minimized by using good design practices. These include:

- i. The proposed stations are either on the middle of the road or partially on the service roads or off road; the stations are proposed above the road with entries planned from both sides of the road beyond the existing service road. The proposed stations will have two side platforms and the access to the platforms is through staircases, escalators and elevators housed in the paid area of concourse.
- ii. As far as possible station location/ entry/ exit points have been located on government lands or lands that are private but vacant , thus minimizing resettlement and physical displacement
- iii. The viaducts are planned on the median or the service road, and requires minimum land acquisition.
- iv. BMRCL is taking cognizance of individual cases, with requests to adjust the designs for example pier locations to save properties and minimize land acquisition. The details of requests received and the action taken are given in **Annexure 6**.

19. After approval of this document by BMRCL and ADB, it will be disclosed on the website of the respective organisations.

G. Cut-off date

20. The cut-off of date for this section is 3rd December 2019, for non-title holders. No non-titleholders have been identified for this section. For the titleholders the date of notification under section 28(1) of the Karnataka Industrial Areas Development Act 1966 (KIADA) dated CI 34, SPQ (E) 2019, published on 25.6.2019; CI 146, SPQ (E) 2019, published on 29.11.2019; CI 15, SPQ (E) 2020 published on 3.2.2020; CI 65, SPQ (E) 2019, published on 20.8.2019; CI 92, SPQ (E) 2019, published on 30.08.2019 and CI 104 SPQ (E) 2020 published on 09.06.2020 is the cut-off date.

21. There are 55 households for which census was not carried out (due to COVID situation) as the notification was given recently, however all the land acquisition information has been provided in this report. This report will be updated after the finalization of designs.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

22. The scope of land acquisition and resettlement is identified based on the BMRCL identified list of affected persons based on Section 28(4) for titleholders and the census survey carried out for all the affected persons. Land acquisition for the section is required mainly for the construction of stations, electrical sub stations and viaduct. The project impacts are summarized in **Table 2.1**.

Table 2- 1: Summary of Impacts

Sl. No.	Impacts/Types of losses	Unit	Total
A	Total Land Required	sqm	319244.55¹
	1. Private Land		101217.38
	2. Depot		89899.62
	3. Public sector undertaking land		27089.71
	4. GoK lands		4774.68
	5. Gol		3688.19
	6. NHAI		92575.00
B	Total Affected Households (land and structure)	Nos.	376
	Owners /properties		187
	Tenants		189
	Non-titleholder		4
C	Total Affected Population (based on survey of 193 households)	Nos.	579
D	Total No. of Affected Tenants (households)	No.	189
	Commercial		124
	Residential		65
F	No of households economically affected (124 commercial tenants; 75 commercial owners and 16 residential owners)		215
	No of households physically displaced (189 tenants; 4 residential owners; 4 residential non titleholder; 3 commercial owners)		200
	No. of households economically and physically displaced (124 tenants, 3 commercial owners)		127
G	Vulnerable households		
	Below poverty line	Persons	48
	Women headed household	House hold	7
	Scheduled Caste	House hold	23
H	Common Property Resources	No.	0

Source: Census December 2019/ Section 28(1) and Section 28(4) notification information BMRCL

¹ The total land includes the land notified in the latest Notification u/s 28(i) dated 09.06.2020.

A. Land Acquisition

23. Land acquisition for the project is being done under the Karnataka Industrial Areas Development Act 1966. The compensation is based on the norms of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, ensuring that replacement cost of land and structures acquired are met. The project will ensure that physical and economic displacement takes place only after payment of compensation at replacement cost.

24. **Land belonging to private individuals:** There are 235 properties which have been identified based on 28(1) and 28 (4) notification covering 101217.38.

25. **Lands belonging to the Central Government Agencies** are treated as private property and compensation payment is done by the same process as for a private owners. GOI property is the South Western Railway property covering 3688. 19 sqm. There are lands which belong to NHAI covering 92575 sqm (amount of INR 301.99 crore for this has been paid already).

26. **Land belonging to State undertaking and Land belonging to the Government of Karnataka:** State organisations such as Bengaluru Metropolitan Transport Corporation (BMTCL), Bengaluru Water Supply and Sewerage Board (BWSSB), Bengaluru Development Authority (BDA), Bruhat Bengaluru Mahanagara Palike (BBMP), Lake Development Authority, Agricultural University and Agriculture Produce Marketing Committee, are paid compensation based on the Government of Karnataka (GoK) notified guidance value. There are 7 such properties covering 27089.71 sqm. . There are 2 such properties covering 4774.68 sqm. And 89899.62 sqmtr. The details of land to be acquired of the different undertakings is given in **Table 2.2**.

Table 2- 2: Land acquisition from different undertakings

SL NO	ID NO	Survey No	Land Acquisition in Sqm	Name of the Property Owners	PSU/PVT/GOVT
1	Byp-3RD-6A&6C	44,324,325,329,105/ 1.105/2,109,55/4,47/ 1,70,154/2,48.50,35, 327,10,89	7505.59	BDA	PSU
2	ARP-HRBR-1				
3	ARP-HRBR-2				
4	ARP-HRBR-3				
5	ARP-HRBR-4				
6	ARP-HRBR-5&5A				
7	ARP-HRBR-6&6A				
8	ARP-HRBR-ELE				
9	ARP-NGW-ELE				
10	ARP-HBR-4B				
11	ARP-HBR-1A				
12	ARP-HBR-1B				
13	ARP-HBR-4A&4C				
14	ARP-HBL-ELE				
15	Byp-3RD-3A&3A-AD	44,47	3743.07	LAKE DEVELOPMENT AUTHORITY	PSU
16	Byp-3RD-3C&3C-AD				
17	Byp-3RD-4&4B				
18	Byp-3RD-5&5A				
19	Byp-3RD-6&6A				

20	ARP-KPC-1	8/6,8/4,10/4,9/1,9/2, 10/5,10/7,10/8,10/3, 10/6,11/1,11/2	1994.61	BWSSB	PSU
21	ARP-KPC-2				
22	ARP-HBL-1D	87/2,85/7,88,89,82/1	8613.4	BMTC	PSU
23	ARP-HBL-1C	105/2	31.36	AGRICULTURE UNIVERSITY HEBBALA	PSU
24	ARP-JKR-1	6/1,2,3, & 7/1	2147.031	APMC	PSU
25	ARP-VRP-ELE	88	6	BBMP	PSU
26	ARP-HBL-2A	56	236.52	REVENUE DEPARTMENT	GOK
27	ARP-HBL-2				
28	ARP-HBL-1PART				
29	ARP-HBL-ELE				
30	ARP-PRR-8/3	11-/1	795.09	REVENUE	GOK
31	Byp-3RD-1	4,5/1B,5/3	3688.19	South Western Railways	GOI
32	Byp-3RD-2				
33	Byp-3RD-3D&3D-AD				
34	Byp-3RD-4A&4A-AD				
35	Byp-CNS-5				
36	Byp-CNS-6				
37	ARP-HBL-1A	107/5,107/4,106/2,1 06/1,106/4,106/8,10 5/1,87/1,85/1	5837.90	KIADB	PSU
38	ARP-HBL-1E	82/2,82/3,82/4	452.42	KIADB	PSU
39	Depot	78.79	89899.62	Revenue Department	GOK

BMRCL, June 2020

27. The total land required for the stations is 52865.25 sqm. Of this 36088.63 sm is private land and 16776.62 sqm is Government land. The land to be acquired for Airport City Station and KIA terminal is under discussion between the Bangalore International Airport Authority and BMRCL. Land for Station at Airport City and KIA terminal will be given by Airport Authority and will not need to be acquired by BMRCL. The land acquisition details are given below location wise for the stations in **Table 2.4**.

Table 2- 3: Land acquisition for Stations

Sl. No	Name of Stations	Govt	Pvt.	Total
1.	Channasandra	800	759.55	1559.55
2.	Horamavu	0.00	1424.76	1424.76
3.	HRBR Layout	2138.25	0.00	2138.25
4.	Kalyan Nagar	2138.25	0	2138.25
5.	HBR Layout	800.00	743.10	1543.10
6.	Nagawara	0.00	98.91	98.91
7.	Veeranna Palya	9.82	2896.78	2906.60
8.	Kempapura	1767.59	0.00	1767.59
9.	Hebbal	6975.68	8250.26	15225.94
10.	Kodigehalli	0	2238.89	2238.89
11.	Jakkur Cross	2147.03	900	3047.03

12.	Yelahanka	0	8407.85	8407.85
13.	PRR	0	3164.39	3164.39
14.	Bettahalasuru	0	3316.85	3316.85
15.	Trumpet Junction	0	3887.29	3887.29
16.	Airport City	0		
17.	KIA Terminal	0		
		16776.62	36088.63	52865.25

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28. Depot land requirement is 89899.62 sqm. The depot will be located at Shettigere near the airport.

29. Land required for viaducts is given in **Table 2.4**. Total land required for viaducts is 79349.97 sqm, of this Government land accounts 10471.87 sqm and the remaining 68878.10 sqm is private land.

30. **Restriction of land use or access:** All impacts resulting from restriction of access has been assessed. There is one case (BYP- 3 RD -10, Survey No.95 Lakshamma) where there was restriction of access, and at the request of the owner the entire land is being acquired at replacement cost. In the original acquisition the area to be acquired was 46.51 sqm. After requisition from the owner proposed notification is for 292 sqm. It is to be noted that High Tension lines are proposed taken underground in this section. This avoids any impact on the adjoining land and there will be no restriction on the use of such lands, which was not available when the HT line was running over head. In the event that due to passing of the viaduct or any electrical works, the land below this structure cannot be used as per registered classification (as per the Revised Master Plan- 2015, Bangalore Development Authority or Comprehensive Development Plans/ Master Plans as applicable.), No such case has been reported, yet, in this section as the viaduct runs on the median of the road or the service road. BMRCCL does not impose any height restrictions on buildings.

Table 2- 4: Land acquisition for Viaducts

Sl. No.	Prop. ID No.	Sy. No.	Extent	Name of the Owner	GOVT/PVT
1	BYP-3RD-3B-1	3/2	101.51	Hindustan Coco Cola Beverages pvt Ltd	pvt
2	BYP-3RD-3B-2	3/2	224.98	1)Indiramma venkatarreddy 2)Indiramma v.sudharshan 3)V.Manjunath 4)V.Tejaswini	pvt
3	BYP-3RD-3B-3	3/1	930.13	Sidda Reddy.M.	pvt
4	BYP-3RD-7A	44	393.75	Syed Asad Ahmed	pvt
5	BYP-3RD-7B	44	350.29	Kishore Gowda	pvt

Sl. No.	Prop. ID No.	Sy. No.	Extent	Name of the Owner	GOVT/PVT
6	BYP-3RD-8A	44	505.25	Dr.Murali Narayana Reddy	pvt
7	BYP-3RD-8B	44	371.09	Rakesh Kingar	pvt
8	BYP-3RD-8C	44	372.09	T.G.Ravindran	pvt
		43/1			pvt
9	BYP-3RD-8D	43/1	371.09	N.Lakshmi	pvt
10	BYP-3RD-8E	43/1	371.09	Anupama Ravikumar	pvt
11	BYP-3RD-8F	43/1	371.09	Banu developers /Mukunda	pvt
12	BYP-3RD-8G	43/1	371.09	Dr. Susheelamma M. W/o Late A.Sanjeeva Reddy	pvt
13	BYP-3RD-8H	105/5	371.09	S,Byrappa	pvt
14	BYP-3RD-8 I	105/4, 105/5	371.09	V.Munirathnam	pvt
15	BYP-3RD-8 J	105/3, 105/4	518.5	A.Francis Xavier	pvt
16	BYP-3RD-9	105/4	25.11	Yeldo P Vargesi	pvt
17	BYP-3RD-10	95	46.51	Lakshamma	pvt
18	BYP-3RD-11	45	188.84	B.N.Latha manjula	pvt
19	BYP-3RD-12	45	127.26	Manohar Pishe	pvt
20	BYP-3RD-13	45	86.75	Vijaya raghavan	pvt
21	BYP-3RD-14	45	20.89	S.R.Vijayakumar	pvt
22	BYP-3RD-7C	44	54.61	Param Pal Singh	pvt
23	BYP-3RD-7D	44	107.04	Balachandar	pvt
24	ARP-HBL-3A	54/6	70.00	KIRLOSKAR SYSTEM PVT LTD	pvt
		54/7			
25	ARP-HBL-3B	54/6	70.00	KIRLOSKAR SYSTEM PVT LTD	pvt
26	ARP-HBL-3	127	70.00	ESTEEEM MALL	pvt
27	ARP-HBL-1B	110/2,110/3,111,113,114/1,114/5,114/4	2994.83	Shantha Industrial Enterprises	pvt
28	ARP-HBL-1F	80/3, 81	350.86	L. Radhakrishna	pvt
29	ARP-HBL-1G	81	111.47	M. Venkatesh	pvt
30	ARP-HBL-1H	81	105.00	G. Sitarama	pvt
31	ARP-HBL-1I	81	21.14	H.S.Raju	pvt
32	Byp-3RD-3A&3A-AD	44,47	3743	Lake Development Authority	PSU
33	Byp-3RD-3C&3C-AD				
34	Byp-3RD-4&4B				
35	Byp-3RD-5&5A				

Sl. No.	Prop. ID No.	Sy. No.	Extent	Name of the Owner	GOVT/PVT
36	Byp-3RD-6&6A				
37	ARP-HBL-1D	87/2,85/7, 88,89,82/1	2410.02	BMTC	PSU
38	ARP-HBL-1C	105/2	31.36	Agriculture University Hebbala	PSU
39	ARP-HBL-2A	56	236.52	Revenue Department	GOK
40	ARP-HBL-2				
41	ARP-HBL-1PART				
42	ARP-HBL-ELE				
43	ARP-VRP-ELE	88	6	BBMP	PSU
44	Byp-3RD-1	4,5/1B,5/3	3688.19	South Western Railways	GOI
45	Byp-3RD-2				
46	Byp-3RD-3D&3D-AD				
47	Byp-3RD-4A&4A-AD				
48	Byp-CNS-5				
49	Byp-CNS-6				
50	Byp-3RD-6A&6C	44	356.78	BDA	PSU
51	ARP- KDH- 3	48/4	70.00	A.L. Muttayya R.M. Muttayya	PVT
	ARP- KDH- 3A	48/4	70.00		PVT
	ARP- KDH- 3B	48/4	55.68	A.L. Annamalai M/s. RMZ Azure	PVT
52	ARP- KDH- 3C	48/4	70.00	A.L. Muttayya A.L. Annamalai M/s. RMZ Latitude	PVT
	ARP- KDH- 3D	48/4	70.00		PVT
	ARP- KDH- 3E	48/4	3.45		PVT
	ARP- KDH- 2A	48/4	21.09		PVT
53	ARP- KDH- 2C	45/1	272.14	M/s. Esteem Icon	PVT
		45/1	166.00		PVT
54	ARP- KDH- 2D	104	174.69	Smt. Velli Muttaiah W/o. Late. R.M. Muttaiah	PVT
	ARP- KDH- 4	104	68.40		PVT
55	ARP- KDH- 4A	106/7	64.40	1. B.M.Vijaya Kumar	PVT
	ARP- KDH- 4B	106/7	64.43	2. B.M. Prithviraj	PVT
	ARP- KDH- 4C	106/7	56.09	3. B.M. Chandraprabha	PVT
				4. B.M. Murali	PVT
56	ARP- JKR-4B	8/1B2	44.31	Shell India Marketing Pvt Ltd	PVT
57	ARP- JKR-4A	6/2C	68.08	1. B.G. Shashikiran S/o. B.K. Gopalakrishna 2. G. Manjunatha S/o. B.V. Gopalaiah	PVT
	ARP- JKR-4	6/2B	70		

Sl. No.	Prop. ID No.	Sy. No.	Extent	Name of the Owner	GOVT/PVT
	ARP-JKR-1A	6/2B	70	3. K. Gopala Reddy S/o. Doddappaiah	PVT
58	ARP- JKR-3D	6'/4	21.90	M. Gopal S/o. y Muniswamappa	PVT
	ARP- JKR-3C	6'/4	50.48		PVT
59	ARP- JKR-3B	5'/1	50.56	Maruthi Suzuki (India) Ltd	PVT
	ARP- JKR-3A	5'/1	49.86		PVT
	ARP- JKR-3	5'/1	40.94		PVT
		5'/2A	15.37		PVT
60	ARP- KGC-5A	64	70	Y.M. Rangaswamy S/o. Mallappa	PVT
	ARP- KGC-5(1)	64	59.29		PVT
61	ARP- KGC-5(2)	65	10.71	Prakash E Patel S/o. Eshwara Patel	PVT
	ARP- KGC-1	65	47.06	Hamsa E Patel Bhagyavathi, Sunitha	PVT
62	ARP- KGC-1(A)	66	198.68	N. Devarajaiah S/o. Narasimhaiah Rangalakshmi W/o. Devarajaiah	PVT
63	ARP- KGC-1(B)	67	187.03	K Rajareddy S/o. Late. Krishnappa Y.K. Ramanjanappa S/o. Late. Krishnappa	PVT
64	ARP- KGC-1(D)	67		Dayanand Pai Signatory Authority Manipal Academy of Higher Education	PVT
	ARP- KGC-1(E)	68/1	60.51		PVT
		68/2	55.09		PVT
	ARP- KGC-1(I)	68/3	64.9		PVT
65	ARP- KGC-1(U)	73/2B	126.33	M. Govindappa S/o. Munivenkatappa Y.G. Keshav S/o. M. Govindappa	PVT
66	ARP- KGC-1(X)	74/2	96.24	Y.C. Hemaraj S/o. Y.P. Chandrappa	PVT
67	ARP- KGC-4	37	117.88	Y.C. Hemaraj S/o. Y.P. Chandrappa	PVT
		87	129.48	Y.V. Chandrappa S/o. Veeraswamappa	PVT
68	ARP- KGC-4(1)	86/4	339.08	C. Gopalan S/o. Late P.K. Phanikar	PVT
	ARP- KGC-4(E)	86/7	70		PVT
	ARP- KGC-4(D)	86/8	70	C. Pramod S/o. Gopalan	PVT
	ARP- KGC-4(C)		70		PVT

Sl. No.	Prop. ID No.	Sy. No.	Extent	Name of the Owner	GOVT/PVT
	ARP- KGC-4(B)		70		PVT
69	ARP- KGC-4(A)	98/6	70	Y.N. Ramakrishna Y.M.Gopal Y.M. Srinivas	PVT
70	ARP- KGC-5B	12/1	103.57	Parthasarathi, K.P. Surendra, Vijaya Prabha, Ujwala Deepa,	PVT
	ARP- KGC-5C		75.46		PVT
71	ARP-PRR-7	12/1.	473.26	C V Rajalaksmi w/o VP Varama	PVT
	ARP-PRR-8/1	11/1.	1018.83	C Lalithashastri w/o CS ShastriP Muralimohanarao s/o P Vishvanath	PVT
72	ARP-PRR-8/2	11,/1.	320.8	Channaveeraiah, V Sreenivasa Reddy	PVT
	ARP-PRR-8/3	11/1.	131.91	Janganmamata	PVT
73	ARP-PRR-8/4	9/1.	308.78	H R Hemachandra	PVT
	ARP-PRR-8/5	9/1.	205.13	G Raja late s/o Govindaswamy	PVT
74	ARP-PRR-8/6	9/1.	156.24	Hara KHT Enterprises pvt ltd	PVT
	ARP-PRR-8/7	9/1.	179.01	J Uma w/o S Srinivas	PVT
75	ARP-PRR-8/8	8/1.	119.46	Umesh K s/o karigowda Nivedita Rajiv	PVT
	ARP-PRR-8/9	8/1,9/1.	271.96	BN Sunanda w/o bsn hari	PVT
76	ARP-PRR-8/10, ARP-PRR-8A	6/1,7/1,7/3 ,8/1	634.24	Janganmamata	PVT
	ARP-TRJ-6C--(ELE)	186,189,7 9 (new112)	2055.37	Prestige garden resort Pvt ltd	PVT
77	ARP-TRJ-8	79(new11 7/3)	32.76	OL Prabhu so OM Lingappa	PVT
	ARP-TRJ-9	79(new 117/1,116)	7186.94	Kalpana Palegar s/o OM Lingappa OL Rajendra s/o OM Lingappa OL Guruprasad s/oOM Lingappa Ajay Rajendra s/o OL Rajendra Ashwin Rajendra OL Rajendra	PVT
78	ARP-TRJ-10		1257.8		

Sl. No.	Prop. ID No.	Sy. No.	Extent	Name of the Owner	GOVT/PVT
		78. 79.	4285.87	Govt Gomala RN Ashwatha Narayana N Ramamurthy Guttappa and Others	PVT
79	ARP-TRJ-10	37	35336.38	MR Sampangi Ramaiah MR Janakiram MR Prabhavathi MR Padmavathi MR Raghuram	PVT
80	ARP-KDH-3E	48/4	54.96	A.L. MUTTAIAH, A.L. ANNAMALAI, M/S R.M.Z LATITUDE	PVT
81	ARP-KDH-2A		79.23		PVT
82	ARP-KDH-3F	125/5	70	Amco Batteries Ltd.,	PVT
83	ARP-KDH-2D	104	94.86	Smt. Velli Muttaiah	PVT
84	ARP-KDH-4	104	1.6	Velli Muttaiah	PVT
85	ARP-KDH-(ele)				PVT
86	ARP-KDH-4A	106/7	5.6	1. B.M.Vijaya Kumar 2. B.M. Prithviraj 3. B.M. Chandraprabha 4. B.M. Murali	PVT
87	ARP-KDH-4B	106/7	5.57	1. B.M.Vijaya Kumar 2. B.M. Prithviraj 3. B.M. Chandraprabha 4. B.M. Murali	PVT
88	ARP-JKR-4B	8/1B2	25.69	Shell India Marketing Pvt. Ltd.,	PVT
89	ARP-JKR-4A	8/2	1.92	B.G. Shashikiran G. Manjunath, K.Gopala Reddy	PVT
90	ARP-JKR-1A	6/4	8.4	M.Gopal	PVT
91	ARP-JKR-3B, 3A, 3	5/1, 5/2A	53.27	Maruthi Suzuki India Ltd.,	PVT
92	ARP-JKR-3E, 3F	5/2A	140	Narayanappa, Kalappa, A.P.M.C	PVT
93	ARP-KGC-5(2)	65	2.94	Prakash E Patel Hamsa E Patel Bhagyavathi, Sunitha	PVT
	ARP-KGC-1				PVT
94	ARP-BTH-3C, 3D	172	115.7	Meghana Prasad Deshapande	PVT

31. Land required for bus bays is given in **Table 2.5**. Total land required for bus bays is 2365.76 sqm, of this public sector undertaking land accounts 227.02 sqm and the remaining 2138.74 m is private land.

Table 2- 5: Land acquisition for Bus bay

Sl. No.	ID NO	Survey No	land Owner as per 28/4	Name of the Property Owners	Land Acquisition area in Sqm	
					Govt	Pvt
1	ARP-KPC-3	10/3,10/6,11/1,11/2	PSU	BWSSB	227.02	
2	ARP-KPC-4					
3	ARP-VRP-1	87/3	Pvt	R.M.Dhariwala		489.63
		86	Pvt			310.37
4	ARP-VRP-7	87/5	Pvt	Jayameri		114.95
		88/5	Pvt	R.M.Dhariwala		98.23
5	ARP- KDH- 5A	44/3G	Pvt	Praphulla Muniyappa		17.73
6	ARP- KDH- 5B	44/2B1	Pvt	N. Ramachandra Reddy S/o. Nanjappa Reddy		80.85
7	ARP- KDH- 5C	44/2B2	Pvt	Suresh Bhatiya S/o. M.M. Bhatiya		78.20
				Sunil Bhatiya S/o. M.M. Bhatiya		
8	ARP- JKR-5	102/2 102/3 104/1	Pvt	Sparkle One Mall Developers Private Limited		116.96
9	ARP- KGC-6(1)	75	Pvt	Y.M. Ramamurthy S/o. Veerappa		4.18
10	ARP- KGC-6(2)	75	Pvt	Latha V. W/o. K. Sativel		11.95
11	ARP- KGC-6(3)	75	Pvt	Parvathamma W/o. Late. Y.V. Chinnappa		32.58
12	ARP- KGC-6(4)	75	Pvt	Latha V. W/o. K. Sativel		28.00
13	ARP- KGC-6(5)	75	Pvt	Girija W/o. Sampath		26.90
14	ARP- KGC-6(6)	75	Pvt	Y.C. Venkatesh S/o. Y.V. Chinnappa		24.40
15	ARP- KGC-6(7)	75	Pvt	Vijayakrishna		24.35
16	ARP- KGC-6(8)	75	Pvt	Y.C. Narasimha Murthy S/o. Y.V. Chinnappa		18.46
17	ARP- KGC-6(9)	75	Pvt	Muniraj		9.18
18	ARP-PRR-4	3/2.	Pvt	M/S Seeram Enterprises		76.38
19	ARP-KGC-3	77/8, 77/5B	Pvt	B.M. Susheelamma		20.64

Sl. No.	ID NO	Survey No	land Owner as per 28/4	Name of the Property Owners	Land Acquisition area in Sqm	
					Govt	Pvt
20	ARP-KGC-7	75	Pvt	Y.M. Somasundar		292.643
				Y. M. Narayana, Kavitha, Lalitha, M. Gopal, Venkatarama		
				M. Gopal		
				Y.M. Narayana		
				Y.G. Nagaraju		
				Y.S. Gangadar		
				V.S. Srinivas		
				Y.C. Venkatesh		
				V.C. Krishappa		
				Y.C. Narasimha murthy		
				V.C. Muniraju		
				M. Bhagya C/o V.C. Kumar		
21	ARP-KGC-8	77/8, 77/52	Pvt	V.S. Ravikumar		262.16
22	ARP-KGC-8	77, 77/8, 77/5B	Pvt	Dr. Venkatesh		
				B.M. Susheelamma		
				Total	227.02	2138.74

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32. There are high tension and other electrical lines that need to be shifted because of the metro works, alternate land for these lines is being acquired by BMRCCL to be handed over to Karnataka Power Transmission Corporation Limited (KPTCL) and Bangalore Electricity Supply Company Limited (BESCOM). This land is a part of the project impact which has been assessed. Total land required for utility shifting is 2188.982 sqm, of which 903.48 sqm is private land the 1285.501.000 sqm is Government lands. For high tension lines access restriction has been assessed, and it is now proposed to taken the HT line underground along the road. This avoids any adverse impact on the adjoining lands. The details of land required are given in **Table 2.6**.

Table 2- 6: Land acquisition for relocating Electric utilities

Sl. No.	ID NO	Survey No	Land Owner as per 28/4	Name of the Property Owners	Land Acquisition area in Sqm	
					Govt	Pvt
1	ARP-VRP-Ele	78/1	Pvt	Manyatha Promoters Pvt Ltd		30
2	ARP-HBL-ELE	56	Govt	Revenue Department	16.00	
3	ARP-HBL-ELE	89	Govt	B.D.A	16.00	
1	ARP- KDH- (Ele)	106/7	Pvt	1. B.M.Vijaya Kumar		16

Sl. No.	ID NO	Survey No	Land Owner as per 28/4	Name of the Property Owners	Land Acquisition area in Sqm	
					Govt	Pvt
				2. B.M. Prithviraj		
				3. B.M. Chandrababha		
				4. B.M. Murali		
2	ARP- KGC-(Ele)	64	Pvt	Y.M. Rangaswamy		15
				S/o. Mallappa		
3	ARP- KGC-(Ele)	74	Pvt	Y.C. Hemaraj		15
				S/o. Y.P. Chandrappa		
1	ARP-Ele1	115/1B	Pvt	R. Babu Reddy B. Jayanth Reddy		6
2	ARP-Ele2	115/1A 115/1B	pvt	Gopal Reddy, Naveen Kumar, Ganesh Reddy		27
3	CH-3+445	10	PSU	BDA	8.00	
4	CH-3+900	327	PSU	BDA	6.00	
5	HRBR Layout	329	PSU	BDA	32.00	
6	Kalyan Nagar	105/2	PSU	BDA	36.00	
7	CH-5+600	35	PSU	BDA	24.00	
8	CH-6+300	50	PSU	BDA	8.00	
9	HBR Layout	48	PSU	BDA	8.00	
10	CH-7+300	70	PSU	BDA	28.00	
11	Nagawara	154/2	PSU	BDA	36.00	
12	ARP-CNS-4A	68	Pvt	P. Venugopal Reddy		160.22
13	ARP-CNS-4A(Addl)	68	Pvt	P. Venugopal Reddy		33.21
14	ARP-CNS-4B	68	Pvt	G. Munireddy		19.78
15	ARP-HRM-3A	115/1A	Pvt	Gopal Reddy, Naveen Kumar, Ganesh Reddy		105.35
16	ARP-HRM-3A(Addl)	115/1A	Pvt	Gopal Reddy, Naveen Kumar, Ganesh Reddy		26.24
17	ARP-HRM-3B	115/1B	Pvt	R. Babu Reddy B. Jayanth Reddy		74.65
18	ARP-HRM-3B (Addl)	115/1B	Pvt	R. Babu Reddy B. Jayanth Reddy		7.15
19	ARP-HRM-4A	115/1A	Pvt	R. Babu Reddy B. Jayanth Reddy		106.11
20	ARP-HRM-4A (Addl)	115/1A	Pvt	R. Babu Reddy B. Jayanth Reddy		50.33
21	ARP-HRM-4B	115/1A 115/1B	Pvt	Gopal Reddy, Naveen Kumar, Ganesh Reddy		73.89
22	ARP-HRM-4B(Addl)	115/1A 115/1B	Pvt	Gopal Reddy, Naveen Kumar, Ganesh Reddy		38.48
23	ARP-HRBR-5	329	PSU	BDA	213.213	
24	ARP-HRBR-6	329	PSU	BDA	213.213	

Sl. No.	ID NO	Survey No	Land Owner as per 28/4	Name of the Property Owners	Land Acquisition area in Sqm	
					Govt	Pvt
25	ARP-KLN-5	105/2	PSU	BDA	213.213	
26	ARP-KLN-6	105/2	PSU	BDA	213.213	
27	ARP-HBR-3A	47/1	Pvt	Jagadamba K.N		30.96
28	ARP-HBR-3B	47/1, 55/3	Pvt	Murthy		60.96
29	ARP-HBR-3C	55/3	Pvt	Kanayalal M Katwani		7.15
30	ARP-HBR-4	47/1, 55/4	Pvt	BDA	214.65	
				Total	1285.502	903.48

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Type of land loss and viability

33. As per the BDA Master Plan of 2015, majority of the land on the Outer Ring Road and on the National Highway 7 from Hebbal to Airport is Mutation Corridor, where all types of development including commercial and industrial is permitted. There are 19 residential properties and 168 commercial properties getting affected.

Table 2-7: Additional land acquisition due to unviability

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners	Structure Type
ORIGINAL ACQUISITION						
CI34SPQ E(2019)DATED :25.06.2019						
1	BYP-3RD-7A	44	Pvt	150.55	Syed Asad Ahmed	Vacant Land
2	BYP-3RD-7B	44	Pvt	144.64	Kishore Gowda	Vacant Land
3	BYP-3RD-8A	44	Pvt	178.03	Dr.Murali Narayana Reddy	Building
4	BYP-3RD-8B	44	Pvt	140.6	Rakesh Kingar	Building
5	BYP-3RD-8C	44	Pvt	137.31	T.G.Ravindran	Building
6	BYP-3RD-8D	43/1	Pvt	133.1	N.Lakshmi	Vacant Land
7	BYP-3RD-8E	43/1	Pvt	130.93	Anupama Ravikumar	Building
8	BYP-3RD-8F	43/1	Pvt	131.06	Banu developers /Mukunda	Vacant Land
9	BYP-3RD-8G	43/1 105/5	Pvt	131.06	Dr. Susheelamma M. W/o Late A.Sanjeeva Reddy	Building
10	BYP-3RD-8H	105/5	Pvt	131.06	S,Byrappa	Vacant Land
11	BYP-3RD-8 I	105/4, 105/5	Pvt	131.06	V.Munirathnam	Vacant Land

12	BYP-3RD-8 J	105/3, 105/4	Pvt	241.76	A.Francis Xavier	Building
OWNER REQUISITION AFTER NOTIFICATION						
CI 14 SPQ E(2019) DATED :03.02.2020						
1	BYP-3RD-7A	44	Pvt	243.2	Syed Asad Ahmed	Vacant Land
2	BYP-3RD-7B	44	Pvt	205.65	Kishore Gowda	Vacant Land
3	BYP-3RD-8A	44	Pvt	327.22	Dr.Murali Narayana Reddy	Building
4	BYP-3RD-8B	44	Pvt	230.49	Rakesh Kingar	Building
5	BYP-3RD-8C	44	Pvt	233.78	T.G.Ravindran	Building
6	BYP-3RD-8D	43/1	Pvt	237.99	N.Lakshmi	Vacant Land
7	BYP-3RD-8E	43/1	Pvt	240.16	Anupama Ravikumar	Building
8	BYP-3RD-8F	43/1	Pvt	240.03	Banu developers /Mukunda	Vacant Land
9	BYP-3RD-8G	43/1	Pvt	240.03	Dr. Susheelamma M. W/o Late A.Sanjeeva Reddy	Building
10	BYP-3RD-8H	105/5	Pvt	240.03	S,Byrappa	Vacant Land
11	BYP-3RD-8 I	105/4, 105/5	Pvt	240.03	V.Munirathnam	Vacant Land
12	BYP-3RD-8 J	105/3, 105/4	Pvt	276.74	A.Francis Xavier	Building

Source: BMRCL , June 2020

B. Resettlement Impacts

34. Section 2 B will impact 376 properties/households, (187 owners, 189 tenants, 4 non-title holders) leading to loss of residences, businesses and loss of rental incomes. The impacted property/household details are given in **Table 2.7**.

Residential: There are 4 owners and 65 tenants who will lose their residential structures who will need to relocate.

Commercial: There are 75 owners who will lose their rental income and 124 tenants losing their commercial structures. All persons losing their rental incomes will be compensated for loss of rental income.

Table 2- 8: Structure loss

Residential		Commercial		Total	
Owner	Tenant	Owner	Tenant	Owner	Tenant
16	65	75	124	91	189

Non- Titleholder: There are 4 non-title holder residential structures identified in Bennaganahalli. Assistance will be provided by the project for the replacement cost of structure, shifting allowance and inconvenience allowance and additional vulnerable assistance. The assistance from the BMRCL will help these 4 households to relocate to a nearby location so that they do not face any homelessness.

Partial and fully affected structures

35. If a structure is partially affected, the portion upto the line of acquisition is paid at replacement cost. The structural engineer verifies whether the building is safe and viable in case partial acquisition. The structural engineer will demarcate the line of shifting which is beyond the line of acquisition and for such additional area, replacement cost is paid. **Annexure 8** provides the land and structure details of 187 owners. Of the total 189 properties which are being acquired there are 30 properties which will be losing full structure; 43 properties are will lose structure partly, and 50 properties only compound wall gets affected and 66 properties are open lands.

C. Temporary impacts during construction

36. Any impacts during construction will be addressed according to the Environmental Management Plan for the Project. The EMP is given in **Annexure 9**. The viaduct of Phase-2B traverses along the median of the Outer Ring Road and on the service road on National Highway 7. Given this, there will be no temporary impacts on any adjoining private land during construction. Even at the station location a provision is made for service road along the outer boundary of the station. In view of this there will be no temporary impact on the adjoining lands at the station locations also.

D. Common Property Resources.

37. The CRP2019 states that BMRCL will pay cost of any common property resource and will also reconstruct public structure such as schools, toilets, bus shelters. There are no CPRs getting impacted in this section. Private religious structures will be given compensation at replacement cost.

E. Indigenous Peoples

38. No indigenous population was found in the project area.

III. SOCIOECONOMIC INFORMATION AND PROFILE

39. The total project affected properties/households is 376. There are 23 private companies (malls, information technology parks etc.) for which no schedules were filled up. There were 19 vacant plots and the owners were not available; and 96 owners who did not respond. Schedules were filled up for 193 households/properties only. Survey has not been done for 55 households, which will need to be done and this resettlement plan updated.

A. Profile of Affected Persons

40. Census and socio-economic survey was carried for the project affected persons, At the time of survey, the affected persons specifically owners did not envisage much interest in the survey, as all the commercial owners were staying elsewhere and only their rental income and building were getting impacted. The tenants provided information much more easily. The project being constructed through one of the most developed parts of the city, with offices of the information technology sector such as Sun technology, Esteem icon, RMZ latitude, Brigade group, Shell India, Manipal Academy, Maruti Suzuki, Kalyani Motors, Manyata (Admin), Sparkel One Mall etc. the profile and occupation of the affected persons are urban oriented. Besides the largely the affected persons operating out of the impacted structures are commercial tenants.

B. Demography

41. There survey covered 193 project affected properties/households. The number of persons covered by the census survey is 597 affected persons. The average household size is 3.09 (based on 193 household surveys) which is lower to the Karnataka state average of 4.3 (Census 2011). **Table 3.1** provides the number of affected households and population of the households.

Table 3- 1: Affected Households/Persons surveyed

Profile	Number
Number of Total Affected Households	193
Number of Total Population	597
Average household size (based on 64 households surveyed)	3.09

Source: Census survey, December 2019

C. Religion

42. Majority of the affected population are Hindus accounting for 86.01 percent. Muslims account for 11.40 percent of the surveyed population; Christians account for 2.07 percent and there was only one Sikh family. **Table 3.2** provides the religion wise distribution of the affected population.

Hindu		Muslim		Christian		Sikh		Total
No.	%	No.	%	No.	%	No.	%	No.
166	86.01	22	11.40	4	2.07	1	0.52	193

D. Social stratification

43. The social stratification shows that majority of the population are from the general category accounting for 87.56 percent. Schedule caste account for the remaining. There is one Schedule Tribe family identified. **Table 3.3** provides details of social stratification.

Table 3- 2: Social Stratification

SC		ST		General		Total
No.	%	No.	%	No.	%	No.
23	11.92	1	0.52	169	87.56	193

Source: Census survey, December 2019

E. Education

44. Illiteracy levels for both males and females are almost the same at 2.76 percent for males and 2.94 percent for females of the surveyed population. Education levels of females are lower at all levels compared to the males except at the post-graduation level where it is marginally higher. The education details are given in **Table 3.4**.

Table 3- 3: Education

Sl. No.	Category	Male	%	Female	%	Total persons
1	Illiterate	16	2.76	17	2.94	33
2	Primary	82	14.16	65	11.23	147
3	Secondary	147	25.39	110	19.00	257
4	Graduate	60	10.36	43	7.43	103
5	Post Graduate	15	2.59	18	3.11	33
6	Others	4	0.69	2	0.35	6
	TOTAL	324		255		579

Source: Census survey, December 2019

F. Age and gender distribution

45. The percentage of females below the age of 18 years is 8.92 percent of the total surveyed population as compared to the male percentage of 12.09 percent. Within the age of 18-60 years the percentages vary at 38.17 percent for males and 33.16 for females. This is also the working age group. In the category of above 60 years males account for 5.01 percent as compared to females at 3.28 percent. The details are given in **Table 3.5**.

Table 3- 4: Distribution of Affected Persons by Age and Sex

Age Group	Male		Female		Total	
	No.	%	No.	%	No.	%
Below 18	70	12.09	48	8.29	118	20.38
18-60	221	38.17	192	33.16	413	71.33
Above 60	29	5.01	19	3.28	48	8.29
Total	320		259		579	100.00

Source: Census survey, December 2019

G. Occupation

46. The total number of persons who were involved in some occupation covered 140 persons. The majority were self-employed, followed by those employed in private service. The details are provided in **Table 3.7**.

Table 3- 5: Occupation

Private Company		Housewife		Student		Self-employed		Unemployed		Others		Total	
No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
38	8.10	137	29.21	174	37.10	102	21.75	4.00	0.85	14	2.99	469	100.00

Source: Census survey, December 2019

H. Monthly Income

47. Of the 176 persons who reported their monthly incomes, the largest percentage accounting for 27.27 percent, reported incomes within the range of Rs.5,000 to 10,000 per month; 23.86 percent reported income Rs.20,000 – 30,000; 22.16 percent reported for income's between Rs. 30,000 – Rs.1,00,000. The income figures reported were not verified and were noted as stated. Any person with an annual income less than Rs.1,20,000 is eligible for a BPL card (GoK, 2018). **Table 3.8** provides the monthly distribution.

Table 3- 6: Distribution of monthly Income of Affected Households

Household Total Income Level	Number	Percentage %
5,000-10,000	48	27.27
10,000-20,000	40	22.73
20,000-30,000	42	23.86
30,000-1,00,000	39	22.16
Above 1,00,000	7	3.98
Total	176	100.00

Source: Census survey, December 2019

I. Loan Details of Affected Households

48. There are 11 persons who have reported to have taken loans, of which 10 persons have taken a loan from private banks and one person from a credit cooperative.

Table 3- 9: Loan Details of Affected Households

Source of Loan	No.
Private Bank	10
Credit Co-operative Bank	1
Total	11

Source: Census survey, December 2019

J. Distance from Work Space of Affected Households

49. Based on the responses it is seen that 50 percent of the affected persons travel over 5 – 10 kms and more than 10 kms. The metro link will provide better transport options to persons who need to travel for longer distances.

Table 3- 10: Distance from Work Space of Affected Households

Distance in Kms	Number	Percentage %
1-2 Km	16	13.01
2-5 Km	43	34.96
5-10 Km	44	35.77
Mora than 10 Km	20	16.26
Total	123	100.00

Source: Census survey, December 2019

K. Vulnerable persons

50. The project will identify vulnerable persons/ households, which will include landless persons, those below poverty lines, scheduled caste, scheduled tribe, women headed households, elderly headed households (those without any support system) and those families headed by physically challenged persons. This assistance, which is a one-time cash grant of INR .50,000, though not mentioned on the CRP 2019, is being provided to meet ADB SPS requirements. Based on the census carried out, there are 23 Scheduled Caste families, 48 persons Below Poverty Line, and 7 women headed households. This additional assistance is to support these persons over and above the compensation and assistance paid to help respotore their loss of livelihood or structure..

L. Special assistance

51. There are 4 residential non-titleholders who have been identified and will be paid for the loss of their structures at replacement cost and additional assistance such as shifting assistance and inconvenience allowance and vulnerability allowance.

IV. INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION

A. Public Consultation

52. Consultations were conducted throughout the project area in the form of individual discussions and two public consultation meeting. The consultation focused on identifying the likely impacts of land acquisition along the proposed 2B alignment. There has been a continuous process of interaction of the affected persons by BMRCL officers.

53. The project will follow ADB's standard consultation and disclosure requirements and provide relevant information, including information on this document after approval, in the BMRCL offices, in English and Kannada. If case any of the affected people are illiterate, direct verbal communications through one-on-one and through grievance redress meetings information has been shared and communicated. In addition, BMRCL has issued individual notices to all the affected persons explaining the rehabilitation benefits they are entitled to. Apart from this the Land Acquisition Officer has issued individual notices to all the land owners calling for objections if any against acquisition. BMRCL issued individual notices to all land owners asking them to indicate the market value of their land to prepare for negotiated settlement. Once the compensation amount is finalized Special Land Acquisition Officer has again issued notices to each land owner informing them to receive the compensation offered by BMRCL. BMRCL issues individual notices outlining entitlements to affected persons (safeguards related information). The affected persons are also informed that they can register their grievances in the Land Cell office. BMRCL has had individual interactions with all owners and tenants on this section, explaining their entitlements and informing them that in case of grievances they can approach the Land Cell office to resolve issues.

54. There were 4 walk-through informal group consultations conducted during site visits along the alignment stations and at affected locations of proposed Phase 2B project. During discussion, the project proposals (alignment and proposed stations); benefits of the project; impact and resettlement benefits; grievance redressal details and role of administration; etc. were explained to get their opinion and wider public input from among the general public and affected public. For example in locations such as Kasturi nagar station, Nagawara station, HRBR station, there are interactions almost on a daily basis to resolve issues. The consultation process is well developed and functioning within the Land cell office, and all officers are accessible to the public. The discussions of the informal consultations which were held are given below:

Table 4- 1: Minutes of the Walk through meetings

Location : Benniganahalli; date : 04.06.2019 & 18.06.2019	
	Discussion
1	- Public had several issues with respect to their properties being lost for the project. Hence, they wanted to know the contact details and the concerned person so that they get clarification on the exact area of land being impacted.
2	- Public of Benniganahalli area were worried that most of them who are living in the area will be displaced. This confusion was mainly due to different Phases of metro projects and

	the flyovers being planned and implemented in this location. The project proposals were explained to the public with the help of drawings. It was clarified to them on the structures being impacted due to project.
3	- There was also a request from the public to give them more time for relocation. It was assured to them that sufficient time is given to them after disbursement of rehabilitation benefits..
Location : Kogilu Cross; date : 04.06.2019 & 18.06.2019	
	Discussion
1	- People were very curious to know the alignment and the proposed stations to know the accessibility and distance from their settlements. Most of the public were happy to learn that the proposed metro project is passing near their settlements. They assured their support to the project as it helps them to commute quickly to other parts of the city.
2	- The participants were very keen to know the impact caused by the metro project on the land and structures. They were also eager to know the policy framework on the rehabilitation benefits extended for affected families. There were also requests for employing project affected people in Metro project/BMRCL.
3	- Some of the public requested to shift the metro station to avoid impact. It was explained to them that the station is proposed on other side of the airport road on the vacant land and the access to the station is being provided to their settlement.

55. BMRCL during the site visits, have also been joined by ADB officers and ADB consultants, on 4th June 2019 and 18th June 2019. During these visits interaction and discussion with affected persons had taken place, along the alignment focusing mainly on the station locations. Photographs of these visits are given in **Annexure 5**.

B. Information Disclosure

56. Information on the project was disseminated to the affected person through individual consultations and two public consultation. For the benefit of the community in general and affected persons in particular, a summary of this report will be made available in Kannada and will be disclosed in public places after approval of the resettlement plan by ADB. The Compensation and Rehabilitation Package, 2019 of BMRCL is already disclosed and available on the BMRCL website. Copies of this report in Kannada will also be made available at: (i) office of the BMRCL; and (ii) the Deputy Commissioner's office.

57. There were public consultation meeting held for the section on 12.12.2019 at Jyotipuram: 28.02.2020 in Kogilu Cross and 13.06.2020 at Sannappanahalli. The minutes of the meeting is given in **Table 4.1**. The photographs are given in **Annexure 5** and attendance sheet is given **Annexure 6**. The main questions raised by the stakeholders was with reference to what compensation will be paid, and whether any special assistance will provided in terms of loss of income; the issue of multiple displacement was raised in the Kogilu Cross.

Table 4- 2: Minutes of the Public Consultation

Venue : Sannappanahalli Village , Jala 2- Hobli, Bangalore Date: 13.06.2020 Time: 11.30 AM; No. of Participants: 5			
Sl. No.	Name of Person	Grievance / Request	BMRCL Response
1	Dinesh, Kamalesh, Rizwan, Nagaraj, Venkatesh	The persons attending the meeting are all tenants. They said they have built their shops on the vacant land, and they depend on these shops for their livelihood. They requested BMRCL to provide alternate land to carry out their business.	BMRCL explained that BMRCL will provide for each tenant: Shifting allowance; Business Loss Allowance based on SGST paid and Business Premises Reestablishment Allowance. However BMRCL does not have the provision to provide alternate land

Venue : Muthu Mariyamma Temple, Jyothipura, Outer Ring Road, KR Puram, Bangalore Date: 12.12.2019 Time: 11.30 AM; No. of Participants: 80			
Sl. No.	Name of Person	Grievance / Request	BMRCL Response
1	Govardhan	He wanted to when the compensation will be disbursed to property losers and when should vacate the houses and shops?	Sufficient time will be given to property losers to vacate and shift their articles after the publication of Notification.
2	Shankar	He is a commercial tenant. His shop is being affected. He wanted to know how much he will get for shifting his shop.	It was told that the affected person will get Rs. 35,000 as shifting charges depending on the area of his shop and the GST being paid. Business loss of Rs. 1,70,000 for 1000 Sqft and Rs. 4,00,000 for 1500 Sqft will be given. Further, business premises reestablishment Allowance at the rate of Rs. 540 / Sqft will be given.
3	Rangamma	She said she has 5 children, but earns her living as a daily wage labour. She has one handicapped daughter living with her. She wanted the project to help her in some way.	It was mentioned that the matter will be looked into and the affected person will be given compensation under the project as a special consideration
4	Govardhan	He wanted to know how the project will pay for shifting houses with sheet roof and mould roof?	Rs. 1,00,000 shifting allowance and inconvenience will be given for shifting of both type of houses with sheet roof or mould roof.

Venue : Muthu Mariyamma Temple, Jyothipura, Outer Ring Road, KR Puram, Bangalore Date: 12.12.2019 Time: 11.30 AM; No. of Participants: 80			
Sl. No.	Name of Person	Grievance / Request	BMRCL Response
5	Sagar	He said his plot has a length of 15 m out of which 10.5 m is being acquired by BMRCL. Can BMRCL take whole of my land and pay the compensation. He has taken a bank loan on the land being acquired. He wanted more information.	He was asked to submit his request to BMRCL Office which will be examined and suitable action will be taken.
6	Harish Reddy	He wanted to know what is the compensation for converted land and the revenue land having survey number? He said BMRCL had acquired his land for which NGT had not allowed for land conversion. But now NGT has allowed conversion for his land. Please give more information on how BMRCL considers this and gives compensation.	He was asked to submit the request along with details and records on his land to BMRCL, so that BMRCL will take suitable action.
7	Radha	Time given for shifting to different place is not sufficient as I have children going to nearby school. Request BMRCL to give time till the annual examinations are over.	BMRCCL will consider children going to school.
8	Prabhu	Please give alternative government land for us to shift.	BMRCCL said government land is not available and the affected person is requested to shift to a suitable place by themselves.
9	Indrani / Vijayalakshmi	She has a handicapped granddaughter, she wanted help.	BMRCCL asked for more information so that appropriate action will be taken.
10	Tenants	There are about 40 tenants being affected. Please give us government plots.	BMRCCL explained that tenants can be paid shifting allowance and inconvenience allowance. BMRCCL cannot give either the cost of house or the plot. BMRCCL can send a request to government on behalf of tenants.

Venue: Kogilu Cross (Yelahanka), Airport, Bangalore Date: 28.02.2020 Time: 11.00 AM No. of Participants : 30			
Sl. No.	Name of Stakeholder / Project Affected Public	Grievance / Request	BMRCL's Response
1	Subramani	Survey number 75 has many houses in a single plot with a space left for access road within the plot. Request was made to consider this space and give compensation.	BMRCL asked to submit the request along with relevant documents of ownership for claiming the compensation
2	Sarojamma	She requested to give more time for shifting after paying the compensation as they have to either look for new accommodation to purchase and it requires time.	Six months will be too long a time to consider. Time as per the provisions of Policy framework will be given.
3	Venkatesh	My land has already been acquired for National Highway by NHAI and the compensation given is not sufficient.	Compensation for NHAI acquired land cannot be paid by BMRCL.
4	Hemaraju	The compensation given is less than the market value	BMRCL has released amount to NHAI but NHAI has not yet released the compensation.
5	Srinivas, Raghavendra Condiments (tenant)	The shifting allowance is not sufficient as we have spent more for the furniture in the shop	Business loss allowance and shifting allowance will be paid to tenants based on the area of the shop
6	Raju Gowda	We don't know the amount of compensation being disbursed by BMRCL	BMRCL will communicate the amount of compensation to be released within 15 – 20 days, depending on individual loss.
7	Y M Gopal, Hotel owner	I don't know the extent of building being demolished. Please let me know.	BMRCL will let you know about the exact extent of building to be demolished after finalizing the drawings of proposed station at Kogilu cross.
8	Muniraj, Udupi Garden & Vandana Hotel	My land has been acquired several times by various agencies like NHAI, BBMP & BMRCL. The compensation given during previous acquisition is not sufficient	BMRCL cannot help for previous acquisition and compensation but will give the compensation as per the latest market value with 100 % solatium for the land being acquired by BMRCL.
9	Naushad, Tenant, Mobile shop	Requested to give compensation for the furniture in the shop	There is no provision to pay for the furniture in the shop. They have to be shifted on their own.
10	Ramamurthy	I am losing underground water sump of size 14'X14'X14' and request you to consider for compensation	It will be considered
11	Syed Abdul Subhan, Famous Chicken Center	Do you pay for the employees in my shop	BMRCL does not pay for employees in shops

Venue: Kogilu Cross (Yelahanka), Airport, Bangalore Date: 28.02.2020 Time: 11.00 AM No. of Participants : 30			
Sl. No.	Name of Stakeholder / Project Affected Public	Grievance / Request	BMRCL's Response
12	Abhishek Gowda & Kempamma (Tenant)	Requested for alternate job as a compensation	There is no provision of this in BMRCL compensation policy
13	Ammayamma	She is not getting the rent after taking the notice from BMRCL. Will that be compensated?	Business and rental income loss will be considered based on the BMRCL compensation policy. It was informed that a notice will be served to the tenants also.
14	Jayamma	She has five daughters and distributed all the property to them. I require some livelihood assistance	BMRCL will look into the matter.
15	Mubharak, Real Estate Office	He said he had five employees and whether any assistance will be to them?	BMRCL does not pay for employees in shops
16	Manjunath B N (& Susheelamma B N)	He is a handicapped person and dependent on rental income. He wanted to know whether he could get employment in the metro?	The matter will be examined. Loss of rental income will be compensated as per BMRCL compensation policy.

58. Consultation will be carried out regularly throughout the implementation phase and will continue throughout the construction phase. BMRCL will be interacting with the affected persons at site, on a regular basis, and resolve issues.

V. GRIEVANCE REDRESS MECHANISM

59. BMRCL already has in place a grievance redress mechanism. In this chapter the process that has been adopted is reflected. Since compensation and payment of benefits is yet to be 100 percent over, any grievance that may still come in will follow the process already established. All grievances related compensation for land and resettlement assistance is addressed by the General Manager (land acquisition). Property ownership issues are addressed by Karnataka Industrial Area Development Board, Competent Authority. Grievances received at the Corporate Office, is sorted according to subject matter and is directed from the Managing Directors office to the Land office

60. Grievance redress is carried out at two levels; namely first level and the appellate level. Grievances of affected persons will be first brought to the attention of BMRCL, land acquisition office. At this level, the time taken to address a matter may vary from 7 days to one month, depending on the matter. Land related cases take longer than one week as it may require providing legal documents, change of alignment or dropping the properties from acquisition etc. All these matters require consultation with planning and design section, before a decision can be reached, thus the process can extend upto a month. In cases where the affected person is not satisfied with the decision of the land acquisition office, the person can approach the Grievance Redress Committee (GRC). The GRC will convene within 7 days of receiving the matter. The grievance redress process is given in **Figure 2**. The composition of the GRC is:

Director (Projects and Planning),	Chairman
General Manager (LA & E)	Convener
General Manager (F & A)	Member
Chief Public Relations Officer	Member
Chief Engineer of concerned Reach	Member
Manager (Transportation)	Member
Tahsildar	Member
Community Representative (PAP - Male)	Member
Community Representative (PAP – Female)	Member

61. The main responsibilities of the GRC are:

- I. to provide support to affected persons on problems arising out of eligibility provided entitlements compensation and assistance provided;
- II. to record the grievance of the PAPs and resolve them within the stipulated time frame;
- III. to report to the aggrieved parties about the development regarding their grievances and decision of BMRCL;
- IV. address problems and complaints arising out of land acquisition and relocation of utilities;

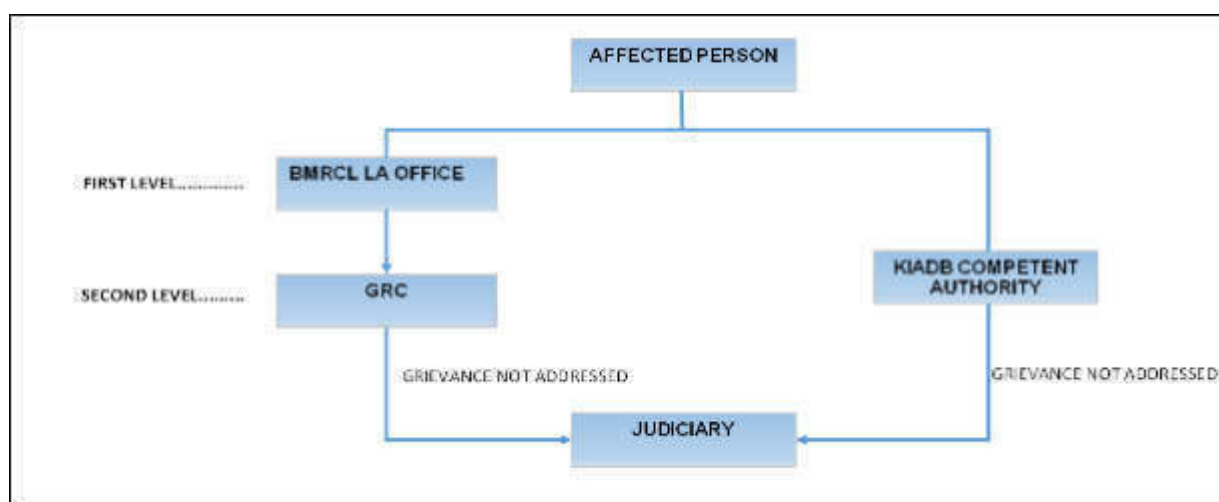
62. In Section 2 B the grievances received till date have been addressed at the level of General Manager (land acquisition) and Director (Projects and Planning). The grievances which have been submitted are mostly related (i) dropping lands from acquisition; (ii) adding correction to property details ; (iii) requesting for realignment of metro line to save property ; (iv) re measurement of the area to be acquired etc. A total of 49 grievances were received and all were addressed. The details are provided in the **Annexure 6**.

63. Grievances are submitted as written application in English or Kannada to the BMRCL, land office. Careful documentation of the name of the complainant, date of receipt of the complaint, address/contact details of the person, location of the problem area, and how the problem was

resolved is undertaken. The land office has the overall responsibility for timely grievance redress on social safeguards issues and for registration of grievances, related disclosure, and communication with the aggrieved party.

64. The affected person also has the option of opting for judicial review/intervention by the courts at any point in time.

Figure 2: Grievance Redress Process



65. The BMRCL GRM will ensure that any further ADB funded section related grievances are received, registered and addressed in a smooth, time-bound and responsive manner. There is no cost involved in approaching the Land Cell or the GRC in registering grievances. The grievance redress mechanism is accessible to not only the affected persons, but the community as a whole. The project specific grievances received are mostly related to payment of compensation, assessment of land and structures etc. All project related grievances will flow through BMRCL established GRM. After redress, the action taken report will be made, and kept in the BMRCL land office, and a letter communicating the same is sent to the affected person.

VI. LEGAL FRAMEWORK

66. The legal framework for compensation and assistance for this project is the BMRCL Compensation and Resettlement Package (CRP) 2019, based on the Government Order No. UDD 91 PRJ 2019, dated 10.7.2019. The CRP provides the details of compensation payment and assistance to be provided to the project affected persons under different categories of losses.

67. Land acquisition for the project is being done under Karnataka Industrial Areas Development Act 1966 (KIADA). The Act facilitates development of industrial infrastructure, communication, transport, technology parks and townships. Under KIADA, land can be acquired for industrial area which includes infrastructure facilities and “Industrial infrastructure facilities” means “facilities which contribute to the development of industries established in industrial areas such as research and development, communication, transport, banking, marketing, technology parks and townships for the purpose of establishing trade and tourism centres”. The establishment of metro network helps in facilitating movement of professionals and workers of various industries in the city in efficient and sustainable manner. The application of the KIADA has been held up by the Supreme Court of India on whether provisions of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013 (for short, “New LA Act”), are applicable in the instant case when the land is acquired under the provisions of KIAD Act, was ordered to fix the compensation in accordance with the provisions of Section 29 of the KIAD Act².

A. The Karnataka Industrial Area Development Act 1966

68. As per provision of KIADA, the government notifies the lands required for metro project as industrial area for purpose of industrial infrastructural facility. Thereafter, preliminary notification conveying intention to acquire the land is issued inviting objections from land owners and interest persons. Their objections, if any, are heard and considered by the land acquisition officer in a formal enquiry, and thereafter final decision is taken by the government to acquire the land or otherwise including extent of the acquisition. Once a final notification for the acquisition is published, the land vests with the government. The determination of the compensation and its payment follows vesting of the ownership in the government. The Act provides for speedy acquisition of land through consent awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the land owner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner. In case of non-consent, normal award is passed as per provision of the Act. Section 28 of the KIADA provides the details to the process of notification and acquisition. Section 29 provides for the calculation of compensation.

² In the Supreme Court of India, Civil Appellate Jurisdiction, Civil Appeal NO. 353 OF 2017, (Arising out of SLP (C) NO. 12581 OF 2015), The Special Land Acquisition Officer, KIADB, Mysore & ANR. VS Anasuya Bai (D) by LRs. & ORS

Salient Features of the Section 28 of KIAD Act

69. If at any time, in the opinion of the State Government, any land is required for development by the Board, or for any other purpose in furtherance of the objects of this Act, the State Government may by notification, give notice of its intention to acquire such land.

70. On publication of a notification under sub-section (1), the State Government shall serve notice upon the owner or where the owner is not the occupier, on the occupier of the land and on all such persons known or believed to be interested therein to show cause, within thirty days from the date of service of the notice, why the land should not be acquired.

71. After considering the cause, if any, shown by the owner of the land and by any other person interested therein, and after giving such owner and person an opportunity of being heard, the State Government may pass such orders as it deems fit.

72. After orders are passed under sub-section (3), where the State Government is satisfied that any land should be acquired for the purpose specified in the notification issued under sub-section (1), a declaration shall, by notification in the official Gazette, be made to that effect.

73. On the publication in the official Gazette of the declaration under sub-section (4), the land shall vest absolutely in the State Government free from all encumbrances.

74. Where any land is vested in the State Government under sub-section (5), the State Government may, by notice in writing, order any person who may be in possession of the land to surrender or deliver possession thereof to the State Government or any person duly authorized by it in this behalf within thirty days of the service of the notice.

75. If any person refuses or fails to comply with an order made under sub-section (5), the State Government or any officer authorized by the State Government in this behalf may take possession of the land and may for that purpose use such force as may be necessary.

76. Where the land has been acquired for the Board, the State Government, after it has taken possession of the land, may transfer the land to the Board for the purpose for which the land has been acquired.

Section 29 of KIAD Act

77. Section 29 states, where any land is acquired by the State Government under this chapter, the State Government shall pay for such acquisition compensation in accordance with the provisions of this Act.

78. Where the amount of compensation has been determined by agreement between the State Government and the person to be compensated, it shall be paid in accordance with such agreement.

79. Where no such agreement can be reached, the State Government shall refer the case to the Deputy Commissioner for determination of the amount of compensation to be paid for such acquisition as also the person or persons to whom such compensation shall be paid.

80. On receipt of a reference under sub-section (3), the Deputy Commissioner shall serve notice on the owner or occupier of such land and on all persons known or believed to be interested herein to appear before him and state their respective interests in the said land.

Calculation of Compensation

81. The principles of calculation of compensation for land, structure and other assets, in this project, follow the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013. In this project, land is acquired through consent award and compensation is paid as per the following norms:

- i. Guideline Value or Market Value of land, whichever is higher, and market value of structures assessed by approved valuers;
- ii. 100% solatium on (i) above;
- iii. 12% per annum additional market value
- iv. Multiplier factor of 1-2, depending on the distance from the urban area. In this section multiplier factor varies from 1 to 1.5.

82. If any land owner does not agree for consent award, normal award is passed under the norms of KIADA. In the case of normal award, the land owner can approach the court for enhancement of compensation.

B. Compensation and Resettlement Package, 2019

83. The BMRCL has its own Compensation and Resettlement Framework which has been approved by GoK based on the Government Order No. UDD 91 PRJ 2019, dated 10.7.2019. BMRCL had an earlier policy dated 2007, which was revised in 2019. Based on this revised framework compensation and resettlement assistance is paid to project affected persons. The project CRP addresses the impacts of the project on the affected persons and households. The most direct and immediate impacts are those associated with construction activities for stations, viaducts and shifting of electricity utilities. Mitigation is provided through compensation and assistance basis of the CRP, 2019. The policy provides mitigation for:

- (i) Loss of assets, including land and house or work place;
- (ii) Loss of business;
- (iii) Collective impacts on groups, such as loss of community assets, common property resources, and others; and

84. Compensation eligibility is limited by a cut-off date. The cut-off date for non- title holders, is the date of the start of the project census survey, which is 3rd December 2019 and the date of Land Acquisition Notification under Section 28(i) of the KIAD Act will be the cut-off date for all titleholders losing land and structures. The CRP identifies and lists the various types of losses resulting out of the project and specific compensation and resettlement packages for each category. The sections relevant to this subproject is given in **Table 15**.

Guiding Principles of BMRCL policy

85. Resettlement and Rehabilitation activities of Bangalore Metro Rail Project will be governed by the following general principles, which are based on BMRCL norms:

- i. In general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition;
- ii. BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost.
- iii. All activities and procedures will be formally documented;
- iv. The property and inheritance rights of project affected persons will be respected;
- v. If the livelihood of the project affected persons without formal title depends on the public land that they are using, they will be assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels;
- vi. If project affected person, without legal title, is not satisfied with the above decisions, they can approach the grievance redress committee;
- vii. In cases where land is needed on a temporary basis ,project affected persons who have formal title will be compensated to the assessed fair rental price for the period during which the land issued and the land will be returned in the same condition or better as before it was rented;
- viii. If resettlement is unavoidable in addition to the payment of fair market value for all land and immovable property, project affected persons will be provided assistance in relocation and other related expenses (i.e. cost of moving, transportation, administrative costs etc.);
- ix. These rights do not extend to individuals who commence any activities after cutoff date of the project;
- x. The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes;
- xi. All project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired; losses, structures or damages will be offered compensation and assistance in accordance with the provisions of this CRP framework. Those who accept the compensation amount will be paid prior to taking possession of their land or assets. Those who do not accept it will have their grievance registered or referred to the Grievance Redress Committee (GRC)/courts as appropriate.
- xii. While acquiring land under KIADA no taxes / fee is payable by landowners. However, where BMRCL purchases the land directly in view of exigencies of the project, the stamp duty and registration charges will be paid by BMRCL.
- xiii. Wherever community assets are acquired, the same will be restored by BMRCL.

C. Comparison of BMRCL CRP Framework and ADBs SPS

86. An analysis of the BMRCLs policy and KIADA 1966 and ADBs SPS has been done to identify any gaps with ADBs SPS.

Table 6- 1: Comparison of BMRCL CRP policy Framework, KIADA 1966 and ADBs SPS

Sl. No.	ADB SPS requirement	KIADA Act 1966	BMRCL CRPF 2019	Gap Analysis between BMRCL CRP and ADB SPS
1	Screen the project	Nil	Baseline survey will be carried out covering all impacts and project affected persons. Based on the survey a Resettlement Action Plan (RAP) shall be prepared.	None
2	Consultation with stake holders and establish grievance redress mechanism	Apart from statutory hearing (section 28/2) no stakeholder consultations are specified.	Chapter 3 section 3.2 of the policy tells that public consultation internal monitoring and grievance redress will be undertaken intermittently throughout the project duration.	The project will ensure that each and every affected person is consulted and the entitlement policy and grievance redress mechanism is explained. Information on the CRP 2019 and this document will be made available in Kannada, and for those who cannot read, it will be verbally communicated
3	Improve or at least restore the livelihoods of all displaced and payment at replacement cost	The land acquisition compensation will be paid as per KIAD Act under section 28	<p>The policy states that in general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition;</p> <p>BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost.</p>	<p>Market Value of each individual property has been calculated. While calculating the market value of land the following is considered:</p> <p>1. Type of parcel of land: Developed or undeveloped: Undeveloped land parcels are converted land parcels not having sanctioned layout plan/development plan from relevant authorities and without any development of basic services like underground drainage, internal roads within layout etc, as defined under the Market Value notified under Karnataka Stamp Act, 1957.</p> <p>2. Land use category: As per the Revised Master Plan- 2015, Bangalore Development Authority OR Comprehensive Development Plans/ Master Plans as applicable.</p> <p>3. Market Value: after adjusting for the land use, location and access, as provided under the Market Value</p>

Sl. No.	ADB SPS requirement	KIADA Act 1966	BMRCL CRPF 2019	Gap Analysis between BMRCL CRP and ADB SPS
				<p>notified under the Karnataka Stamp Act, 1957.</p> <p>4. Adjustment on account of individual property attributes: the attributes with respect to Reference Parcel Land property with reference. The adjustment percentage will be upto 15 percent.</p> <p>Based on the above 4 criteria the Recommended Market Value is derived which is the basis of Consent. This process of calculation ensures that market value of land is paid to the affected person. On this value 100 percent solatium and 12 percent additional is paid, plus the multiplier factor.</p> <p>Those incurring a business loss are provided with assistance including commercial squatters. Those facing loss of livelihood will be assisted to reestablish and restore their livelihood.</p>
4	Assistance for displaced persons	The land acquisition compensation will be paid as per KIAD Act under section 28	The policy envisages compensation and other benefits for acquired land and structures. Further, resettlement benefits in the form of inconvenience allowance and transitional allowance and compensation for economic losses are provided to all affected persons including non-titleholders.	<p>The project provides for compensation for loss residential structure along with assistance amount such as inconvenience allowance to provide for the disruption caused by the displacement. There is no homelessness caused, as people are given sufficient notice to relocate and make alternative arrangements.</p> <p>The CRP 2019 of BMRCL does not provide for specific assistant to the workers engaged in commercial establishment. The quantum of</p>

Sl. No.	ADB SPS requirement	KIADA Act 1966	BMRL CRPF 2019	Gap Analysis between BMRL CRP and ADB SPS
				rehabilitation benefit given ensures proper relocation along with the workers. In case the workers lose their job legal remedy is available to them as per provision of the Industrial Disputes Act or Shops and Commercial Establishments Act.
5	Improve standard of living of displaced vulnerable groups	Nil	Not specifically mentioned. However, it has been mentioned by project authority that in case there are any special cases that needs to be addressed it will be looked into.	The project will provide INR 50,000 to vulnerable tenant families, which will include those below poverty lines, scheduled caste, scheduled tribes, elderly and women headed households (those without any support system) and those families headed by physically challenged persons. Besides the Government of Karnataka already has various welfare schemes, which cover the vulnerable category.
6	Negotiated settlement	The board will negotiate the rate with PAPs based on the base value report prepared by the LAO and where the amount of compensation had been determined by agreement between the state government and the person to be compensated, it shall be paid in accordance with agreement.	Consent award is the preferred mode of land acquisition as per the policy. The affected persons opting for negotiated settlement, will receive negotiated amount and other allowances as per the policy.	No gap between SPS and BMRL CRPF 2019. In case of failure of negotiation the affected person can approach the court for enhancement of compensation. However in failure of negotiation land will still be acquired.
7	Compensation for non-titleholders	Non-titleholders on acquired land area are only included but non-titleholder on public (govt) land are not covered.	The policy covers slum dwellers and commercial squatters for resettlement and other benefits.	The project will support residential squatters, by providing compensation for structure, shifting allowance, inconvenience allowance and additional support if they are below poverty line. There are 4 residential squatters identified in Section 2B. For commercial squatters the project is providing INR 85,000 to restore the loss of livelihood.
8	Requirement of Resettlement plan	No requirement	Resettlement Action plan will be prepared by the project.	No gap between SPS and BMRL CRPF 2019

Sl. No.	ADB SPS requirement	KIADA Act 1966	BMRCL CRPF 2019	Gap Analysis between BMRCL CRP and ADB SPS
9	Public disclosure	Nil	The CRP and the RAP will be disclosed, informing the affected about the project and their entitlements. The documents will be disclosed on BMRCL website and BMRCL office.	No gap between SPS and BMRCL 2019. The draft resettlement plan, including documentation of the consultation process will be disclosed in an accessible place in Kannada to affected persons and other stakeholders. Disclosure of the final resettlement plan will be done to the affected persons and other stakeholder
10	Cost of resettlement	The land acquisition procedures would commence only after the administrative approval of the project. Administrative approval comprises budget approval.	All resettlement costs will be reflected in the RAP and the necessary budget will be made available to ensure smooth implementation of resettlement and rehabilitation.	No gap between SPS and BMRCL CRPF 2019. Cost of resettlement is covered as the project cost.
11	Taking over possession before payment of compensation	28(5) on the publication in the official gazette of the declaration under subsection (4), the land shall vest absolutely in the state government free from all encumbrances	CRP states that the compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes.	No gap between SPS and BMRCL CRPF 2019
12	Monitoring	nil	Monitoring and Evaluation is provided by the project.	No gap between SPS and BMRCL CRPF 2019

E. Eligibility and Entitlement Matrix

87. The compensation and resettlement package of the project has been prepared based on the guiding principles followed by BMRCL in Phase 1 and Phase 2. The detailed policy framework of BMRCL is given in **Annexure 7**. The Entitlement Matrix given in **Table 6.2** reflects the impact categories in 2B section.

Table 6- 2: Eligibility and Entitlement Matrix

Compensation for Land and Structures		
1	Consent Awards(preferred mode): The compensation for land and structure in cases of consent awards shall be based on following norms. <ol style="list-style-type: none"> market value of land determined based on higher of: <ol style="list-style-type: none"> guidance value of land for registration of sale deeds as per Indian Stamp Act, and average sale price for similar type of land situated in the nearest area or village. market value of buildings and structures on the land as assessed by approved valuers. multiplication factor of 1 in urban area and 1.5 to 2 in rural areas. solatium @ 100% of market value with applicable multiplication factor. additional market value @ 12% p.a. from date of notification to date of consent award. 	
2	Normal Award: For cases other than consent awards, the compensation shall be determined as per provisions of Karnataka Industrial Area Development Act.	
Compensation and Resettlement Entitlement:		
Sl. No	Category	Entitlement
I a.	Owner losing land and residential structure totally (Only owner staying in the premises)	1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Shifting allowance: a.Upto 1000 sq. ft. – Rs.25,000 b.1001 sq. ft. – 1500 sq. ft. – Rs.30,000 c. 1501 sq ft –Rs 35,000 3. Inconvenience Allowance: Onetime payment of Rs.70,000 4. Transitional Allowance: a. Upto 1000 sq. ft. – Rs.1,35,000 b.1001 sq. ft. – 1500 sq. ft. – Rs.1,70,000 c. more than 1501 sq. ft. – Rs.2,05,000 5. Right to salvage material totally
II a.	Owner losing land and commercial structure totally (owner operating own business in the acquired premises)	1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Shifting Allowance: a. Upto 150 sq. ft. – Rs.25,000 b.151 sq. ft. to 300 sq. ft. – Rs.35,000 c. more than 301 sq. ft. – Rs.45,000 3. Business Loss Allowance:

		<ul style="list-style-type: none"> a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000. d. If without SGST documentation – Allowance Rs.60,000 <p>4. Business premises re-establishment allowance: Rs.540 per sq. ft. of area acquired.</p> <p>5. Right to salvage material totally</p>
II d.	Owner losing land and commercial structure, but structure fully rented out	<p>1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And</p> <p>2. Commercial Rental Income Allowance</p> <ul style="list-style-type: none"> a. Upto 1000 sq. ft. – Rs.2,70,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.3,40,000 c. more than 1501 sq. ft. – Rs.4,00,000 <p>3. Right to Salvage material</p>
IV	Owner Losing only land	<p>Consent Award based on mutually agreed market value of land and structures, or Normal Award as per KIADA for land and structure.</p>
V	Tenant – Residential (if displaced)	<p>1. Shifting allowance per tenant single / family tenants Rs.30,000</p> <p>2. Inconvenience Allowance</p> <ul style="list-style-type: none"> a. Rs.70,000 per tenant family. b. Rs.35,000 for tenant single
VI	Tenant – Commercial*	<p>1. Shifting allowance per tenant: Rs.35,000</p> <p>2. Business Loss Allowance:</p> <ul style="list-style-type: none"> a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000. d. If without SGST documentation – Allowance Rs.60,000 <p>3. Business Premises Reestablishment Allowance(BPRA) per tenant: Rs.540 per sq. ft.</p> <p>* Note: If not displaced, tenant will get BPRA only, and not the other allowances.</p>
XI	Any other impact not identified	Unforeseen impacts shall be documented and mitigated based on the principles provided in this package.

VII. COMPENSATION, INCOME RESTORATION AND RELOCATION

88. This project will lead to loss of land and residential and commercial structure. There are two affected categories: owners and tenants.

A. Compensation Calculation

89. In this project, land is acquired through consent award and compensation is paid as per the following norms which follows the 2013 Act:

- i. Guideline Value or Market Value of land, whichever is higher, and market value of structures assessed by approved valuers;
- ii. 100% solatium on (i) above;
- iii. 12% per annum additional market value
- iv. Multiplier factor¹ of 1 to 1.5 is applied in this section.

90. If any land owner does not agree for consent award, normal award is passed under the norms of KIADA. In the case of normal award, the land owner can approach the court for enhancement of compensation.

Land Valuation Committee

91. BMRCL has set up a Land Valuation Committee to assess the market value of land and property. This is a one member Committee. To assist the Land Valuation Committee, BMRCL has hired the services a Real Estate valuation firm Jones Lang LaSalle (JLL).

Assessment of Market Value

92. Market Value of each individual property has been calculated. While calculating the market value of land the following is considered:

- I. Type of parcel of land: Developed or undeveloped: Undeveloped land parcels are converted land parcels not having sanctioned layout plan/development plan from relevant authorities and without any development of basic services like underground drainage, internal roads within layout etc, as defined under the Market Value notified under Karnataka Stamp Act, 1957.
- II. Land use category: As per the Revised Master Plan- 2015, Bangalore Development Authority OR Comprehensive Development Plans/ Master Plans as applicable.
- III. Market Value: after adjusting for the land use, location and access, as provided under the Market Value notified under the Karnataka Stamp Act, 1957.
- IV. Adjustment on account of individual property attributes: the attributes with respect to Reference Parcel Land property. The adjustment percentage will be up to 15 percent.

¹ GoK notification dated 03.05.2014 (No. RD 58 Bhuswabe 2014) states the multiplier factor in urban area is 1. Outside the urban limits it will be 1.5 extending upto 5 kms and 2 in rural areas.

93. Based on the above 4 criteria the Recommended Market Value is derived which is the basis of Consent. This process of calculation ensures that market value of land is paid to the affected person. On this value 100 percent solatium and 12 percent additional is paid. The Recommended Market Value as explained takes in to consideration additional factors, which offset any depreciation loss and is additional value which has been considered such property attributes, land use category etc as mentioned in the criteria of assessing Recommended Market Value. The final rate is the offered is the replacement cost. This process adopted by BMRCL ensures that the number of refusals are minimum. In Section 2 A, out of 46 land owners only 2 owners have refused the compensation amount. Hence it is clear that the compensation offered by BMRCL is satisfactory and meets ADB requirements. The RMV, is then reviewed by the Screening Committee of BMRCL. The Screening Committee recommends the base value recommended by the land valuation committee. Based on this value, compensation is calculated for land. An example of how the Recommended Market Value (RMV) is calculated for Survey 105/3, 105/4, owner losing land and property at Banaswadi, is given in **Table 7.1**.

Table 7- 1: Example of calculation of Recommended Market Value

Assessment of Market Value of Land Proposed to be Acquired by the BMRCL, along the Proposed Phase-2B Alignment of Bangalore Metro Rail Project

Recommended Market Value of the Notified Land Parcels

Land Parcels / Properties notified under Gazette Notification issued by the Government of Karnataka under Section 2B (1) under Karnataka Industrial Area Development Act, 1996 bearing No. CI 34 SPG (E) 2019, Bangalore (dtd: 21-06-2019, published on 25-06-2019) (located in Beniganahalli, Banaswadi, Haremane, Haremane and Nagavara Villages)

PHASE 2B										
Banaswadi										
Sl. No.	Property ID No. ^a	LA / City Survey No. ^b	BMRP Property No. ^c	Notified Area for Acquisition (sq. m.) ^d	Type of Land Parcel ^e	Landuse Category ^f	Adjusted Market Value of the Land Parcel as per Guideline Value (Rs. per sq. m.) ^g	Adjustment on account of Individual Property Attributes ^h	Recommended Market Value (Rs. per sq. m.)	Remarks (if any)
1	BVP-3RD-B	105	PGD No. 84-130-354-113	97.11	Developed	Residential (Main) and Multi-story Corridor	120,747	10.00%	132,822	Property has less area and larger frontage.
2	BVP-3RD-B	105/4, 105/5	PGD No. 84-130-354-117	131.58	Undeveloped	Residential (Main) and Multi-story Corridor	120,747	0.00%	120,747	
3	BVP-3RD-B	105/3, 105/6	PGD No. 84-130-354-116	341.78	Developed	Residential (Main) and Multi-story Corridor	120,747	0.00%	120,747	

Note: Highlighted land parcels are the 'Reference Land Parcel'.

^a Gazette Notification issued by the Government of Karnataka under Section 2B (1) under Karnataka Industrial Area Development Act, 1996 bearing No. CI 34 SPG (E) 2019, Bangalore dated 03-02-2020, published on 03-02-2020 (located in Beniganahalli, Banaswadi, Haremane, Haremane and Nagavara Villages)

^b Undeveloped land parcels are 'undeveloped' land parcels not having sanctioned Layout Plan / Development Plan from relevant authorities and without any development of basic services like underground drainage, internal roads within the Layout, etc., as defined under the Market Value notified under Karnataka Stamp Act, 1957 (except for land parcels under Sub-Category 2).

^c As per the Revised Master Plan - 2015, Bangalore Development Authority OR approved Comprehensive Development Plans / Master Plans as applicable.

^d Market Value after adjusting for the land use, location and aspect, as provided under the Market Value notified under Karnataka Stamp Act, 1957.

^e Adjustment on account of specific individual property attributes with respect to that of the Reference Land Parcel.

94. The RMV, is then reviewed by the Screening Committee of BMRCL. The Screening Committee recommends the base value recommended by the land valuation committee. Based on this value, compensation is calculated for land. The details of compensation computation for the Survey 105/3, 105/4 is given in **Table 7.2**.

Table 7- 2: Calculation of Compensation

Calculation of Compensation				
Name of the Owner : _____ BYP-3 RD-8J				
Village: K.G. Banaswadi		Sy. No. 105/3, 105/4		Extent : 241.76 sqm
Property No. : -		Date of Notification U/s 28(1) : 25.06.2019		
Sl. No.	Particulars	Amount (per sqm)	Extent (in sqm)	Total Amount
A	Land			
(i)	Land Cost	129372	241.76	3,12,76,974.72
(ii)	100% solatium			3,12,76,974.72
(iii)	12% additional market value (255 days)			26,22,124.46
(iv)	Total			6,51,76,073.90
B	Building			
(i)	Building cost			5,25,02,705.58
(ii)	100% solatium			5,25,02,705.58
(iii)	12% additional market value (255 days)			44,01,596.69
(iv)	Total			10,94,07,007.85
(v)	Extra Cutting (Line of cut)			00
(vi)	100% solatium			00
(vii)	Total			00
(viii)	Total Building cost			10,94,07,007.85
C	Trees			
(i)	Horticulture trees cost			0.00
(ii)	Forest trees cost			0.00
(iii)	Total			0.00
(iv)	100% solatium			0.00
(v)	Total trees cost			0.00
(vi)	Total of Land, Building and Trees A (iv) + B (viii) + C (v)			17,45,83,081.74
	Rounded off			17,45,83,082.00
	(Rs. in words : Seventeen Crore Forty Five Lakh Eighty Three Thousand Eighty Two only)			

Source: BMRCL June 2020

Structure Valuation

95. The compensation for structure is based on the Fair Market Value for which 100 percent solatium and 12 percent additional amount is paid. Deprecation is included. However the process of calculation on the Fair Market Value, ensures that the depreciation cost is covered. In this example the replacement value (including depreciation) has been calculated at 5.79 crores, while the Fair market Value (depreciated rate) is valued at 5.25 crores. BMRCL has paid 10.94 crores, which is much higher than the replacement value calculated at 5.79 crores. Hence the method adopted for structure valuation not only meets the requirement of ADBs replacement cost, but is much higher. The details of how the land and structure has been valued for this particular property is given in **Annexure 10**.

Valuation of other assets and trees

96. Compensation for all assets lost will be compensated according to the process of structure valuation, based on the Fair Market Value for which 100 percent solatium and 12 percent additional amount is paid. Compensation for trees will be valued by the horticulture department. The fruit bearing trees will be valued by Horticulture Department duly taking into account their remaining productive life. Similarly other trees are valued by Forest Department duly taking into consideration their present age and the remaining life span. The compensation offered is double the replacement cost.

B. Income Restoration

97. The BMRCL policy provides for loss of livelihood, which ensures that all those who have lost their livelihood have adequate resources to establish their business or livelihood. The assistance amounts also provides for any interim disruption. For owners, they will not only get the business loss and business restoration support, they will also get compensation for the affected structure. This will help the owners to buy alternate property and ensure that their livelihood is not only restored but also improved. Tenants on the other hand can invest alternate rental property. There are 124 commercial tenants who will be losing their livelihood and titleholders. There are 3 commercial properties self- owned and self- run. There are 75 owners who have rented out their property for commercial use. Tenants will be given sufficient notice for vacating at the time of giving notice to the land owner. The tenant -owner relationship is ruled by agreement and contract. Any disagreement between tenants and owners can be settled by meditation by BMRCL or be settled in court. The CRP 2019 of BMRCL does not provide for specific assistant to the workers engaged in commercial establishment. The quantum of rehabilitation benefit given ensures proper relocation of commercial establishments along with the workers. In case the workers lose their job legal remedy is available to them as per provision of the Industrial Disputes Act for Shops and Commercial Establishments Act. The amounts provided for livelihood restoration and reestablishment are as follows:

98. The BMRCL policy provides for loss of livelihood as follows:

1. Commercial tenant will get:

(i) shifting allowance per tenant: Rs.35,000;

(ii) Business Loss Allowance:

a. Average payment of SGST upto Rs.5000 p.m. – Allowance Rs.85,000

b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000

c. Average payment of SGST above Rs.15001 p.m. – Allowance Rs. 2,25,000.

d. If without SGST documentation – Allowance Rs.60,000

(iii) Business Premises Reestablishment Allowance (BPRA) at Rs.540 per sq. ft.

If not displaced, the tenant will get BPRA only, and not the other allowances.

2. Commercial rental income to the owner at

(i) Upto 1000 sq. ft. – Rs.2,70,000;

(ii) 1001 sq. ft. – 1500 sq. ft. – Rs.3,40,000;

(iii) more than 1501 sq. ft. – Rs.4,00,000.

C. Relocation

99. Relocation option is provided for notified slum dweller if they opt for it. There is no such case in this section. Tenants they will self-relocate. Sufficient notice will be provided and inconvenience assistance is being given to ensure that affected persons do not face homelessness. People prefer to receive cash, which is typical in urban setting.

100. There are 4 owners who will be losing their residential structures and are residing on the premises, and will make their own arrangements for relocation. All these affected persons will receive compensation for their complete structure and land and also rehabilitation benefits to enable them to shift. The rehabilitation amount will ensure that these families can avail of accommodation immediately, such as taking up a rental accommodation, and will not face any homelessness. The other owners who are not staying in the structures will receive full compensation for rental loss, besides compensation for land and structure. This will offset the loss of income and give them the opportunity to invest elsewhere.

101. There are 4 non-tileholders who will need to shift. Sufficient notice will be provided and replacement cost of the structure, shifting allowance and inconvenience assistance will be given to ensure that affected persons do not face homelessness.

VIII. RESETTLEMENT BUDGET AND FINANCING PLAN

102. The total cost of land, structure and R&R assistance is estimated at INR 2000 crores for this section. R &R assistance is estimated at INR 11.9 crores. Till date INR 974 crores has been paid by GoK (340 crores to NHAI and 634 crores to KIADB for payment for land acquisition). **Table 8.1** provides the estimates. Commitment of budget availability has been given by GoK , as they have already paid 50 percent of the estimated amount. This is the estimated budget table, as assessment on extent of loss and payment of GST is under progress, the detailed breakup will be given after the assessment of each property. **Table 8.2** provides the disbursement done for PSU and the estimates for the remaining PSU properties. **Table 8.3** provides the amount disbursed by GoK to KIADB for acquisition of private land.

Table 8- 1: Estimated Budget

Category	No of properties	Estimates
Government	3	NIL
Public Sector Undertaking	3 (7)	209,40,97,292.00
Private properties (estimated)	237	1705,68,36,706.00
Owners assistance	85	3,57,20,000.00
R&R assistance		9,35,50,000.00
Total		1928,02,03,998.00

Table 8- 2: Public Sector Undertaking estimates

PSU	Amount (INR)	Remarks
APMC	39,15,97,292.00	Compensation paid
BDA		
GKVK		
BMTC	170,25,00,000.00	Estimation
KIADB		
BWSSB		
Total	209,40,97,292.00	

Table 8- 3: Compensation packages sent to KIADB

Private Land (nos)	Amount (INR)
107	634,15,12,429.00

IX. INSTITUTIONAL ARRANGEMENTS AND RESPONSIBILITIES

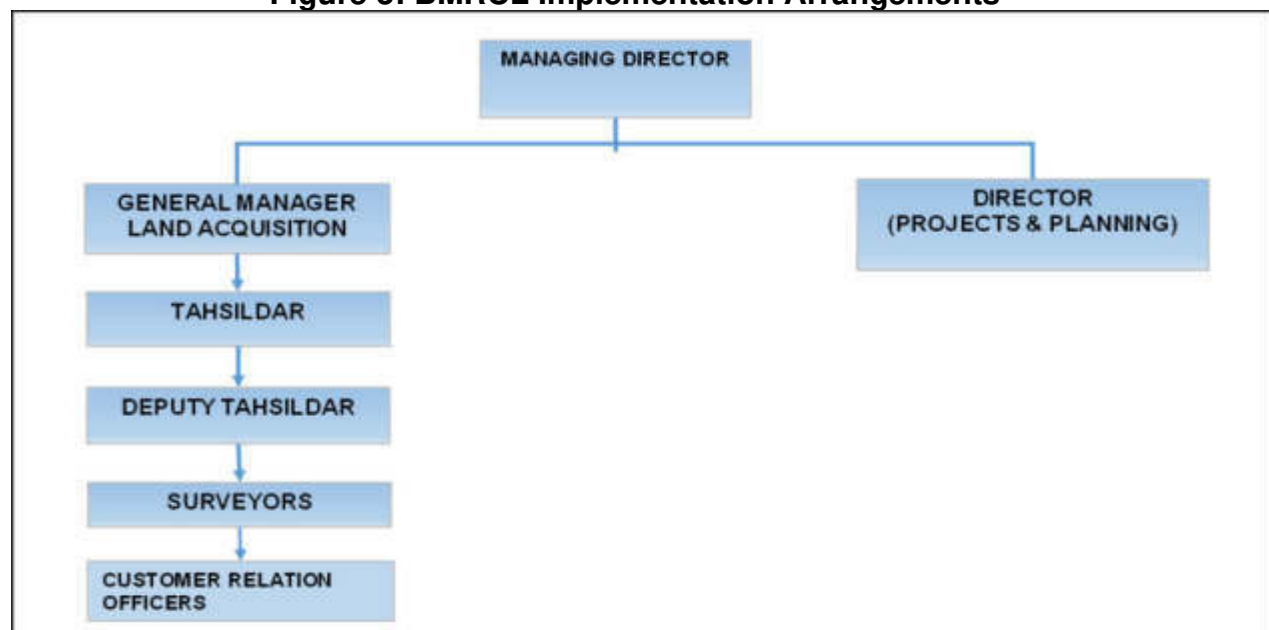
A. Implementation Arrangement

103. The BMRCL has a Project Implementation Unit in place for implementation of the project headed by the Director, Projects and Planning. The implementation arrangement for land acquisition and resettlement is managed by the Land Office, with specified officers responsible for section 2B. The Managing Director, holds overall charge of the project and all matters related to land acquisition and resettlement. BMRCL Land Cell is responsible for the implementation of resettlement and land acquisition of all the Reaches, and has sufficient experience in undertaking implementation and also has adequate staff for the same and no additional capacity is deemed necessary. The implementation arrangements for land acquisition and resettlement is given in **Figure 3**.

104. The Land Acquisition office is headed by two General Managers, Land Acquisition, who report directly to the Managing director and are responsible for the implementation of the rehabilitation activities and disbursement of payments. The section has been divided between the General Managers to facilitate implementation. The General Managers are supported by two Tahsildars; three Deputy Tahsildars and 2 surveyors, and four customer relation officers. The responsibilities of the General Manager includes:

- (i) Identification of land as per requirement;
- (ii) Minimizing land acquisition to avoid built up area, religious structures etc
- (iii) Ensuring land acquisition process is done as per norms
- (iv) Ensuring availability of budget for R&R activities;
- (v) Ensuring timely disbursement of compensation and assistance to the affected persons in close coordination with the concerned line department;
- (vi) Liaison with district administration and State government for land acquisition;
- (vii) Resolving grievances; and
- (viii) Ensuring disclosure of necessary documents.

Figure 3: BMRCL Implementation Arrangements



X. IMPLEMENTATION SCHEDULE

105. The program will be implemented over 5 years, 60 months starting November 2020, from the date of award of contract. In general, the project implementation will consist of the three major phases, namely project preparation, land acquisition, and monitoring and evaluation. In line with the principles laid down in this BMRCL policy framework, BMRCL will ensure that program activities are synchronized between the land acquisition and resettlement payments and civil works. BMRCL will ensure that no physical or economic displacement of affected person will occur until: (i) compensation at full replacement cost has been paid to each person for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan are provided to the affected persons supported by an adequate budget, is in place to help affected persons improve, or at least restore, their incomes and livelihoods. **Table 10.1** provides the overall implementation schedule.

Table 10- 1: Social Safeguards Implementation Schedule

R&R Activities	2019				2020			
	1Q	2 Q	3 Q	4Q	1Q	2Q	3Q	4Q
A. Project preparation phase								
Preparation of Policy framework								
Socioeconomic Census survey of the subproject								
Preparation of Resettlement Plan based on final designs								
Establishment of LA & R&R implementation unit								
Review and Approval of Resettlement Plan								
RP/DD disclosure								
Information campaign and community consultation								
B. Implementation								
Land acquisition								
Grievance redress								
Payment of Land compensation								
Payment of all other R&R assistance								
C. Monitoring and evaluation								
Monitoring and report preparation								

XI. MONITORING AND REPORTING

A. Internal Monitoring

106. Internal monitoring is being undertaken by the Land Office. Internal monitoring ensures all land acquisition and resettlement activities are implemented according to the approved plan in accordance with the project policy framework. There is a monthly progress review report submitted to the Managing Director by the Land Office. The compensation payment milestones of the KIADB is monitored regularly by the Managing Director. Above this, the Chief Secretary, GoK also monitors the progress periodically. The schedule of internal monitoring and reporting to ADB will need to be agreed upon by BMRCL and ADB. Indicators, which will be monitored during the project, may be divided into two categories.

- Process and output indicators or internal monitoring
- Outcome/impact indicators or external monitoring

107. Internal monitoring will focus on measuring progress against the schedule of actions defined in the Resettlement Plan. Activities to be undertaken by the Land Cell will include:

- i. Consultations with the project affected communities to review and report progress of Resettlement Plan implementation;
- ii. Report on the delivery of land acquisition and compensation entitlements in accordance with the Resettlement Plan;
- iii. Identification of any problems, issues or cases of hardship resulting from the resettlement process,
- iv. Asses through household discussions project affected peoples' satisfaction with resettlement outcomes; and
- v. Collection of records of grievances, follow up that appropriate corrective actions have been undertaken and that outcomes are satisfactory;

108. Monitoring is a continuous process and will be carried out by the Land Cell on a regular basis to keep track of the R&R progress. For this purpose, some indicators suggested have been given in **Table 11.1**.

Table 11.1 Indicators for Monitoring Implementation Progress

	Indicators
Physical	Extent of land acquired No. of residential and commercial PAPs resettled No. of Community Structures relocated Number of structures dismantled
Financial	Number of land owners and private structure owners paid compensation and other monetary benefits Amount of compensation paid for land/structure Cash grant for shifting PAPs Amount for restoration of CPR (Common Property Resource)
Social	No. of vulnerable PAPs identified Nature of benefits provided to Vulnerable PAPs Nature and extent of Post R&R grievances addressed
Grievance	Consultation for grievance redress Affected persons knowledge about their entitlements Cases referred to court, pending and settled

	Number of grievance cell meetings Number of cases disposed by GRC to the satisfaction of PAPs.
--	---

B. External Monitoring

109. External monitoring will be carried out as this is a category A project. An consultant appointed by BMRCL/ADB will carry out this activity, based on a schedule agreeable to ADB and BMRCL. Some of the tasks of the External Monitor will include:

- Reporting the process followed for consent award and consent award/ award of compensation, as the case may be in accordance with the applicable state laws and policies;
- Verify timeline for disbursement of compensation and R&R assistance to PAPs after the declaration of consent award/award declaration;
- Verify dissemination of information process adopted for creating awareness among PAPs and ascertain the adequacy of project related information like leaflets, fliers, copy of entitlement matrix distributed among affected persons;
- Verify the process followed for dealing with grievance cases;
- Verify the process of determining the value of structures and trees affected, etc;
- Verify the process followed for awareness generation meetings regarding various aspects of the project including entitlement matrix, grievance redress mechanism, etc.
- Report on the status of grievance cases and court cases;
- Report on any additional land acquisition, requirements, if any and associated R&R impacts due to associated facilities and change in route alignment, etc;
- Identify gap and critical areas in implementation process and recommend appropriate corrective measures in consultation with Land Cell for consideration;
- Report on regularity and effectiveness of grievance redressal mechanism and satisfaction level of affected persons;
- Ascertain how suggestions and concerns raised by affected persons and local community during site visits are incorporated or not in the project implementation;

The External Monitor will submit semiannual report to BMRCL/ ADB.

ANNEXURES

Annexure - 1: List of Owners

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
1	BYP-3RD-3B-1	3/2	Pvt	101.51	Hindustan cococola bevarages pvt ltd
2	BYP-3RD-3B-2	3/2	Pvt	224.98	1)Indiramma venkatareddy 2)Indiramma v.sudharshan 3)V.Manjunath 4)V.Tejaswini
3	BYP-3RD-3B-3	3/1	Pvt	930.13	Sidda Reddy.M.
4	BYP-3RD-8H	105/5	Pvt	131.06	S,Byrappa
5	ARP-VRP-1	87/3	Pvt	800	R.M.Dhariwala
6	ARP-VRP-2	78/1	Pvt	9.96	Manyatha Promoters Pvt ltd
7	ARP-VRP-2D	89/3	Pvt	149.9	Kartara Singh Lalwani
8	ARP-VRP-2E	89/11	Pvt	92.59	Padmavathi Dhareppa Uppar
		89/12	Pvt		
9	ARP-VRP-3A	88/1	pvt	190.18	K.Ramesh
10	ARP-VRP-3B	88/1	pvt	127.49	Asha .R
11	ARP-VRP-4(2)	88/1	pvt	19.94	Dinesh R
12	ARP-VRP-4A(2)	88/1	pvt	27.18	Murari
13	ARP-VRP-5	85/7	Pvt	70.00	Manyatha Promoters Pvt ltd
14	BYP-3RD-7A	44	Pvt	150.55	Syed Asad Ahmed
15	BYP-3RD-7B	44	Pvt	144.64	Kishore Gowda
16	BYP-3RD-8A	44	Pvt	178.03	Dr.Murali Narayana Reddy
17	BYP-3RD-8B	44	Pvt	140.6	Rakesh Kingar
18	BYP-3RD-8C	44	Pvt	137.31	T.G.Ravindran
19	BYP-3RD-8D	43/1	Pvt	133.10	N.Lakshmi
20	BYP-3RD-8E	43/1	Pvt	130.93	Anupama Ravikumar
21	BYP-3RD-8F	43/1	Pvt	131.06	Banu developers /Mukunda
22	BYP-3RD-8G	43/1 105/5	Pvt	131.06	Dr. Susheelamma M. W/o Late A.Sanjeewa Reddy
23	BYP-3RD-8H	105/5	Pvt	131.06	S,Byrappa
24	BYP-3RD-8 I	105/4, 105/5	Pvt	131.06	V.Munirathnam
25	BYP-3RD-8 J	105/3, 105/4	Pvt	241.76	A.Francis Xavier

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
26	ARP-CNS-1A	66/2	Pvt	371.61	Meera Ravindra
27	ARP-CNS-1B	66/2	Pvt	371.61	B. Ramesh Upadya
28	ARP-CNS-4A	68	Pvt	160.22	P. Venugopal Reddy
29	ARP-CNS-4B	68	Pvt	19.78	G. Munireddy
30	ARP-HRM-3A	115/1A	Pvt	138.35	Gopal Reddy, Naveen Kumar, Ganesh Reddy
31	ARP-HRM-3B & ARP-(Ele-1)	115/1B	Pvt	80.65	R. Babu Reddy B. Jayanth Reddy
32	ARP-HRM-4A	115/1A	Pvt	106.11	R. Babu Reddy B. Jayanth Reddy
33	ARP-HRM-4B	115/1A 115/1B	Pvt	73.89	Gopal Reddy, Naveen Kumar, Ganesh Reddy
34	ARP-HBR-2A	47/2	Pvt	361.18	Shalom Shelter LLP
35	ARP-HBR-3A	47/1	Pvt	30.96	Jagadamba K.N
36	ARP-HBR-3B	47/1, 55/3	Pvt	60.96	Murthy
37	ARP-NGW-1	154/2	Pvt	78.65	Kousar w/o Abdul Rehman
38	ARP-VRP-2B	87/3	Pvt	923.15	SHARADA
39	ARP-VRP-2C	89/3,87/3	Pvt	963.99	DHAVALAGIRI PROPERTIE
40	ARP-VRP-3C	88/1	Pvt	29.59	AMIL LIMITED
41	ARP-VRP-4(1)	88/1	Pvt	23.04	AMIL LIMITED
42	ARP-VRP-4A(1)	88/2	Pvt	41.97	Dinesh R
43	ARP-VRP-4A(2)	88/1	Pvt	10.16	L.Roopa and etc.
44	ARP-VRP-5A	78/1	Pvt	53.4	Manyatha Promoters Pvt ltd
45	ARP-VRP-6	88/1	pvt	70	Manyatha Promoters Pvt ltd
46	ARP-VRP-7	87/5	pvt	94.44	Murari
		88/5	pvt	85.56	
47	ARP-HBL-1B	110/2,110/3,1 11,113,114/1, 114/5,114/4	pvt	2994.83	Shantha Industrial Enterprises
48	ARP-HBL-1F	80/3, 81	pvt	350.86	L.Radhakrishna
49	ARP-HBL-1G	81	pvt	111.47	M.Venkatesh
50	ARP-HBL-1H	81	pvt	105.00	G.Sitarama

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
51	ARP-HBL-1I	81	pvt	21.14	H.S.Raju
52	BYP-3RD-7A	44	Pvt	243.2	Syed Asad Ahmed
53	BYP-3RD-7B	44	Pvt	205.65	Kishore Gowda
54	BYP-3RD-8A	44	Pvt	327.22	Dr.Murali Narayana Reddy
55	BYP-3RD-8B	44	Pvt	230.49	Rakesh Kingar
56	BYP-3RD-8C	44	Pvt	233.78	T.G.Ravindran
57	BYP-3RD-8D	43/1	Pvt	237.99	N.Lakshmi
58	BYP-3RD-8E	43/1	Pvt	240.16	Anupama Ravikumar
59	BYP-3RD-8F	43/1	Pvt	240.03	Banu developers /Mukunda
60	BYP-3RD-8G	43/1	Pvt	240.03	Dr. Susheelamma M. W/o Late A.Sanjeeva Reddy
61	BYP-3RD-8H	105/5	Pvt	240.03	S,Byrappa
62	BYP-3RD-8 I	105/4, 105/5	Pvt	240.03	V.Munirathnam
			Pvt		
63	BYP-3RD-8 J	105/3, 105/4	Pvt	276.74	A.Francis Xavier
64	BYP-3RD-9	105/4	Pvt	25.11	Yeldo P Vargesi
65	BYP-3RD-10	95	Pvt	46.51	Lakshamma
66	BYP-3RD-11	45	Pvt	188.84	B.N.Latha manjula
67	BYP-3RD-12	45	Pvt	127.26	Manohar pishe
68	BYP-3RD-13	45	Pvt	86.75	Vijaya raghavan
69	BYP-3RD-14	45	Pvt	20.89	S.R.Vijayakumar
70	BYP-3RD-7C	44	Pvt	54.61	param pal singh
71	BYP-3RD-7D	44	Pvt	107.04	Balachandar
72	ARP-HRM-1	115/1C	Pvt	636.41	R. Venkateshwara Reddy
72	ARP-HRM-2A	115/1C 114/1	Pvt	342.79	R. Venkateshwara Reddy
73	ARP-HRM-2B	114/1	Pvt	158.2	Jaganth Shetty
74	ARP-HRM-2C	108/2	Pvt	248.87	R. Venkateshwara Reddy
75	ARP-HBR-2B	47/1, 47/2, 55/3	Pvt	361.18	C. Bhaskar
76	ARP-HBR-3C	55/3	Pvt	7.21	Kanayalal M Katwani
77	ARP-VRP-2C	87/3	Pvt	81.26	Davalagiri Promotors pvt ltd
78	ARP-VRP-2E	89/12	Pvt	11.14	Padmavathi Dhareppa Uppar

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
79	ARP-VRP-4(2)	88/1	Pvt	16.73	Dinesh R
79	ARP-VRP-4A(1)	88/1	Pvt	6.31	Dinesh R
80	ARP-VRP-7	87/5	Pvt	20.51	Jayameri
		88/5	Pvt	12.67	R.M.Dhariwala
81	ARP-VRP-Ele	78/1	Pvt	30.00	Manyatha Promoters Pvt ltd
82	ARP-CNS-4A	68	Pvt	33.21	P. Venugopal Reddy
82	ARP-HRM-2A	115/1C 114/1	Pvt	32.18	R. Venkateshwara Reddy
83	ARP-HRM-2B	114/1	Pvt	9.05	Jaganth Shetty
84	ARP-HRM-3A	115/1A	Pvt	26.24	Gopal Reddy, Naveen Kumar, Ganesh Reddy
85	ARP-HRM-3B	115/1B	Pvt	7.15	R. Babu Reddy B. Jayanth Reddy
85	ARP-HRM-4A	115/1A	Pvt	50.33	R. Babu Reddy B. Jayanth Reddy
86	ARP-HRM-4B	115/1A 115/1B	Pvt	38.48	Gopal Reddy, Naveen Kumar, Ganesh Reddy
87	ARP-HBR-2A	47/2	Pvt	10.43	Shalom Shelter LLP
88	ARP-HBR-2B	47/1, 47/2, 55/3	Pvt	10.43	C. Bhaskar
89	ARP-HBR-3A	47/1	Pvt	58.34	Jagadamba K.N
90	ARP-HBR-3B	47/1, 55/3	Pvt	10.9	Murthy
91	ARP-NGW-1	154/2	Pvt	20.26	Kousar w/o Abdul Rehman
92	ARP- KDH- 5A	44/3G	Pvt	17.73	Praphulla Muniyappa
93	ARP- KDH- 5B	44/2B1	Pvt	80.85	N. Ramachandra Reddy S/o. Nanjappa Reddy
94	ARP- KDH- 5C	44/2B2	Pvt	78.20	Suresh Bhatiya S/o. M.M. Bhatiya Sunil Bhatiya S/o. M.M. Bhatiya
95	ARP- KDH- 5D	44/2A	Pvt	459.58	

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
	ARP- KDH- 1				B.H. Narayana Swamy S/o. Hanume Gowda Smt. Rukminiyamma W/o. B.H. Narayana Swamy Dr. B.N. Pavitra W/o. Maheshraj Gopal B.N. Praveen B.N. Rakesh
96	ARP- KDH- 3	48/4	Pvt	70.00	A.L. Muttayya R.M. Muttayya A.L. Annamalai M/s. RMZ Azure
	ARP- KDH- 3A			70.00	
	ARP- KDH- 3B			55.68	
97	ARP- KDH- 3C	48/4	Pvt	70.00	A.L. Muttayya A.L. Annamalai M/s. RMZ Latitude
	ARP- KDH- 3D	48/4		70.00	
	ARP- KDH- 3E	48/4		3.45	
	ARP- KDH- 2A	48/4		21.09	
98	ARP- KDH- 2B	48/1	Pvt	36.98	G. Paramashivaiah S/o. Lingappa
		125/1		930.52	
99	ARP- KDH- 2C	45/1	Pvt	272.14	M/s. Esteem Icon
				166.00	
100	ARP- KDH- 2D	104	Pvt	174.69	Smt. Velli Muttaiah W/o. Late. R.M. Muttaiah
101	ARP- KDH- 4	104		68.40	Smt. Velli Muttaiah W/o. Late. R.M. Muttaiah
102	ARP- KDH- 4A	106/7	Pvt	64.40	1. B.M.Vijaya Kumar 2. B.M. Prithviraj 3. B.M. Chandraprabha 4. B.M. Murali
	ARP- KDH- (Ele)			16.00	
	ARP- KDH- 4B	106/7		64.43	1. B.M.Vijaya Kumar 2. B.M. Prithviraj 3. B.M. Chandraprabha 4. B.M. Murali
	ARP- KDH- 4C	106/7		56.09	1. B.M.Vijaya Kumar 2. B.M. Prithviraj 3. B.M. Chandraprabha 4. B.M. Murali
1103	ARP- JKR-2	103	Pvt	393.8	Sparkle One Mall Developers Private Limited
		104/1		506.2	

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
	ARP- JKR-5	102/2 102/3 104/1		116.96	Sparkle One Mall Developers Private Ltd
104	ARP- JKR-4B	8/1B2	Pvt	44.31	Shell India Marketing Pvt Ltd
105	ARP- JKR-4A	8/2C	Pvt	68.08	1. B.G. Shashikiran S/o. B.K. Gopalakrishna 2. G. Manjunatha S/o. B.V. Gopalaiah 3. K. Gopala Reddy S/o. Doddappaiah
	ARP- JKR-4	8/2B		70.00	
	ARP- JKR-1A	8/2B		70.00	
106	ARP-JKR-1	6/1,2,3, & 7/1	Govt	0.00	APMC
107	ARP- JKR-3D	6/4	Pvt	21.90	M. Gopal S/o. y Muniswamappa
	ARP- JKR-3C	6/4		50.48	
108	ARP- JKR-3B	5/1	Pvt	50.56	Maruthi Suzuki (India) Ltd
	ARP- JKR-3A	5/1		49.86	
	ARP- JKR-3	5/1		40.94	
		5/2A		15.37	
109	ARP- KGC-5A	64	Pvt	70.00	Y.M. Rangaswamy S/o. Mallappa
	ARP- KGC-5(1)	64		59.29	
	ARP- KGC-(Ele)	64		15.00	
1110	ARP- KGC-5(2)	65	Pvt	10.71	Prakash E Patel S/o. Eshwara Patel
	ARP- KGC-1	65		47.06	Hamsa E Patel Bhagyavathi, Sunitha
111	ARP- KGC-1(A)	66	Pvt	198.68	N. Devarajaiah S/o. Narasimhaiah Rangalakshmi W/o. Devarajaiah
112	ARP- KGC-1(B)	67	Pvt	187.03	K Rajareddy S/o. Late. Krishnappa Y.K. Ramanjanappa S/o. Late. Krishnappa
113	ARP- KGC-1(D)	67	Pvt		Dayanand Pai Signatory Authority Manipal Academy of Higher Education
114	ARP- KGC-1(E)	68/1	Pvt	60.51	

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
		68/2		55.09	Dayanand Pai Signatory Authority Manipal Academy of Higher Education
115	ARP- KGC-1(I)	68/3		64.90	
116	ARP- KGC-1(M)	69		811.81	
117	ARP- KGC-1(O)	70/1 70/3 70/4	Pvt	721.12 246.21	P. Umapathy Raju S/o. Gopal Raju
118	ARP- KGC-1(P)		Pvt		S.R. Vishwanath S/o. K.V. Ramaiah
119	ARP- KGC-1(Q)		Pvt		Dayanand Pai Signatory Authority Manipal Academy of Higher Education
120	ARP- KGC-1(R)	70/2	Pvt	907.14	1. Hanumappa S/o. Subbaiah 2. Appanna S/o. Subbaiah 3. Ramakrishna S/o. Subbaiah 4. Doddanna S/o. Subbaiah 5. Rajanna S/o. Subbaiah 6. Narayana Gowda S/o. Subbaiah
121	ARP- KGC-1(S)	71	Pvt	1089.95	Dayanand Pai Signatory Authority Manipal Academy of Higher Education Palla Bachchamma W/o. Byarappa
		72	Pvt	1090.83	
122	ARP- KGC-1(T)	73/1	Pvt	1384.24	Dayanand Pai Signatory Authority Manipal Academy of Higher Education Govindappa S/o. Munivenkatappa A.Ramakrishna S/o. Anjaneyachar
123	ARP- KGC-1(U)	73/2B	Pvt	126.33	M. Govindappa S/o. Munivenkatappa Y.G. Keshav S/o. M. Govindappa
124	ARP- KGC-1(V)	73/2A	Pvt	359.44	Narayanappa S/o. Appaiah
125	ARP- KGC-1(X)	74/2	Pvt	96.24	Y.C. Hemaraj S/o. Y.P. Chandrappa
126	ARP- KGC-4	73	Pvt	117.88	Y.C. Hemaraj S/o. Y.P. Chandrappa
		87		129.48	

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
	ARP- KGC-(Ele)	74		15.00	Y.V. Chandrappa S/o. Veeraswamappa
127	ARP- KGC-4(1)	86/4	Pvt	339.08	C. Gopalan S/o. Late P.K. Phanikar
	ARP- KGC-4(E)	86/7		70.00	
	ARP- KGC-4(D)	86/8		70.00	C. Pramod S/o. Gopalan
	ARP- KGC-4(C)			70.00	
	ARP- KGC-4(B)			70.00	
128	ARP- KGC-4(A)	98/6	Pvt	70.00	Y.N. Ramakrishna Y.M.Gopal Y.M. Srinivas
129	ARP- KGC-6(1)	75	Pvt	4.18	Y.M. Ramamurthy S/o. Veerappa
130	ARP- KGC-6(2)	75	Pvt	11.95	Latha V. W/o. K. Sativel
131	ARP- KGC-6(3)	75	Pvt	32.58	Parvathamma W/o. Late. Y.V. Chinnappa
132	ARP- KGC-6(4)	75	Pvt	28.00	Latha V. W/o. K. Sativel
133	ARP- KGC-6(5)	75	Pvt	26.90	Girija W/o. Sampath
134	ARP- KGC-6(6)	75	Pvt	24.40	Y.C. Venkatesh S/o. Y.V. Chinnappa
135	ARP- KGC-6(7)	75	Pvt	24.35	Vijayakrishna
136	ARP- KGC-6(8)	75	Pvt	18.46	Y.C. Narasimha murthy S/o. Y.V. Chinnappa
137	ARP- KGC-6(9)	75	Pvt	9.18	Muniraj
138	ARP – KGC -2		Pvt	91.79	Subbanna S/o. Late. Nanjundappa
149			Pvt	91.79	Krishnamurthy S/o. Late. Nanjundappa

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
140			Pvt	115.62	Syed Murthooj Ameen, Ayisha Parveen
141			Pvt	25.5	Ammayamma, Rajann
142			Pvt	79.97	Y.G. Raju
143			Pvt	16.32	Akkayamma W/o. Rajanna
144			Pvt	68.75	Kempamma W/o. Late Krishnappa
145			Pvt	139.94	Subbanna Krishnamurthy Ammayamma Rajanna Y.G. Raju Akkayamma Kempamma
146	ARP- KGC-2(1)	69	Pvt	111.92	Valbai W/o. M.K. Patel Y.G. Srinivasmurthy
147	ARP- KGC-2(2)	68/2 68/3	Pvt	69.19 295.58 115.84	V.V. Ramamurthy S/o. V.V. Venkataramana
148	ARP- KGC-3	77/8 77/5B	Pvt	234.36	B.M. Susheelamma W/o. Late. V. Rangappa
149	ARP- KGC-5B ARP- KGC-5C	12/1	Pvt	103.57 75.46	Parthasarathi, K.P. Surendra, Vijaya prabha, Ujwala Deepa,
150	ARP-PRR-1	3/1A2	Pvt	351.96	K V Vasantha w/o G Nanjundappa
151	ARP-PRR-2, -3 -3A, -3B, -3C,	8/1,8/2	Pvt	1754.33	G Satyanarayana shetty s/o Giryappa shrtty
152	ARP-PRR-3	8/2.	Pvt	2.25	VCA Builders & Developers
153	ARP-PRR-4	3/2.	Pvt	76.38	M/S Seeram enterprises
154	ARP-PRR-5	7/2b.	Pvt	43.19	M Venkataramaiah M V Sredhara M V Radhakrishna

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
155	ARP-PRR-6-6A	7/2b.	Pvt	140	Laksmamma w/o Pachappa
156	ARP-PRR-6B-6C-6D	7/2A. 7/1.	Pvt	210	M/S Prabha builders & Developers
157	ARP-PRR-7	12/1.	Pvt	473.26	C V Rajalaksmi w/o VP Varama
158	ARP-PRR-8/1	11/1.	Pvt	1018.83	C Lalithashastri w/o CS Shastri P Muralimohanarao s/o P Vishvanath
159	ARP-PRR-8/2	11,/1.	Pvt	320.8	Channaveeraiah, V Sreenivasa reddy
160	ARP-PRR-8/3	11/1.	Pvt	131.91	Janganmamata
161	ARP-PRR-8/4	9/1.	Pvt	308.78	H R Hemachandra
162	ARP-PRR-8/5	9/1.	Pvt	205.13	G Raja late s/o Govindaswamy
163	ARP-PRR-8/6	9/1.	Pvt	156.24	Hara KHT Enterprises Pvt ltd
164	ARP-PRR-8/7	9/1.	Pvt	179.01	J Uma w/o S Srinivas
165	ARP-PRR-8/8	8/1.	Pvt	119.46	Umesh K s/o karigowda Nivedita Rajiv
166	ARP-PRR-8/9	8/1,9/1.	Pvt	271.96	BN Sunanda w/o bsn hari
167	ARP-PRR-8/10, ARP-PRR-8A	6/1,7/1,7/3,8/1	Pvt	634.24	Janganmamata
168	ARP-TRJ-1	63,39.	Pvt	900	Shashikanth s/o Gangappa
169	ARP-TRJ-2	68,69,70	Pvt	1164.69	Ramee hotel pvt ltd
170	ARP-TRJ-3-3A-3B-4	68	Pvt	280	S Vishnushankara sukla Anjali geetha sukla
171	ARP-TRJ-6	70	Pvt	49.83	K Lakshmipathi s/o krishnappa
172	ARP-TRJ-6A-6B	70,189	Pvt	140	Renuka manjnani w/o Dr.Mohan Manjnani
173	ARP-TRJ-6C-7-(ELE)	186,189,79 (new112)	Pvt	2055.37	Prestige Garden Resort pvt ltd
174	ARP-TRJ-8	79 (new117/3)	Pvt	32.76	OL Prabhu so OM Lingappa

Sl. No.	Property ID	Survey No.	Land owner as per 28/4	Extent as for 28 (4)	Name of the Property Owners
175	ARP-TRJ-9	79 (new 117/1,116)	Pvt	7186.94	Kalpana Palegar s/o OM Lingappa OL Rajendra s/o OM Lingappa OL Guruprasad s/o OM Lingappa Ajay Rajendra s/o OL Rajendra Ashwin Rajendra OL Rajendra
176	ARP-TRJ-10, Depot	78. 79.	Pvt	94185.5	Govt Gomala RN Ashwatha Narayana N Ramamurthy Guttappa and Others
177	ARP-TRJ-10	37	Pvt	35336.53	MR Sampangi Ramaiah MR Janakiram MR Prabhavathi MR Padmavathi MR Raghuram
178	ARP-BTH-1	36	PVT	1275.59	MS Ashwath Narayana
179	ARP-BTh- 1	33/1; 33/2	Pvt	210.05	Mohnin Sharief
180	ARP- BTH 2	13/2 -3-4	Pvt	900.00	NR Geetha N Ravindra DP Keshava Reddy Ministry of Defence
181	ARP- BTH-1, 3, 3A	33/3	Pvt	590.61	Basamma
182	ARP-BTH-4	37-3	Pvt	45.09	SM ramesh
183	ARP-BTH-4A	33-2	Pvt	70	SM Chandrashekara
184	ARP-BTH-4B	37-1	Pvt	43.34	SM Vevugopal
185	ARP-BTH-4C	8	Pvt	70	Nagamma
186	ARP-BTH-5	12/1	PVT	42.17	Bandeppa Reddy
187	ARP-BTH-3C&3D	172	Pvt	115.70	Meghana Prasad Deshpande

Annexure - 2: List of Tenants

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
1	BYP-3RD-3B-1	3/2	101.51	Anuragh Mehta	commercial
2	BYP-3RD-3B-2	3/2	224.98	Mallikarjun	Residential
				Eshwar	Residential
				Raju	Residential
				Seenappa	Residential
				Ramadhari	Residential
				Kamalesh	Residential
				Mariyappa	Residential
				Vinod	Residential
				Indrani	Residential
				Allam	Residential
				Dharmaraj	Residential
				Ibrahim	Residential
				Gnanaprakash	Residential
				Ajantha	Residential
3	BYP-3RD-3B-3	3/1	930.13	Krishna	Residential
				Devappa	Residential
				Savitri	Residential
				Devappa	Residential
				Sabanna	Residential
				Nagoor	Residential
				Santosh kumar	Residential
				prabhu	Residential
				Ananda	Residential
				Ramsapath	Residential
				prabhu	Residential
				Das	Residential
				Vipul	Residential
				Shafi	Residential
				Wazeer	Residential
				Rameshwara	Residential
				Sonu	Residential
				Santosh	Residential
				Aravinda	Residential
				Ammee	Residential
				Devendra	Residential
				sangam	Residential
				Sathish	Residential
				Manjunath	Residential
4	BYP-3RD-8A	44	178.03	Dr.Murali Narayana Reddy	commercial
5	BYP-3RD-8B	44	140.6	Praveen	commercial
6	BYP-3RD-8C	44	36.11	Gopala krishna	commercial
7	BYP-3RD-8E	43/1	130.93	Anupama Ravikumar	commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
8	BYP-3RD-8G	43/1	33.95	Murali	Residential
9	BYP-3RD-8 J	105/3, 105/4	61.71 & 180.05	A.Francis Xavier	commercial
10	BYP-3RD-10	95	46.51	Sagar	Residential
11	BYP-3RD-13	45	86.75	Vijaya raghavan	Residential
12	BYP-3RD-7C	44	54.61	Jeetapal	Residential
13	BYP-3RD-7D	44	107.04	Balachandar	Residential
14	ARP-VRP-1	87/3	489.63	Narayanaswamy	Residential
		86	310.37		
15	ARP-VRP-2	78/1	9.96	Admin	commercial
16	ARP-VRP-2B	86	334.87	Shrinivasa	Residential
		87/3	671.44		
17	ARP-VRP-2C	87/3	914.82	Nandish	commercial
		89/3	51.51		
18	ARP-VRP-2D	89/3	149.9	Kartara Singh	commercial
19	ARP-VRP-2E	89/11	51.2	Sharan	Residential
		89/12	41.39		
20	ARP-VRP-3A	88/1	190.18	Anto Tiffen centre	commercial
				Mohan Name boards	commercial
				Kannan Borewell	commercial
				Vishalakshi construction	commercial
21	ARP-VRP-3B	88/1	127.49	Car Shop Alimulla	commercial
				Nawa Motors	commercial
				Lic Subhashini	commercial
22	ARP-VRP-3C	88/1	59.49	Amil Adil	commercial
	ARP-VRP-4(1)		42.5		
23	ARP-VRP-4(2)	88/1	19.94	Laxman	commercial
	ARP-VRP-4A(1)		41.97		
24	ARP-VRP-4A(2)	88/1	27.18	Murari	commercial
25	ARP-VRP-5	85/7	70.00	Admin	Residential
26	ARP-VRP-5A	78/1	61.68	Admin	Residential
27	ARP-VRP-6	78/1	84.64	Admin	Residential
28	ARP-VRP-7	87/5	94.44	Jayameri	Residential
29		88/5	85.56	Narayanaswamy	Residential
30	ARP-HBL-1G	81	111.47	Vijaya	commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
31	ARP-HBL-1H	81	105.00	Mukundayya	commercial
32	ARP-HBL-1I	81	21.14	Dastagir	commercial
33	ARP- KDH- 2B	48/1	36.98	Narasingh Pan shop	commercial
		125/1	930.52	Citizen Car	commercial
				Ganghadeswara Tent House	commercial
				Dhavangere Arts	commercial
34	ARP- KDH- 4B	106/7	64.43	INDIAN OIL PETROL BUNK	commercial
				3 M CAR CARE	commercial
				SAI GANESH TILES & GRANITES	commercial
				GOLDEN BOWL	commercial
35	ARP- KGC-5A	64	70.00	UDUPI GRAND PURE VEG	commercial
	ARP- KGC-5(1)	64	59.29	VANDANA GARDENIYA	commercial
	ARP- KGC-(Ele)	64	15.00	HYDRABAD BIRIYANI & JUST BAKE	commercial
36	ARP- KGC-5(2)	65	10.71	NEW INDIA STALL	commercial
				BRAMHLINGESWARA JUICE CENTER	commercial
	ARP- KGC-1	65	47.06	ROYAL ENFIELD	commercial
37	ARP- KGC-1(A)	66	198.68	MANJUNATH ENTERPRISES	commercial
				JABI	commercial
				YUSUF	commercial
38	ARP- KGC-4(A)	98/6	70.00	JUICE & GRILL	commercial
				ARBANS RESTAURANT	commercial
39	ARP- KGC-6(1)	75	4.18	Gopi Auto Electrical Works	commercial
40	ARP- KGC-6(3)	75	32.58	ANIL CAR SEAT COVERS	commercial
				SRI GANESH TRAVELS	commercial
41	ARP- KGC-6(5)	75	26.90	GURU RAGHAVENDRA CANDIMENTS	commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
				T V WORKS SHOP	commercial
				CAR SEAT COVERS	commercial
				SHOW ZONE NO.PLATE SHOP	commercial
42	ARP- KGC-6(6)	75	24.40	NAGARAJ MOTORS	commercial
43	ARP- KGC-2	75	91.79	JAYAMMA	Residential
				ZARINA	Residential
				GURUSHIDDAPPA	Residential
				SUBBANNA	Residential
				RAVI	Residential
				CHIRANJEEVI	Residential
				CHANDRAPPA	Residential
				KIRAN ENGINEERING WORKS	commercial
				KARNATAKA PORK SHOP	commercial
44			91.79	KRISHANAMURTHY	Residential
				MADHUKUMAR	Residential
				MANJULA	Residential
				BASAVARAJ	Residential
				DEVIYAMMA	Residential
				S V SEAT COVERS	commercial
45			115.62	GURU MOTORS	commercial
46			25.5	AQUALIGHTS	commercial
				A K S COOL CENTER	commercial
47	79.97	LAXMI ARTS	commercial		
		SRI SHAKTI GROUP	commercial		
		SUVRNA LOGISTIC	commercial		
		APPI	commercial		
		GURU ARTS	commercial		
48	68.75	VENKATESH	Residential		
		BADARAM	Residential		
49	ARP- KGC-2(1)	69	111.92	SILIKON MOTORS	commercial
				FEMOUS ENGINEERING WORKS	commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
50	ARP- KGC-2(2)	68/2 68/3	69.19	SHOW INDIA FURNITURE	commercial
			295.58		
			115.84		
51	ARP- KGC-3	77/8 77/5B	234.36	FAMOUS CHIKEN CENTER	commercial
				SIGMA TRENDS	commercial
				RANGAPPA	commercial
52	ARP-PRR-1	3/1A2	17.73	MANJUNATH	commercial
53	ARP-PRR-8/4	9/1.	308.78	PARVEZ	commercial
54	ARP-PRR-8/5	9/1.	205.13	Maryammala garaj	commercial
				Tea stall	commercial
				Puncture shop	commercial
55	ARP-PRR-8/7	9/1.	179.01	MANJUNATH	commercial
56	ARP-PRR-8/9	8/1,9/1.	271.96	HEMACHANDRA	commercial
57	ARP-PRR-8/10, ARP-PRR-8A	6/1,7/1, 7/3,8/1	634.24	INDIAN PETROL BUNK BALAKRISHNA	commercial
58	ARP-TRJ-1	63,39.	900	CHANDRU	commercial
				ZOOMCAR	commercial
				MUNIRAJU	commercial
59	ARP-TRJ-6	70	49.83	INDIAN PETROL BUNK	commercial
60	ARP-CNS-4A	68	160.22	SRI SABHARI MSC SCRAPS	commercial
61	ARP -HRM –1	115/1c	636.41	SANDEEP CERAMICS	commercial
				KALYANI MOTORS	commercial
62	ARP-HRM-2A	115/1C, '114/1	342.79	IN & OUT MARBLES	commercial
				MILAN MARBLES	commercial
63	ARP-HRM-2B	114/1	158.2	STONE CENTRE	commercial
64	ARP -HRM –2C	108/2	248.87	MILAN MARBLES	commercial
				STONE CENTRE	commercial
65	ARP -HRM –3A	115/1b	105.35	INTIMATES TALES	commercial
				BHAGIRATHI TRAINING AND MONITORING CENTRE	commercial
				RADIANT CRAFT & DESIGNS	commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
66	ARP-HRM-3B	115/1b	74.65	STONE WORLD	commercial
67	ARP-HBR-3A	47/1	30.96	AJFAN DATES & NUTS MOHAMAD KUTTI. N	commercial
				SUN TECHNOLOGY	commercial
68	ARP-BTH-1	36	50.00	Ganesh Motors (Dinesh)	commercial
			10.00	Tea Hotel (Shantappa)	commercial
			10.00	Sujatha Cranes	commercial
			50.00	Nursery/Pottery shop (Kamalesh)	commercial
			60.00	Wood Godown (Rizwan)	commercial
			20.00	Stone arts	commercial
			10.00	Tea Stall	commercial
69	ARP-BTH-4B	37/1	43.34	Burger King & EVS Suites Inn	Commercial
70	ARP-BTH-4C	8	70.00	Indian Petrol Bunk	Commercial
71	ARP-KGC-7	75	292.643		
				Kavitha,	commercial
				M. Gopal,	commercial
				Gas agency (Jjyothi gas)	commercial
				2. Star Gas, stove Service	commercial
				H.K.J.N. Auto Mobiles	commercial
				H.K.G.N Power control	commercial
				Aqua Life Aquarium	commercial
				Venkob Chicken	commercial
				Y.C. Narasimha murthy	commercial
				Shree Maruthi Furniture	commercial
72	ARP-KGC-8	77, 77/8, 77/5B			commercial
73	ARP-PRR-1	3/1A2	448.04	Ambiance Hotel	commercial
74	ARP-PRR-3A		33.86		commercial
75	ARP-PRR-3C		20.64		commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
76	ARP-PRR-3D	8/2	70	Ravish Gowda	commercial
				M.V. Shridhar	commercial
77	ARP-PRR-6D	7/1	6.67	M.S. Prabha Buiders	commercial
78	ARP-TRJ-1	63, 39	206.31	Zoom Car	commercial
				Bakery	commercial
79	ARP-TRJ-2	69	964.78	Ramee Hotel Pvt. Ltd.,	commercial
				Anjali Geetha Shukla	commercial
80	ARP-TRJ-5	39	21.5	I.T.C. Ltd.,	commercial
81	ARP-BTH-1	36, 37/3, 33	1275.59	1. Ganesh Motors	commercial
				2. Sujatha Crane	commercial
				3. Constructing Building, Tree Godown	commercial
				4. Tea Stall	commercial
82	ARP-BTH-2	13/2, 3, 4	900	N.R. Geetha	commercial
83	ARP-BTH-1, 3, 3A	33/3	590.61	Basamma	commercial
				Home Dept. Gol	commercial
84	ARP-BTH-4A	37/2	70	A2B Hotel	commercial

Sl. No.	Property ID	Survey No.	Extent	Tenant Name	Type of impact
				E.V.S Shoots in Hotel	commercial
85	ARP-BTH-5	12/1	42.17	Bandeppa Reddy	commercial

Annexure - 3: Census Survey Schedules

Census Survey Schedule

Phase 2A & 2B, BMRCL

Census Survey Schedule

1. Name of respondent:

2. Address of Structure/ land / property:

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3. Status of respondent: (Tick (✓) in the relevant)

Owner	Tenant	Non – title holder	Others (Specify)

4. Identify type of Loss: (Tick (✓) the relevant one)

a	Owner losing land and residential structure totally (Only owner staying in the premises):	
b	Owner losing land and residential structure totally (Owner and tenant staying in the same building premises in separate parts):	
c	Owner losing land and residential structure partially but continues to remain in the balance portion of the same premises:	
d	Owner losing land and residential structure partially and willing to surrender the same completely to Project Authority:	
e	Owner losing land and commercial structure totally (owner operating own business in the acquired premises):	
f	Owner losing land and commercial structure partially but continues to run business in the same premises:	
g	Owner losing land and commercial structure partially and unwilling to continue in the same premises:	
h	Owner losing land and commercial structure, but structure fully rented out:	
i	Owner losing land and commercial structure partially, but structure fully rented out:	
j	Owner losing land and commercial structure fully, commercial activity being run by owner as well as tenant:	
k	Owner losing land and residential cum commercial structure (both totally):	

l	Owner Losing only land:	
m	Tenant – Residential (if displaced):	
n	Tenant – Commercial*	
o	Tenant – Residential cum Commercial*	
p	Slum Dwellers	
q	Persons running business on public land without title excluding mobile vendors:	
r	Persons running business on public land without title excluding mobile vendors:	
s	Common Property resources:	
t	Any other impact not identified: Specify	

5. For loss of land (owner):

- a. Khata No:
- b. Name of Owner:
- c. Extent of loss in sqm / sq. ft.:
- d. Total land in that particular survey No. in sqm / sq. ft.:
- e. Has compensation been paid yet: Yes ☐ No ☐

If No, specify the reason:

6. For loss of residential structure (owner):

- a. Khata No.:
- b. Name of Owner:
- c. Full loss/ Partial loss:
- d. Extent of loss in sqm / sq. ft.:
- e. Extent of remaining structure in sqm / sq. ft.:

f. If there is partial loss; Is the owner unwilling to continue

in the same premises? Yes ☐ No ☐

g. In case of partial loss; Is the premises usable? Yes ☐ No ☐

h. Has compensation been paid: Yes ☐ No ☐

If No, specify reason:

i. Type of construction: Pucca ☐ Semi pucca ☐ Kutchha ☐

j. No of floors:

k. No of units in affected, if relevant:

7. For loss of commercial structure (owner):

a. Khata No.:

b. Name of Owner:

c. Full loss/ Partial loss:

d. Extent of loss in sqm / sq. ft.:

e. Extent of remaining structure in sqm / sq. ft.:

f. If there is partial loss, is the owner unwilling to continue

in the same premises: Yes ☐ No ☐

g. In case of partial loss is the premises usable? : Yes ☐ No ☐

h. Has compensation been paid: Yes ☐ No ☐

If No, specify reason:

i. Type of business activity carried out:

j. If the building (with single owner) has multiple tenants, indicate how many tenants are there:
(fill a separate schedule for each of the Tenant)

k. What is the SGST paid: (Tick (✓) the relevant one)

I. Average payment of SGST up to Rs.5000 p.m.

II. Average payment of SGST between Rs.5001 to Rs.15,000 p.m.

III. Average payment of SGST above Rs.15001 p.m.

IV. No SGST documentation available

l. Type of construction: Pucca ☐ Semi pucca ☐ Kutchha ☐

m. No. of floors:

n. No. of units in affected if relevant:

8. Loss of any other unspecified commercial activities:

a. Is the owner carrying out any dairy activities? Yes ☐ No ☐

If yes, Provide details below:

Sl. No.	No. of Cow's/ any other animals	Income per Month (in Rs.)
1		
2		
3		

b. Please identify any other commercial activity, which will be impacted and is not carried in a conventional shop/ structure, report the income per month from the activity and provide details:

Sl. No.	Activity Type	Income per Month (in Rs.)
1		
2		
3		

9. Other Assets;

a. Are other assets getting impacted: Specify, boundary wall, fencing, well, frontage only, etc.:

.....

b. Identify the extent of loss:

c. Trees affected within Project Area:

Sl. No.	Type of Tree	No. of Trees
1	Fruit bearing trees	
2	Fodder Trees	
3	Fuel Wood	
4	Others (Specify)	

10. Tenant

- a. Residential ☐ Commercial ☐ Residential cum Commercial ☐
- b. Name of occupant:
- c. Name of owner:
- d. Number of years in the premises:
- e. Type of business activity carried out:
- f. Extent of rental area acquired in sq.mt / sq. ft:
- g. Can you continue to live / carry out business after acquisition?
- h. What is the rent paid per month?
- i. If taken on lease, what is the lease amount?
- j. The lease is for how many years?
- k. As on the date of survey how many more years left of the lease period:
- l. For commercial tenant, what is the SGST paid: (Tick (✓) the relevant one)
- I. Average payment of SGST up to Rs.5000 p.m.
 - II. Average payment of SGST between Rs.5001 to Rs.15,000 p.m.
 - III. Average payment of SGST above Rs.15001 p.m.
 - IV. Without SGST documentation

11. Slum Dweller

- a. Name of the resident:
- b. Head of Household:
- c. Name of the slum:
- d. Any record to prove that the family has been residing there?

Electricity bill ☐ any document from Slum Clearance Board specify:

.....

12. Persons running business on public land without title

- a. Name of the person running the business:
- b. Type of activity:
- c. Type of structure in which the activity is carried out? Kiosk ☐ Temporary arrangement,
Specify:

Name of Investigator:

Date of Survey:

Signature of Investigator:

Signature of the Respondent:

BASELINE SOCIO-ECONOMIC SURVEY SCHEDULE**Respondent Details**

1. **Name of Respondent:**
2. **Address:**
3. **Survey Identification No:**
4. **BMRCL Identification No:**
5. **Structure Use (Refer Legend):**
6. **Current resident details**
 - 6.1 **Name of Current Resident:**
 - 6.2 **Status of Current Resident:**
 - 6.3 **Proof of residence: Tick the relevant ones.**
 - i. Electricity Bill
 - ii. Ration Card
 - iii. Election Card
 - iv. Aadhar-Card
 - v. Other(Specify
 - 6.4 **Native place of Current Resident:**
 - 6.5 **Mother Tongue:**
 - 6.6 **Religion:**
 - 6.7 **Caste: Specify : SC/ CT/ OBC/ General :**

7. Details of the Household (of the Owner or current Occupier)

7. Details of Household Members											
S. No	7.1 Name	*7.2 Reln to HoH	7.3 Age	*7.4 Gender	*7.5 Marital status	*7.6 Educatio n	*7.7 Occupat ion	*7.8 a Monthly Income	*7.8 b Secondar y Income	*7.9 Distance from Work- Place (kms)	*7.10 Skill/Vocati onal Training
1.											
2.											
3.											
4.											
5.											
6.											

8. Vulnerability

8.1 No. of members above 60 years:

8.2 Is the household headed by person above 60 years: Yes/No:

8.3. Is the Household headed by a disabled member: Yes/ No:

8.4 If Yes, specify disability:

8.5 Is the household BPL? Yes/ No: (Please check for BPL card as evidence):

8.6 If Yes: BPL Card no.

8.7 Is the house headed by a woman? Yes/ No:

8.8 If yes what is the status of the woman widowed/ single? :

9. Socio-economic data of household

9. Socio-economic Indicators							
*9.1.1 Type of Structure		9.2.1 Type of Toilet	Public/ Private	*9.3.1 Estimate of Monthly income (household level)		9.4.1 TV	Yes / No
*9.1.2 Use of Structure		9.2.2a Type of hospital used	Govt/ Private	*9.3.2 Estimate of Monthly Expenditure (household level)		9.4.2 Fridge	Yes / No
9.1.3 Area (sq ft)		*9.2.2b Distance to Hospital (km)		9.3.3a Bank Account (active)	Yes / No	*9.4.3 Vehicle Type	
9.1.4 No. of Floors		9.2.2c Average monthly health expenditure		9.3.5 Aadhar No.		9.4.4 Land (city/village)	Yes / No
9.1.5 No. of Rooms		9.2.3 Electricity	Yes / No	9.3.6 Have you taken loan(s)	Yes/ No	9.4.5 Computer/ Laptop	Yes / No
9.1.6 Kitchen	Yes/No	*9.2.4 Water		*9.3.7 Source of loan		9.4.6 Cooking Fuel	LPG/Kerosene/Other
*9.1.7 Structure Roof		*9.2.5 Distance from bus stop		9.3.8 Purpose	Business/ Personal		
*9.1.8 Structure Wall		9.2.6a Type of School	Govt/private	9.3.9 Outstanding loan Amount			
*9.1.9 Structure Floor		*9.2.6b Distance From school					
*9.1.10 Age of structure		9.2.7 Street Lights	Yes/No				

10. Gender

10. Gender	
10.1 Is the household women headed?	
10.1.1 If yes, What economic activity is she involved in : Specify	
10.2 How many women members are working outside the home:	
10.3 Distance travelled : Member 1: Member 2: Member 3:	
10.4 Mode of Transport Used: Member 1: Member 2: Member 3:	
10.5 Time taken to commute daily: Member 1: Member 2: Member 3:	
10.6 Will the women members use the Metro: Member 1: Member 2: Member 3:	
10.7 Are any women member carrying out any economic activity within the house: Specify the activity?	

<p>10.8 If the woman is working does she contribute to household expenses ,? If yes , what percentage of her salary. Under what heads does she contribute</p> <p>Household :</p> <p>Education :</p> <p>Medical :</p> <p>Others / specify :</p>	
<p>10.9 Is the woman included in decision making in the house? If yes specify for what aspects :</p> <p>Everything:</p> <p>Children's education:</p> <p>Savings :</p> <p>Household expenditures:</p> <p>Others / specify :</p>	

11. Memberships

11. Association Memberships	
*11. Membership of Association	

Legend (questions 1-8)

5. Use of Structure	6.2 Status of current resident	6.3 Proof of Residence	6.5 Religion	7.2 Relation to Head of Household	7.4 Gender	7.5 Marital status	7.6 Education
1. Residential 2. Commercial 3. R+C 4. Non Residential & Non Commercial (Production Unit) 5. Religious (Specify) 6. Community (Specify) 7. Common Property Resource 8. Other (Specify)	1. Owner 2. Tenant (Renter) 3. Other (Specify)	1. Electricity Bill 2. Ration Card 3. Election Card 4. Aadhar-Card 5. Other(Specify)	1. Hindu 2. Muslim 3. Buddhist 4. Christian 5. Parsi 6. Jain 7. Other(Specify)	1. Self 2. Spouse 3. Son/Daughter 4. Daughter-in-law / Son-in-Law 5. Parent 6. Grandparent 7. Grandchild 8. Sister/Brother 9. Other relative	1. Male 2. Female 3. Trans-gender	1. Married 2. Unmarried 3. Separated 4. Widow	1. Illiterate 2. Primary 3. Secondary 4. Graduate 5. Post Graduate 6. Other(specify)

7.7 Occupation	7.8a Monthly Income 7.8b Secondary Income	7.9 Distance from Work-Place (kms)	7.10 Skill/Vocational Training	8.4 Type of disability
1. Private Company 2. Govt. Job 3. Housewife 4. Student 5. School Going age but not attending school 6. Unemployed 7. Self-employed 8. Other(Specify)	1. Less than 2,000 2. 2,000-5,000 3. 5,000-10,000 4. 10,000-20,000 5. 20,000-30,000 6. 30,00-1,00,000 7. Above 1,00,000	1. Less than 1 km 2. 1-2 km 3. 2-5 km 4. 5-10 km 5. More than 10 km	1. Electrician 2. Mechanic 3. Beautician 4. Carpenter 5. Mason 6. Potter 7. Tannery/Leather 8. Tailor 9. Craftsman 10. Driver 11. Other (specify)	1. Locomotor 2. Vision 3. Hearing 4. Mental 5. Learning 6. Multiple

Legend (question 9)

9.1.1 Type of Structure	9.1.2 Use of Structure	9.1.7 Structure Roof	9.1.8 Structure Wall	9.1.9 Structure Floor	9.1.10 Age of Structure (years)	9.2.2b Distance to Hospital 9.2.5 Distance from bus stop 9.2.6b Distance from school	9.2.4 Water	9.3.1 Estimate of Monthly Household Income 9.3.2 Estimate of Monthly Household Expense
1. Permanent 2. Semi-permanent 3. Kutcha	1. Shop 2. Workshop 3. Manufacturing Unit 4. Storage of Material 5. Other (Specify)	1. Cement Concrete 2. Tin 3. Plastic 4. Wood 5. Bamboo 6. Thatched Roof 7. Asbestos	1. Cement Concrete 2. Tin 3. Bricks 4. Plastic 5. Wood 6. Bamboo 7. Mud 8. Thatched	1. Cement Concrete 2. Tiles 3. Mud	1. Less than 2 2. 2 to 5 3. 5 to 10 4. More than 10	1. Less than 1 km 2. 1-2 km 3. 2-5 km 4. 5-10 km 5. More than 10 km	1. Municipal 2. Pvt 3. Community water	1. Less than 2,000 2. 2,000-5,000 3. 5,000-10,000 4. 10,000-20,000 5. 20,000-30,000 6. 30,00-1,00,000 7. Above 1,00,000

Legend (question 9)

9.3.7 Source of loan	9.4.3 Vehicle Type	11. Association Memberships
1. Nationalised Bank 2. Private Bank 3. Credit Cooperative 4. SHG 5. MFI 6. Money Lender 7. Relatives/friends 8. Gold Loan 9. Other(Specify)	1. Bicycle 2. Two-wheeler 3. Three-wheeler 4. Car (Personal) 5. Car (Taxi) 6. Tempo 7. Truck 8. Other (specify)	1. NGO 2. Self-help group 3. Community based organization 4. Cooperative Housing Society 5. Others (specify)

Annexure - 4: Photographs of Consultation Meeting**Jyotipuram Consultation Meeting 16.12.2019**

Kogilu Cross Consultation Meeting 28.02.2020



Sannappannahalli Meeting 13.06.2020



Benniganahalli 04.06.2019 & 18.06.2019



Kogilu Cross: 04.06.2019 & 18.06.2019

[illegible][illegible][illegible]

'Lij Sangari'
G.L.
(P. M. S. S.)
13/6/2020
D. N. S. S.

**Annexure - 5: Attendance Sheet of Consultation
Jyotipuram Meeting 16.12.2020**

ದಿನಾಂಕ:- 12/12/2019ರಂದು ಬೆಂಗಳೂರು ಪೌರತ್ವ ನಿಯಮಾವಳಿಯಡಿ ಕೆಂಪ-2ಎನು ಎಸ್.ಎಸ್.ಎಸ್. ಪ್ರತಿ ಪಟ್ಟಿಯನ್ನು ಪ್ರಕಟಿಸಿ ವೈಯಕ್ತಿಕವಾಗಿ ಸಲ್ಲಿಸುವ ಅರ್ಜಿಗಳನ್ನು ಸ್ವೀಕರಿಸುವ ಬಗ್ಗೆಯಾಗಿ ಈ ಸಮಿತಿ ಸಭೆಯಲ್ಲಿ ಚರ್ಚಿಸಿ ನಿರ್ಧರಿಸಿ ಅನುಮೋದನೆ ನೀಡಿದೆ.

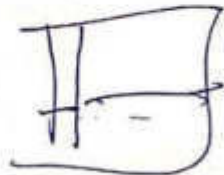
Sl. No.	Name	Phone No.
1)	1. Harish Reddy	9880333331
2)	13. Manigamshetti	9990522736
3)	J. K. Jy.	9483706191
4)	M. HARIYAPPA	9535925926
5)	Syed Mithaq	9538954220
6)	SAGAR (LAKSHMANA)	9343631643
7)	Om Shankar Temple	9663105749
8)	G. JAGA	9731603159
9)	Ananth. v. Hoale	9686011016
10)	Adarsh Bhat	7337846265
11)	Chhotelal Prasad	9945259651
12)	Mehondar	8431751603
13)	PRABHU	9449532649
14)	IBRAHIM -	9945601792
15)	Anand Savant	9945263636
16)	R. W.	6361001382
17)	Govardhan Reddy	9945829144
18)	Mallikarjun.	8197639801
19)	Anand	8762160791
20)	G. JAGA Govardhan	7996833639
21)	Wazir	
22)	Gellera	

20. Nenu Ram Sanyam m.no 9740167012
21. NAVA BEYUM 7411333418
22. శంకరాచార్య 9148802153
23. Ratnamma 9845954274
24. Shaji 8971342283
25. Deebak Vighwakarma 8197244992
26. Devendra Kumar ~~9842~~ 9845329861
27. Ram Shabadh 9632601943
28. Devappa 9845818609
29. Mitulesh Kumar 8867792045
30. Nageshbabu 9916366633
31. Krishappa 9916366635
32. Vinod 9148538334
33. Arivand Kumar 8892330620
34. Rameshwar Kumar 7899396413
35. Arivappa 9590971315
36. Dharmaraj Pal 9148747397
37. Sofik Ansari 9148094450
38. Hanumantha 9741178402
39. Sabanna 9900217503
40. Devappa 9900187828
- 9741855530

41. Sanku Kumar m. 9741538594
42. Ramlesh Prasad 9125661120
43. Rabindra Kumar 8861451429
44. Sunil Kumar 9740522074
45. MOHD. Istiyak Ahmed - 9845748769
46. ~~समीर~~
47. R. Radha 9741178402
48. ~~समीर~~ 7899342790
49. ~~मौजू~~ 9113675739
50. ~~समीर~~ 8453088807
51. nava 8123435915
52. wooty 7411333418
53. Geetha 990191470
54. Krishnappa 9945829144
55. meena 9148536337
56. V. Skandan 9108601904
57. Naveena Prasad 9663069213
58. Ajantha 7829144889
59. Vinod Kumar 8892330620
60. Savithri 8073570531
61. G. S. HANMURAM 9620833509



62. Shawitri	8073570531
63. Jitendra	9731571127
64. Ajanta	7829144889
65. Gyan Prakash	9916366635
66. Indrani	9663069213
67. Loknath	8861369148
68. Ramaya	9632759933
69. Narasappa	9845612823
70. Sagar	7829554830
71. Krishappa	949148536337
72. Suguna	9945216330
73. Rakesh Kumar m	7022567727
74. Ilyas Ahmed.	9901899998
	9844641563






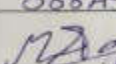

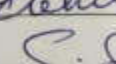
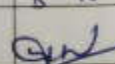
Public Consultation Meeting Attendance Sheet Kogilu Cross 28.02.2020

Attendance Sheet of Public Consultation Meeting

Project: Phase 2B BMRCL

Venue: Kogilu Cross, Airport Road

Date: 28.02.2020.

Sl. No.	Name of the Participant	Signature
1	Y.C. Venkatesh	 944-8793626
2	Pervathamma (K. Ramu)	 9845629015
3	MUNI RAJA	 8904976949
4	M. Ramany	8088394929
5	D.S. Raju (Gd)	9845599473
6	Govardhan	7760588990
7	Y.S. Moluth	9900237979
8	Bhargav	916444443
9	Asha. S.M.	8310013792
10	Chandrasekhar	9845811592
11	Chandrasekhar	7996922542
12	Chandrasekhar	9845811592
13	Val Bai. m. Patel	8884522799
14	Muni Raju. Y. I	 9972047433
15	Ravi	9740464556
16	ABHISHEK B.	
17	SYED ABDUL SUBHAN	 9902138650
18	B. N. Manjunath	B. N. Manjunath 9343729713
19	yc Hem Raj	 9845249665
20		

Annexure - 6: Grievance Received and Action Taken

Sl. No.	Name of the applicant	Village	Sy. No.	Extent (in sq mtrs)	Grievance	Date and Action taken by BMRCL
1	2	3	4	5	6	
1.	Syed Asad ahmed S/o syed ahmed	Bennigana halli	44	150.55	Requested to acquire full land & to provide wider service road while constructing metro.	As per request acquiring the additional land.
2.	Farena ahmed W/o syed ahmed		44	144.64		
3.	Kishore Gowda S/o N.Nanje Gowda		44	178.03		
4.	Dr. Murali Narayana Reddy S/o H.M.Narayana Reddy		44	140.60		
5.	Rakesh Kinger S/o O.p Kinger		44	137.31		
6.	Vandana Kinger W/o Rakesh Kinger		44	133.10		
7.	T.G.Ravindran S/o T.M.Gopal Kishnan		44 43/1	130.93		
8.	N.Lakshmi W/o N.Shivanadam		43/1	33.95		
9.	Anupama Ravikumar W/o Ravikumar		43/1	131.06		
10.	A.Sanjeeva Reddy S/o B.M.Ashwath Narayana Reddy		43/1	241.76		
11.	V.Munirathnam S/o M.Venkateshwara Swamy		105/4, 105/5			
12.	K.Vasantha W/o V.Munirathanam		105/3, 105/4			
13.	A.Fancis Javiour S/o Adaik kala swamy		105/3, 105/4			

Sl. No.	Name of the applicant	Village	Sy. No.	Extent (in sq mtrs)	Grievance	Date and Action taken by BMRCL
1	2	3	4	5	6	
14.	P.Venugopala Reddy	Banasavadi	68	160.22	Requested to Relocate the Busbay otherwise give proper access to the remaining property.	All possibilities in respect of relocating Busbay studied & found not feasible. However, required access to the property will be ensured while providing Busbay.
15.	Venkateshwara Reddy R	Horamavu	115/1C	636.41	Requested to shift the Horamavu metro station & drop the land acquisition process.	Horamavu Station is planned avoiding underpass, main road & difficulties in alignment curvature etc. Station & associated entry/exit structures etc are integrated accordingly. Hence, shifting is not feasible. Proper access will be ensured to balance portion of these properties while station construction.
16.	Venkateshwara Reddy R		115/1C, 114/1	342.71		
17.	Gopala Reddy, Naveen Kumar, Ganesh Reddy		115/1A 115/1B	105.35		
18.	1. Babu Reddy, 2. B.Jayanth Reddy		115/1B11 5/1C	74.65		
19.	1. Babu Reddy, 2. B.Jayanth Reddy			106.11		
20.	Gopala Reddy, Naveen Kumar, Ganesh Reddy		115/1B	73.89		
21.	Shalom Shelther LLP	Hennur	47/2	361.18	Land owner has requested for acquiring their full property.	This land is for Station entry/exit hence no need of extra land.
22.	Jagadhamaba K N		47/1	30.96	Requested to Relocate the Busbay otherwise give proper access to the remaining property.	All possibilities in respect of relocating Busbay studied & found not feasible. However, required access to the property will be ensured while providing Busbay
23.	Kanayalal M Kathwani, Ranjith M Kathwani		55/3	7.21		

Sl. No.	Name of the applicant	Village	Sy. No.	Extent (in sq mtrs)	Grievance	Date and Action taken by BMRCL
1	2	3	4	5	6	
24.	Kousar S W/o Abdul Rehaman	Nagavara	154/2	78.65	Land owner has requested for acquire full property.	As per request acquiring the land.
25.	M/s Aimil Ltd		88/1	29.59	Owner requested for minimizing land acquisition/building demolition.	As per request minimize the Land Acquisition
26.	M/s Aimil Ltd		88/1	23.04		
27.	B.H. Narayanaswamy and Others	Hebbal	44/ 2A	803.22	Requested to drop the Vikram Structures Pvt. Ltd. from the notification published U/s 28(4). Requested to provide access road to his back side property if acquisition is made.	Name of Vikram Structures Pvt. Ltd. is removed from the 28(4) notification. As per revised land plan, acquired area is minimized to 459.00 sq mtrs.
28.	N.Ramachandra Reddy	Hebbal	44/ 2B1	80.85	Asking for access road for the property otherwise requesting to change the alignment	Required access to the property will be ensured while providing bus-bay.
29.	Suresh Bhatia, Sunil Bhatia	Hebbal	44/ 2B2	78.20	Requested to cancel the land acquisition process for the property.	The area is essential for bus-bay purpose.
30.	Prapulla Muniyappa	Hebbal	44/ 3G	17.73	Asking for access road for the property otherwise requesting to change the alignment	Required access to the property will be ensured while providing bus-bay.

Sl. No.	Name of the applicant	Village	Sy. No.	Extent (in sq mtrs)	Grievance	Date and Action taken by BMRCL
1	2	3	4	5	6	
31.	Maruthi Suzuki Ltd.	Byatarayanapura	5/1	139.36	Requested to cancel the land acquisition process for the property.	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.
32.	Hanumappa and Others	Yelahanka	70/2	907.14	Requested to provide replacement of land against the acquiring land.	Replacement of land is not possible.
33.	Gopal Reddy and Others	Yelahanka	68/2, 68/3	410.00	Asking compensation at Rs.14,000 per Sq ft or drop the land acquisition process	Compensation will be paid as per prevailing norms.
34.	Y.N.Ramakrishna and Others	Yelahanka	98/6	70.00	M/s Triguna Projects Pvt. Ltd. Has requested to drop the acquisition proceedings	As per the revised land plan, the area is not required for the project.
35.	Prakash E Patel, Hamsa E Pate	Yelahanka	65	57.97	Requested to provide details of land acquired.	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.
36.	Venkatappa	Yelahanka	78	234.36	Requested to cancel the land acquisition process for the property	Land is required for establishment of station entry/exit structures with a connectivity to main station established on NH-44 (Yelahanka Station)
37.	Sathya Narayan Shetty	Venkatala	8/1, 8/2	1581.23	Requested to cancel the land acquisition process for the property	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.

Sl. No.	Name of the applicant	Village	Sy. No.	Extent (in sq mtrs)	Grievance	Date and Action taken by BMRCL
1	2	3	4	5	6	
38.	V.C.A. Builders & Developers	Venkatala	8/2	2.25	Requested to cancel the land acquisition process for the property	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.
39.	K.V. Vasantha	Venkatala	3/1B2	351.96	Requested to cancel the land acquisition process for the property	Land is required for establishment of station entry/exit structures with a connectivity to main station established on NH-44 (Bagalur Station)
40.	M/s Prabha Builders and Developers	Venkatala	7/2A, 7/1	240.00	Requested to cancel the land acquisition process for the property	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.
41.	M.Venkataramaiah and Others	Venkatala	7/2B	43.19	Requested to cancel the land acquisition process for the property	Land required for establishment of pier with foundation supporting viaduct super-42.structure as per design.
42.	G.Shashikanth	Meenukunte	63, 39	209.49 690.51	Requested to cancel the land acquisition process for the property	Land is required for establishment of station entry/exit structures with a connectivity to main station established on NH-44 (Trumpet Station)
43.	L.Laxmipathi	Meenukunte	70	49.83	Requested to cancel the land acquisition process for the property	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.
44.	Babu Reddy and Others	Horamavu	115/1B	6.00	Requested to cancel the land acquisition process for the property	Land required for establishment of Electrical Utility Shifting as per Design.
45.	Gopal Reddy and Others	Horamavu	115/1A	27.00	Asking compensation of Rs.14,000/- per Sft or drop the land acquisition	Compensation will be paid as per prevailing norms.

Sl. No.	Name of the applicant	Village	Sy. No.	Extent (in sq mtrs)	Grievance	Date and Action taken by BMRCL
1	2	3	4	5	6	
46.	Sparkle One Mall Developers		104/1	50.71	Request to relocate the bus bay planned at Jakkur LHS side	As per Revised Land Plan, acquisition area is minimized.
47.	Esteem Icon	Hebbal	45/1	438.14	Requested access road if acquired without affecting the setback approval taken by BDA.	Access road will be provided.
48.	C.Gopalan		86/4,86/7, 86/8	619.20	Requested to acquire the complete land which is coming under the alignment.	Land required for establishment of pier with foundation supporting viaduct super-structure as per design.
49.	Batavia Developers	Yelahanka Amanikere	12/1	70.00	Requested to avoid and redesign the line without damaging the building.	As per the Revised Land Plan, acquisition area is minimized.

Annexure - 7: Compensation and Rehabilitation Package 2019

Annexure to
Government Order No: UDD 91 PRJ 2019,
Dated:10-07-2019

Bangalore Metro Rail Project

Compensation and Resettlement Package (CRP) 2019
(applicable to Reach-6 of Phase-2 & Phase-2A & 2B)



Definitions

- a. **Business Loss Allowance:** This allowance is provided to offset the loss of livelihood/business compensation for a period of 10 months.
- b. **Business Premises Re-establishment Allowance (BPRA):** This is given to the persons losing their commercial establishment to re-establish their business. Common service areas like stair case, connecting corridors elevator, wash room, etc are excluded for calculation.
- c. **Consent Award:** Consent Award is based on mutually agreed valuation without any preconditions which includes market cost of the land and structure, 100% solatium and 12% per annum additional market value from the date of preliminary notification till taking of possession.
- d. **Cut-off date:** in the cases of land acquisition affecting legal titleholders and tenants, it is the date of notification under Section 28 (1) under the KIADB Act. For the non-titleholders the cut-off date will be the date of Survey.
- e. **Inconvenience Allowance:** This is onetime allowance paid to all project affected persons losing structure and land, for the inconvenience caused due to acquisition. The inconvenience is in terms of finding new gas connection, telephone connections, ration cards, new schools, collages, arranging conveyance including deposits for the same.
- f. **Normal Award:** Normal Award is the award for compensation for acquisition of land and structures prepared as per norms of the KIADA. It is adopted in case of non-consent of the offer regarding the valuation.
- g. **Owners/titleholders:** Are those who have legal title of land, structure and other assets.
- h. **Project Affected Person:** Any owner / tenant who resides or has economic interest within the area being acquired and who may be directly affected by the project due to loss of commercial or residential structures in whole or part and as a result of the project, and slum dwellers and persons running business on public land without title excluding mobile vendors.
- i. **Rental Income Allowance:** This allowance is paid to compensate for the rental income lost due to acquisition of structure being used for residential or commercial purposes. The allowance differs based on usage and area of the structure.



- j. **Shifting Allowance:** For all affected persons who have to shift, this allowance has been provided based on the area acquired. This amount is the transportation of belongings of the affected persons who have to shift. This amount differs for commercial and residential usage.
- k. **Slum Dwellers / Non-Title holders:** Slum Dwellers are those persons who have occupied government/public lands illegally for residential purpose for a period of minimum of 3 years prior to cut off date, in areas declared as slum under the provisions of Karnataka Slum Areas (improvement and clearance Act 1973) and non-title holders are persons running business on public land for a period of minimum of 3 years prior to cut off date excluding mobile vendors.
- l. **Transitional Allowance:** This is allowance paid on the basis of area acquired. This amount is to offset interim rental / rent deposit cost to the affected persons because of shifting. This is provided for those losing owned residential properties where shifting is required.

LEGAL FRAME WORK

Land Acquisition

1. The Land required for the metro project is being acquired under Karnataka Industrial Areas Development Act 1966 (KIADA). The Act facilitates development of industrial infrastructure, communication, transport, technology parks and townships. Under KIADA, land can be acquired for industrial area which includes infrastructure facilities and "Industrial infrastructure facilities" means "facilities which contribute to the development of industries established in industrial areas such as research and development, communication, transport, banking, marketing, technology parks and Townships for the purpose of establishing trade and tourism centres". The establishment of metro network helps in facilitating movement of professionals and workers of various industries in the city in efficient and sustainable manner.
2. As per provision of KIADA, the government notifies the lands required for metro project as industrial area for purpose of industrial infrastructural facility. Thereafter, preliminary notification conveying intention to acquire the land is issued inviting objections from land owners and interest persons. Their objections, if any, are heard and considered by the land acquisition officer in a formal enquiry, and thereafter final decision is taken by the government to acquire the land or otherwise including extent of the acquisition. Once a final notification for the acquisition is published, the land vests with the government.



The determination of the compensation and its payment follows vesting of the ownership in the government. The Act provides for speedy acquisition of land through consent awards, which is the preferred mode based on valuation offered by the land acquisition officer on advice of BMRCL and its free acceptance by the land owner. Through this process, the compensation amount is mutually agreed between the acquirer and the owner. In case of non-consent, normal award is passed as per provision of the Act.

Compensation

3. In all the cases land is proposed to be acquired through consent award and compensation is paid as per the following norms:

- a. Guideline Value or Market Value of land, whichever is higher, and market value of structures assessed by approved valuers;
- b. 100% solatium on (a) above;
- c. 12% per annum additional market value

If any land owner does not agree for consent award, normal award is passed under the norms of KIADA wherein 30% solatium is provided. In the case of normal award, the land owner can approach the court for enhancement of compensation.

Grievance Redress Committee

4. An efficient grievance redress mechanism is put in place to assist the PAPs and resolve their queries and complaints. The GRC addresses grievances relating to Rehabilitation issues both for title holders and non-title holders and also grievances relating to Community and Environmental issues. Issues relating to ownership rights and land compensation are dealt in civil courts.

Resettlement Action Plan Implementation Team

5. In order to implement and monitor RAP effectively, a Social and Environmental Management Unit (SEMU) has been constituted in BMRCL.

Monitoring and Evaluation

6. A robust monitoring and evaluation (M&E) mechanism is to be established to provide feedback to project management which will help keep the resettlement on schedule and make them successful.



RESETTLEMENT OF PROJECT AFFECTED PERSONS

7. **GUIDING PRINCIPLES:** Resettlement & Rehabilitation activities of BMRP will be governed by the following general principles.

- i. In general, land acquisition will be undertaken in such a way that no project affected person, with or without formal title, will be worse off after land acquisition;
- ii. BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost.
- iii. All activities and procedures will be formally documented;
- iv. The property and inheritance rights of project affected persons will be respected;
- v. If the livelihood of the project affected persons without formal title depends on the public land that they are using, they will be assisted in their effort to improve their livelihoods and standard of living to restore them to pre-displacement levels;
- vi. If project affected person, without legal title, is not satisfied with the above decisions, they can approach the grievance redress committee;
- vii. In cases where land is needed on a temporary basis, project affected persons who have formal title will be compensated to the assessed fair rental price for the period during which the land is used and the land will be returned in the same condition or better as before it was rented;
- viii. If resettlement is unavoidable in addition to the payment of fair market value for all land and immovable property, project affected persons will be provided assistance in relocation and other related expenses (i.e. cost of moving, transportation, administrative costs etc.);
- ix. These rights do not extend to individuals who commence any activities after cutoff date of the project;
- x. The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes;



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- ix. These rights do not extend to individuals who commence any activities after cutoff date of the project;
- x. The compensation and eligible resettlement and rehabilitation assistance will be paid prior to taking over of land and other assets for construction purposes;



- xi. All project affected persons (private and public, individual and businesses) entitled to be compensated for land acquired; losses, structures or damages will be offered compensation and assistance in accordance with the provisions of this CRPF. Those who accept the compensation amount will be paid prior to taking possession of their land or assets. Those who do not accept it will have their grievance registered or referred to the Grievance Redress Committee (GRC)/courts as appropriate.
- xii. While acquiring land through KIADB no taxes / fee is payable by landowners. However, where BMRCL purchases the land directly in view of exigencies of the project, the stamp duty and registration charges will be paid by BMRCL.
- xiii. Wherever community assets are acquired, the same will be restored by BMRCL.

RESETTLEMENT AND REHABILITATION PROCESS

8. All attempts will be made during the final execution of the project to minimize the land acquisition, resettlement and adverse impacts on people in the project area through suitable engineering design. The assessments however reveal that the project involves minimal land acquisition.

ELIGIBILITY AND ENTITLEMENTS

9. The Compensation and Resettlement Package has been formulated based on the guiding principles followed by BMRCL for Phase 1 and Phase 2. The details of financial support for various categories of project affected persons are contained in the table below.

Table: Eligibility and Entitlement Matrix

Compensation for Land and Structures	
1	Consent Awards(preferred mode):
	The compensation for land and structure in cases of consent awards shall be based on following norms.
	i. market value of land determined based on higher of: <ul style="list-style-type: none"> a. guidance value of land for registration of sale deeds as per Indian Stamp Act, and b. average sale price for similar type of land situated in the nearest area or village.
	ii. market value of buildings and structures on the land as assessed by approved valuers.
	iii. multiplication factor of 1 in urban area and 1.5 to 2 in rural area.



	iv. solatium @ 100% of market value with applicable multiplication factor.	
	v. additional market value @ 12% p.a. from date of notification to date of consent award.	
2	Normal Award: For cases other than consent awards, the compensation shall be determined as per provisions of Karnataka Industrial Area Development Act.	
Compensation and Resettlement Entitlement:		
Sl. No	Category	Entitlement
I a.	Owner losing land and residential structure totally (Only owner staying in the premises)	1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Shifting allowance: a. Upto 1000 sq. ft. – Rs.25,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.30,000 c. 1501 sq. ft. – Rs.35,000 3. Inconvenience Allowance: Onetime payment of Rs.70,000 4. Transitional Allowance: a. Upto 1000 sq. ft. – Rs.1,35,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.1,70,000 c. more than 1501 sq. ft. – Rs.2,05,000 5. Right to salvage material totally
I b.	Owner losing land and residential structure totally (owner and tenant staying in the same building premises in separate parts)	1. Same as in I a.(1-5) And 2. Residential Rental Income Allowance in respect of rental area acquired a. Upto 1000 sq. ft. – Rs.1,35,000 b. 1001 sq. ft. – 1500 sq. ft. – Rs.1,70,000 c. more than 1501 sq. ft. – Rs.2,05,000
I c.	Owner losing land and residential structure partially but continues to remain in the balance portion of the same premises	1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Inconvenience Allowance Onetime payment of Rs.55,000

I d.	Owner losing land and residential structure partially and willing to surrender the same completely to Project Authority.	<ol style="list-style-type: none"> 1. Owner has the option of offering the remaining part of the property to the Project Authority. (A separate notification will be issued for the remaining area). Acceptance of the offer is subject to discretion of the Project Authority based on consideration of possibility of putting the remaining land to economic use by the owner. 2. Entitlements will be the same as in Category I a. (1-5) or I b., as the case may be, for the area acquired including 1 above.
II a.	Owner losing land and commercial structure totally (owner operating own business in the acquired premises)	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And 2. Shifting Allowance: <ol style="list-style-type: none"> a. Upto 150 sq. ft. - Rs.25,000 b. 151 sq. ft. to 300 sq. ft. - Rs.35,000 c. more than 301 sq. ft. - Rs.45,000 3. Business Loss Allowance: <ol style="list-style-type: none"> a. Average payment of SGST upto Rs.5000 p.m. - Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. - Allowance Rs. 2,25,000. d. If without SGST documentation - Allowance Rs.60,000 4. Business premises re-establishment allowance: Rs.540 per sq. ft. of area acquired. 5. Right to salvage material totally
II b.	Owner losing land and commercial structure partially but continues to run business in the same	<ol style="list-style-type: none"> 1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure;



	premises	<p>And</p> <p>2. Business Loss Allowance:</p> <p>a. Average payment of SGST upto Rs.5000 p.m. - Allowance Rs.40,000</p> <p>b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.85,000</p> <p>c. Average payment of SGST above Rs.15001 p.m. - Allowance Rs.1,10,000.</p> <p>d. If without SGST documentation - Allowance Rs.30,000</p> <p>3. Right to salvage material</p>
II c.	Owner losing land and commercial structure partially and unwilling to continue in the same premises	<p>1. Owner has the option of offering the remaining part of the property to the Project Authority. (Separate notification will be given for the additional area). Acceptance of the offer is subject to discretion of the Project Authority based on consideration of possibility of putting the remaining land to economic use by the owner.</p> <p>2. Compensation and Entitlements will be the same as in Category II b.</p>
II d.	Owner losing land and commercial structure, but structure fully rented out	<p>1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure;</p> <p>And</p> <p>2. Commercial Rental Income Allowance</p> <p>a. Upto 1000 sq. ft. - Rs.2,70,000</p> <p>b. 1001 sq. ft. - 1500 sq. ft. - Rs.3,40,000</p> <p>c. more than 1501 sq. ft. - Rs.4,00,000</p> <p>3. Right to Salvage material</p>
II e.	Owner losing land and commercial structure partially, but structure fully rented out.	<p>1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure;</p> <p>And</p> <p>2. Commercial Rental Income Allowance, in respect of area acquired</p> <p>a. Upto 1000 sq. ft. - Rs.2,70,000</p> <p>b. 1001 sq. ft. - 1500 sq. ft. - Rs.3,40,000</p>



		c. More than 1501 sq. ft. - Rs.4,00,000 .
		3. Right to Salvage material
II f.	Owner losing land and commercial structure fully, commercial activity being run by owner as well as tenant.	<p>1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And</p> <p>2. Shifting Allowance:</p> <p>a. Upto 150 sq. ft. - Rs.25,000 b. 151 sq. ft. to 300 sq. ft. - Rs.35,000 c. more than 301 sq. ft. - Rs.45,000</p> <p>3. Business Loss Allowance:</p> <p>a. Average payment of SGST upto Rs.5000 p.m. - Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. - Allowance Rs. 2,25,000.</p> <p>d. If without SGST documentation - Allowance Rs.60,000</p> <p>4. Business premises re-establishment allowance; Rs.540 per sq. ft. of area acquired</p> <p>5. Commercial Rental Income Allowance</p> <p>a. Upto 1000 sq. ft. - Rs.2,70,000 b. 1001 sq. ft. - 1500 sq. ft. - Rs.3,40,000 c. more than 1501 sq. ft. - Rs.4,00,000</p> <p>6. Right to Salvage material</p>
III	Owner losing land and residential cum commercial structure (both totally)	<p>1. Consent Award based on mutually agreed market value of land and structures, Or Normal Award as per KIADA for land and structure; And</p> <p>2. Shifting Allowance:</p> <p>For commercial:</p> <p>a. Upto 150 sq. ft. - Rs.25,000 b. 151 sq. ft. to 300 sq. ft. - Rs.35,000 c. more than 301 sq. ft. - Rs.45,000</p> <p>For residential:</p> <p>a. Upto 1000 sq. ft. - Rs.25,000 b. 1001 sq. ft. to 1500 sq. ft. - Rs.30,000</p>

		<p>c. more than 1501 sq. ft. - Rs.35,000</p> <p>3. Inconvenience Allowance: Onetime payment of Rs.70,000</p> <p>4. Business Loss Allowance:</p> <p>a. Average payment of SGST upto Rs.5000 p.m. - Allowance Rs.85,000</p> <p>b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000</p> <p>c. Average payment of SGST above Rs.15001 p.m. - Allowance Rs. 2,25,000.</p> <p>d. If without SGST documentation - Allowance Rs.60,000</p> <p>5. Business premises re-establishment Rs.540 per sq. ft. in respect of commercial portion only.</p> <p>5. Right to salvage material totally.</p>
IV	Owner Losing only land	<p>Consent Award based on mutually agreed market value of land and structures,</p> <p>or</p> <p>Normal Award as per KIADA for land and structure.</p>
V	Tenant - Residential (if displaced)	<p>1. Shifting allowance per tenant single / family tenants Rs.30,000</p> <p>2. Inconvenience Allowance</p> <p>a. Rs.70,000 per tenant family.</p> <p>b. Rs.35,000 for tenant single</p>
VI	Tenant - Commercial*	<p>1. Shifting allowance per tenant: Rs.35,000</p> <p>2. Business Loss Allowance:</p> <p>a. Average payment of SGST upto Rs.5000 p.m. - Allowance Rs.85,000</p> <p>b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000</p> <p>c. Average payment of SGST above Rs.15001 p.m. - Allowance Rs. 2,25,000.</p> <p>d. If without SGST documentation - Allowance Rs.60,000</p> <p>3. Business Premises Reestablishment Allowance per tenant: Rs.540 per sq. ft.</p>



		* Note: If not displaced, tenant will get BPRA only, and not the other allowances.
VII	Tenant - Residential cum Commercial*	<p>A. For residential:</p> <ol style="list-style-type: none"> 1. Shifting allowance per residential tenant Rs.30,000 2. Inconvenience Allowance: <ol style="list-style-type: none"> a. Rs.70,000 per tenant family b. Rs.35,000 for tenant single <p>B. For commercial:</p> <ol style="list-style-type: none"> 1. Shifting allowance per tenant Rs.35,000 2. Business Loss Allowance: <ol style="list-style-type: none"> a. Average payment of SGST upto Rs.5000 p.m. - Allowance Rs.85,000 b. Average payment of SGST between Rs.5001 to Rs.15,000 p.m. - Allowance Rs.1,70,000 c. Average payment of SGST above Rs.15001 p.m. - Allowance Rs. 2,25,000. d. If without SGST documentation - Allowance Rs.60,000 3. Business premises re-establishment per tenant:Rs.540 per sq. ft. <p>* Note: If not displaced, tenant will get BPRA only, and not the other allowances.</p>
VIII	Slum Dwellers	Slum Dwellers families residing in declared slums will get Rs.5,00,000/- as housing support grant.
IX	persons running business on public land without title excluding mobile vendors	Business Loss Allowance: Rs. 85,000 *
X	Common Property resources	Project authority will compensate / replace for affected portion of schools, hospitals, parks, religious structures, etc.
XI	Any other impact not identified	Unforeseen impacts shall be documented and mitigated based on the principles provided in this package.

K. Nagesh
(K. Nagesh)

Under Secretary to Government (PMC)(I/c),
Urban Development Department.

Annexure - 8: Details of property of owners

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	BYP-3RD-3B-1	Hindustan co-cola bivarages pvt ltd	3/2	Serial No 1362 Khata no 7,7/1,7/2,7/3	101.51						101.51	Residential(Main) &Mutation corridor	Building	part	commercial
2	BYP-3RD-3B-2	Muniramayya, Siddareddy	3/1	-	930.13						930.13	Residential(Main) &Mutation corridor	Building	part	residential/commercial
3	BYP-3RD-3B-3	Indiramma and etc	3/2	-	224.98						224.98	Residential(Main) &Mutation corridor	Building	part	residential
4	BYP-3RD-8H	S.Bhyarappa s/o Sonnappa	105/5	3M-115	131.06	BYP-3RD-8H	S.Bhyarappa s/o Sonnappa	105/5	3M-115	240.03	371.09	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
5	ARP-CNS-1A	MEEERA Ravindra w/o Dr/ M.S. Ravindra	66/2	84-138-3M-403	371.61						371.61	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
6	ARP-CNS-1B	B.Ramesh Upadya s/o Lakshmi narayana upadya	66/2	84-138-3M-405	371.61						371.61	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
7	ARP-CNS-4A	P.Venugopala reddy s/o L.Papayya reddy	68	84-77-64	160.22	ARP-CNS-4A	P.Venugopala reddy s/o	68	84-77-64	33.21	193.43	Residential(Main) &Mutation corridor	Building	full	commercial
8	ARP-CNS-4B	G.Munireddy s/o L.Guruvareddy	68	84-132-6	19.78						19.78	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
9	ARP-HRM-3A	Gopala reddy Naveen kumar reddy Ganesh reddy	115/1A	88-364-11	105.35	ARP-HRM-3A	Gopala reddy Naveen kumar reddy	115/1A	88-364-11	26.24	131.59	Residential(Main) &Mutation corridor	Building	full	commercial
10	ARP-HRM-3B	R.Babu reddy B.Jayanth reddy	115/1B	88-364-29	74.65	ARP-HRM-3B	R.Babu reddy B.Jayanth reddy	115/1B	88-364-29	7.15	81.80	Residential(Main) &Mutation corridor	Building	full	commercial
11	ARP-HRM-4A	R.Babu reddy B.Jayanth reddy	115/1B, 115/1C	88-364-29	106.11	ARP-HRM-4A	R.Babu reddy B.Jayanth reddy	115/1B, 115/1C	88-364-29	50.33	156.44	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
12	ARP-HRM-4B	Gopala reddy Naveen kumar reddy Ganesh reddy	115/1A, 115/1B	84-364-11	73.89	ARP-HRM-4B	Gopala reddy Naveen kumar reddy	115/1A, 115/1B	84-364-11	38.48	112.37	Residential(Main) &Mutation corridor	Building	Building	commercial
13	ARP-HBR-2A	Shalom shelter L.L.P	47/2	1458/531	361.18	ARP-HBR-2A	Shalom shelter L.L.P	47/2	1458/531	10.43	371.61	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
14	ARP-HBR-3A	Jagadamba K.N	47/1	1427/499	30.96	ARP-HBR-3A	Jagadamba K.N	47/1	1427/499	58.34	89.30	Residential(Main) &Mutation corridor	Building	part	commercial
15	ARP-HBR-3B	Murthy	47/155/3	1428/500	60.96	ARP-HBR-3B	Murthy	47/155/3	1428/500	10.90	71.86	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
16	ARP-NGW-1	Kousar s w/o Abdul rehaman	154/2	167,154/2,155/1/1	78.65	ARP-NGW-1	Kousar s w/o Abdul rehaman	154/2	167,154/2,155/1/1	20.26	98.91	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
17	ARP-VRP-1	R.M.Dhariwala	87/386	sl no:5/13	800.00						800.00	Industrial(Mixed) and Mutation corridor	vacant land	vacant land	Undeveloped land
18	ARP-VRP-2A	Manyatha promotors pvt ltd	78/1	sl no :52	9.96						9.96	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
19	ARP-VRP-2D	Kartar singh Lalwani s/o Thirath singh lalwani	89/3	267/591/89/3	149.90						149.90	Industrial(Hi-Tech) and Mutation corridor	Building	full	residential
20	ARP-VRP-2E	Padmavathi dhareppa uppar w/o Dhareppa	89/1189/12	624/89/H,89/6	92.59	ARP-VRP-2E	Padmavathi dhareppa upparw/o Dhareppa yenkappa	89/1189/12	624/89/H,89/6	11.14	103.73	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		yenkappa uppar					uppar								
21	ARP-VRP-3A	K.Ramesh	88/1	88/1	182.54						182.54	Industrial(Hi-Tech) and Mutation corridor	Building	full	residential
22	ARP-VRP-3B	Asha R	88/1	Old pid no 628/8/1	127.49						127.49	Industrial(Hi-Tech) and Mutation corridor	Building	full	residential
23	ARP-VRP-4(2)	Dinesh R s/o Ramachandra	88/1	sl no:272/88/1 Old pid no:0188/1	19.94	ARP-VRP-4(2)	Dinesh R s/o Ramachandra	88/1	sl no:272/88/1 Old pid no:0188/1	16.73	36.67	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
24	ARP-VRP-5	Manyatha promotors pvt ltd	85/7	sl no :52	70.00						70.00	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
25	BYP-3RD-7A	1.Syed Asad Ahamed s/o Syed Ahamad 2.Fareena Ahamed w/o Syed Ahamed	44	84-138-1ac-209	150.55	BYP-3RD-7A	1. Syed Asad Ahamed s/o Syed Ahamad 2. Fareena Ahamed	44	84-138-1ac-209	243.20	393.75	Residential(Main) &Mutation corridor	compound wall	compound wall	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
							w/o Syed Ahamed								
26	BYP-3RD-7B	Kishore gouda s/o N.Nanjegouda	44	84-138-1aac-212	144.64	BYP-3RD-7B	Kishore gouda s/o N.Nanjegouda	44	84-138-1aac-	205.65	350.29	Residential(Main) &Mutation corridor	compound wall	compound wall	Undeveloped land
27	BYP-3RD-8A	Dr Murali Narayana Reddy s/o H.M.Narayana Reddy	44	84-138-3M-101	178.03	BYP-3RD-8A	Dr Murali Narayana Reddy s/o H.M.Narayana Reddy	44	84-138-3M-101	327.22	505.25	Residential(Main) &Mutation corridor	Building	full	commercial
28	BYP-3RD-8B	1.Rakesh Kinger s/o O.P.Kinger 2.Vandana Kinger w/o Rakesh Kinger	44	84-138-3M-103	140.60	BYP-3RD-8B	1.Rakesh Kinger s/o O.P.Kinger 2.Vandana Kinger w/o Rakesh Kinger	44	84-138-3M-103	230.49	371.09	Residential(Main) &Mutation corridor	Building	full	commercial
29	BYP-3RD-8C	T.G.Ravindran s/o T.M.Gopala	43/144	84-138-3M-105	137.31	BYP-3RD-8C	T.G.Ravindran s/o T.M.Gopala	43/144	84-138-3M-105	233.78	371.09	Residential(Main) &Mutation	Building	full	commercial

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		krishnan					krishnan					corridor			
30	BYP-3RD-8D	N.Lakshmi s/o N.Shivanandam	43/1	84-138-3M-107	133.10	BYP-3RD-8D	N.Lakshmi s/o N.Shivanandam	43/1	84-138-3M-107	237.99	371.09	Residential(Main n) &Mutation corridor	compound wall	compound wall	Undeveloped land
31	BYP-3RD-8E	Anupama Ravikumar s/o Ravikumar	43/1	84-138-3M-109	130.93	BYP-3RD-8E	Anupama Ravikumar s/o	43/1	84-138-3M-109	240.16	371.09	Residential(Main n) &Mutation corridor	Building	full	commercial
32	BYP-3RD-8F	Ms Banu devalopers and others	43/1	84-138-3M-111	131.06	BYP-3RD-8F	Ms Banu devalopers and others	43/1	84-138-3M-111	240.03	371.09	Residential(Main n) &Mutation corridor	vacant land	vacant land	Undeveloped land
33	BYP-3RD-8G	A.Sanjeevareddy s/o B.M.Aswathareddy	43/1	84-138-3M-113	33.95	BYP-3RD-8G	A.Sanjeevareddy s/o	43/1	84-138-3M-113	4.97	38.92	Residential(Main n) &Mutation corridor	Building	full	residential/commercial
34	BYP-3RD-8G	A.Sanjeevareddy s/o B.M.Aswathareddy	106	84-138-3M-113	97.11	BYP-3RD-8G	A.Sanjeevareddy s/o	106	84-138-3M-113	235.06	332.17	Residential(Main n) &Mutation corridor	Building	full	residential/commercial
35	BYP-3RD-8I	1.V.Muniratnam s/o M.Venkatesh 2. K.Vasanth w/o V.Muniratnam	105/4 105/5	84-138-3M-115	131.06	BYP-3RD-8I	1.V.Muniratnam s/o M.Venkatesh 2. K.Vasanth w/o V.Muniratnam	105/4 105/5	84-138-3M-115	240.03	371.09	Residential(Main n) &Mutation corridor	vacant land	vacant land	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
36	BYP-3RD-8J	A.Francis jeviyar s/o Adaikalaswamy	105/3 105/4	84-138-3M-119	241.76	BYP-3RD-8J	A.Francis jeviyar s/o Adaikalaswamy	105/3 105/4	84-138-3M-119	276.74	518.50	Residential(Main n) &Mutation corridor	Building	full	commercial
37	BYP-3RD-7C	Param pal singh	44	84-138-1ac-207	34.04						34.04	Residential(Main n) &Mutation corridor	compound wall	compound wall	Undeveloped land
38	BYP-3RD-7D	K.V.Balachandra	44	84-138-1ac-210	107.04						107.04	Residential(Main n) &Mutation corridor	Building	part	residential
39	BYP-3RD-9	Yeldo P.Vargase	105/4	84-138-3M-121	25.11						25.11	Residential(Main n) &Mutation corridor	vacant land	vacant land	Undeveloped land
40	BYP-3RD-10	Lakshmamma	95	84-138-3M-125	46.51	BYP-3RD-10	Lakshammamma	95	84-138-3M-125	292.58	339.09	Residential(Main n) &Mutation corridor	Building	full	commercial
41	BYP-3RD-11	B.N.Latha Manjula	45	84-138-2M-102	48.61						48.61	Residential(Main n) &Mutation corridor	vacant land	vacant land	Undeveloped land
42	BYP-3RD-14	S.R.Vijayakumar	45	84-138-2M-108	20.89						20.89	Residential(Main n) &Mutation corridor	vacant land	vacant land	Undeveloped land
43	ARP-HRM-1	Venkatesh Reddy.R	115/1 C	88-364-12	636.41						636.41	Residential(Main n) &Mutation	Building	part	commercial

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
												corridor			
44	ARP-HRM-2A	Venkatesh Reddy.R	115/1C 114/1	88-364-12	342.79	ARP-HRM-2A	Venkatesh Reddy.R	115/1C 114/1	88-364-12	32.18	374.97	Residential(Main) &Mutation corridor	Building	full	commercial
45	ARP-HRM-2B	K.Jagannath Shetty	114/1	Khata No-230/5	158.20	ARP-HRM-2B	K.Jagannath Shetty	114/1	Khata No-230/5	9.05	167.25	Residential(Main) &Mutation corridor	Building	full	commercial
46	ARP-HRM-2C	Venkatesh Reddy.R	108/2	88-364-29	248.87						248.87	Residential(Main) &Mutation corridor	Building	full	commercial
47	ARP-HBR-2B	C.Baskara	47/1,4 7/2 55/3	1426/498	361.18	ARP-HBR-2B	C.Baskara	47/1,4 7/2 55/3	1426/498	10.43	371.61	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
48	ARP-HBR-3C	Kanayalal M Khatwani Ranjeethkumar M. Khatwani	55/3	1429/501	7.21						7.21	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
49	ARP-VRP-2B	Sharada	86 87/3	SI no :402, old:1709	923.15						923.15	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
50	ARP-VRP-2C	Ms Davalagiri Property Developers pvt ltd	87/3 89/3	Old Pid No:230/87/2A/87/3	963.99	ARP-VRP-2C	Ms Davalagiri Property Developers pvt ltd	87/3 89/3	Old Pid No:230/87/2A/87/3	81.26	1045.25	Industrial(Hi-Tech) and Mutation	Building	full	residential

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
												corridor			
51	ARP-VRP-3C	Ms Amil Limited	88/1	SI no :343, old pid No136/88/1	29.59					29.59		Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
52	ARP-VRP-4(1)	Ms Amil Limited	88/1	SI no :343, old pid No136/88/1	23.04					23.04		Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
53	ARP-VRP-4A(1)	Dinesh R	88/1	SI no :272/88/1, old pid No:0188/1	41.97	ARP-VRP-4A(1)	Dinesh R	88/1	SI no :272/88/1, old pid No:0188/1	6.31	48.28	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
54	ARP-VRP-4A(2)	L.Roopa and Others	88/1	No:639/456/001/88/1,2,3,4	10.16						10.16	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
55	ARP-VRP-5A	Manyatha promotors pvt ltd	78/1	Sl no :52,	53.40						53.40	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
56	ARP-VRP-6	Manyatha promotors pvt ltd	78/1	Sl no :52,	70.00						70.00	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
57	ARP-VRP-7	Jayameri s/o Anthoni Rao	87/5		94.44	ARP-VRP-7	Jayameri s/o Anthoni Rao	87/5		20.51	114.95	Industrial(Mixed) and Mutation corridor	vacant land	vacant land	Undeveloped land
58		R.M.Dhariwala	88/5	sl no :5/13	85.56		R.M.Dhariwala	88/5	sl no :5/13	12.67	98.23	Industrial(Mixed) and Mutation corridor	vacant land	vacant land	Undeveloped land
59	ARP-VRP-ELC	Manyatha promotors pvt ltd	78/1	Sl no :52,	30.00						30.00	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
60	ARP-HBL-3A ARP-HBL-3B	Ms// Kirloskar systems limited	54/6 54/7	731/338/4 731/338/4	140.00						140.00	Industrial(Hi-Tech) and Mutation corridor	compound wall	compound wall	Undeveloped land
61	ARP-HBL-3	Anju Ahuja and etc	127	1,2,3,4,5&6	70.00						70.00	Residential(Main) &Mutation corridor	compound wall	compound wall	Undeveloped land

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
62	ARP-HBL-1B	Ms// Shanth Industrial Enterprises	110/2, 110 /3 111,1 13 114/1, 114 /5 114/ 4	-	2994.83						2994.83	Residential(Main) &Mutation corridor	vacant land	vacant land	Undeveloped land
63	ARP-HBL-1F	L.Radhakrishna s/o late H.Thimmayya	80/3,8 1	141/80/3P& 81P	350.86						350.86	Residential(Main) &Mutation corridor	compound wall	compound wall	Undeveloped land
64	ARP-HBL-1G	M.Venkatesh	81	141/80/3P& 81P/2	111.47						111.47	Residential(Main) &Mutation corridor	Building	full	commercial
65	ARP-HBL-1H	G.Sitharam s/o late ganganna S.Nandamma w/o G.Sitharam	81	141/80/3 &81	105.00						105.00	Residential(Main) &Mutation corridor	Building	full	commercial

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
66	ARP-HBL-11	H.S.Raju and others	81	-	21.14						21.14	Residential(Main) & Mutation corridor	Building	part	commercial
67	ARP- KDH-5A	Praphulla Muniyappa	44/3G	-	17.73	-					17.73	Industrial(Hi-Tech) and Mutation corridor	Compound Wall	part	Developed
68	ARP- KDH-5B	N. Ramachandra Reddy S/o. Nanjappa Reddy	44/2B1	-	80.85	-					80.85	Industrial(Hi-Tech) and Mutation corridor	Vacant land	part	Undeveloped & Non converted
69	ARP- KDH-5C	Suresh Bhatiya S/o. M.M. Bhatiya Sunil Bhatiya S/o. M.M. Bhatiya	44/2B2	-	78.20	-					78.20	Industrial(Hi-Tech) and Mutation corridor	Vacant land	part	Undeveloped
70	ARP- KDH-5D	B.H. Narayana Swamy S/o. Hanume Gowda	44/2A	-	459.58	-					459.58	Industrial(Hi-Tech) and Mutation corridor	Commercial Building	part	Developed
71	ARP- KDH-1	Smt. Rukminiyamma W/o. B.H.		-		-						Industrial(Hi-Tech) and Mutation corridor		part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Narayana Swamy Dr. B.N. Pavitra W/o. Maheshraj Gopal													
72	ARP- KDH- 3A	A.L. Muttayya R.M. Muttayya	48/4	-	70.00	-					70.00	Industrial(Hi-Tech) and Mutation corridor	Commercial Building	part	Developed
73	ARP- KDH- 3A	A.L. Annamalai M/s. RMZ Azure		-	70.00	-					70.00	Industrial(Hi-Tech) and Mutation corridor		part	Developed
74	ARP- KDH- 3B			-	55.68	-					55.68	Industrial(Hi-Tech) and Mutation corridor		part	Developed
75	ARP- KDH- 3C	A.L. Muttayya	48/4	-	70.00	-					70.00	Industrial(Hi-Tech) and Mutation corridor		part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
76	ARP- KDH-3D	A.L. Annamalai M/s. RMZ Latitude	48/4	-	70.00	-					70.00	Industrial(Hi-Tech) and Mutation corridor	Commercial Building	part	Developed
77	ARP- KDH-3E		48/4	-	3.45	-					3.45	Industrial(Hi-Tech) and Mutation corridor		part	Developed
78	ARP- KDH-2A		48/4	-	21.09	-					21.09	Industrial(Hi-Tech) and Mutation corridor		part	Developed
79	ARP- KDH-2B	G. Paramashivaiah S/o. Lingappa	48/1	-	36.98	-					36.98	Industrial(Hi-Tech) and Mutation corridor	Commercial Building	part	Developed
80			125/1	-	930.52	-					930.52	Industrial(Hi-Tech) and Mutation corridor		part	Developed
81	ARP- KDH-2C	M/s. Esteem Icon	45/1	-	272.14	-					272.14	Industrial(Hi-Tech) and Mutation corridor	Compound Wall	part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
82				-	166.00	-					166.00	Industrial(Hi-Tech) and Mutation corridor		part	Developed
83	ARP- KDH- 2D	Smt. Velli Muttaiah W/o. Late. R.M. Muttaiah	104	-	174.69	-					174.69	Industrial(Hi-Tech) and Mutation corridor	Commercial Building	part	Developed
84	ARP- KDH- 4		104	-	68.40	-					68.40	Industrial(Hi-Tech) and Mutation corridor		part	Developed
85	ARP- KDH- 4A	1. B.M.Vijaya Kumar B.M. Prithviraj B.M. Chandrababha B.M. Murali	106/7	-	64.40	-					64.40	Industrial(Hi-Tech) and Mutation corridor	Commercial Building	part	Developed
86	ARP- KDH- (Ele)			-	16.00	-					16.00	Industrial(Hi-Tech) and Mutation corridor		part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
87	ARP- KDH-4B		106/7	-	64.43	-					64.43	Industrial(Hi-Tech) and Mutation corridor		part	Developed
88	ARP- KDH-4C		106/7	-	56.09	-					56.09	Industrial(Hi-Tech) and Mutation corridor		part	Developed
89	ARP- JKR-2	Sparkle One Mall Developers Private Limited	103	-	393.8	-					393.8	Industrial(General) and Mutation corridor	Compound Wall	part	Developed
90			104/1	-	506.2	-					506.2	Industrial(General) and Mutation corridor		part	Developed
91			102/2 102/3 104/1	-	116.96	-					116.96	Industrial(General) and Mutation corridor		part	Developed
92	ARP- JKR-1	APMC		-		-						Industrial(General) and Mutation corridor	Compound Wall	part	Developed
93	ARP- JKR-4B	Shell India Marketing Pvt Ltd	8/1B2	-	44.31	-					44.31	Industrial(General) and Mutation corridor	Compound wall	part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
94	ARP- JKR-4A	1. B.G. Shashikiran S/o. B.K. Gopalakrishna	8/2C	-	68.08	-					68.08	Industrial(General) and Mutation corridor	Compound Wall	part	Undeveloped
95	ARP- JKR-4	G. Manjunatha S/o. B.V. Gopalaiah	8/2B	-	70.00	-					70.00	Industrial(General) and Mutation corridor		part	Undeveloped
96	ARP- JKR-1A	. K. Gopala Reddy S/o. Doddappaiah	8/2B	-	70.00	-					70.00	Industrial(General) and Mutation corridor		part	Undeveloped
97	ARP- JKR-3D	M. Gopal S/o. y Muniswamappa	6/4	-	21.90	-					21.90	Industrial(General) and Mutation corridor	Vacant Land	part	Undeveloped
98	ARP- JKR-3C		6/4	-	50.48	-					50.48	Industrial(General) and Mutation corridor		part	Undeveloped
99	ARP- JKR-3B		5/1	-	50.56	-					50.56	Industrial(General) and Mutation		part	Undeveloped

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Maruthi Suzuki (India) Ltd										corridor	Commercial Building		
100	ARP- JKR- 3A		5/1	-	49.86	-					49.86	Industrial(General) and Mutation corridor		part	Undeveloped
101	ARP- JKR-3		5/1	-	40.94	-					40.94	Industrial(General) and Mutation corridor		part	Undeveloped
102			5/2A	-	15.37	-					15.37	Industrial(General) and Mutation corridor		part	Undeveloped
103	ARP- KGC- 5A	Y.M. Rangaswamy S/o. Mallappa	64	-	70.00	-					70.00	Residential(Main) &Valley	Commercial Building	part	Developed
104	ARP- KGC- 5(1)		64	-	59.29	-					59.29	Residential(Main) &Valley		part	Developed
105	ARP- KGC- (Ele)		64	-	15.00	-					15.00	Residential(Main) &Valley		part	Developed
106	ARP- KGC- 5(2)	Prakash E Patel S/o.	65	-	10.71	-					10.71	Residential(Main) &Valley	Commercial Building	part	Developed
107	ARP- KGC- 1	Eshwara Patel Hamsa E Patel	65	-	47.06	-					47.06	Residential(Main) &Valley		part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Bhagyavathi Sunita													
108	ARP- KGC-1(A)	N. Devarajaiah	66	-	198.68	-					198.68	Residential(Main) & Valley	Commercial Building	part	Developed
109	ARP- KGC-1(B)	K Rajareddy	67	-	187.03	-					187.03	Residential(Main) & Valley	Vacant Land	part	Undeveloped
110	ARP- KGC-1(D)	Dayanand Pai	67	-		-						Residential(Main) & Valley		part	Undeveloped
111	ARP- KGC-1(E)	Dayanand Pai Signatory Authority Manipal Academy of Higher Education	68/1	-	60.51	-					60.51	Residential(Main) & Valley	Vacant Land	part	Undeveloped & converted
112			68/2	-	55.09	-					55.09	Residential(Main) & Valley		part	Undeveloped & converted
113	ARP- KGC-1(I)	Dayanand Pai Signatory Authority	68/3	-	64.90	-					64.90	Residential(Main) & Valley		part	Undeveloped & converted
114	ARP- KGC-1(M)	Dayanand Pai Signatory Authority	69	-	811.81	-					811.81	Residential(Main) & Valley		part	Undeveloped & converted
115	ARP- KGC-1(O)	P. Umapathy Raju S/o. Gopal Raju,		-		-						Residential(Main) & Mutation corridor		part	Undeveloped & converted

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
116	ARP- KGC-1(P)	S.R. Vishwanath S/o. K.V. Ramaiah,	70/1 70/3 70/4	-	721.12	-					721.12	Residential(Main) &Mutation corridor	Vacant Land	part	Undeveloped & converted
117				-	246.21	-					246.21	Residential(Main) &Mutation corridor		part	Undeveloped & converted
118	ARP- KGC-1(Q)	Dayanand Pai Signatory Authority		-		-						Residential(Main) &Mutation corridor		part	Undeveloped & converted
119	ARP- KGC-1(R)	1. Hanumappa S/o. Subbaiah	70/2	-	907.14	-					907.14	Residential(Main) &Mutation corridor	Vacant Land	part	Undeveloped & Nonconverted
120	ARP- KGC-1(S)	Dayanand Pai Signatory Authority Manipal Academy of Higher Education	71	-	1089.95	-					1089.95	Residential(Main) &Mutation corridor		part	Undeveloped & converted
121			72	-	1090.83	-					1090.83	Residential(Main) &Mutation corridor		part	Undeveloped & converted
122	ARP- KGC-1(T)	Dayanand Pai Signatory Authority	73/1	-	1384.24	-					1384.24	Residential(Main) &Mutation corridor		part	Undeveloped & converted
123	ARP- KGC-1(U)	M. Govindappa S/o. Munivenkatappa	73/2B	-	126.33	-					126.33	Residential(Main) &Mutation corridor	Vacant Land	part	Undeveloped

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
124	ARP- KGC-1(V)	Narayanappa S/o. Appaiah	73/2A	-	359.44	-					359.44	Residential(Main) & Mutation corridor	Vacant Land	part	Undeveloped
125	ARP- KGC-1(X)	Y.C. Hemaraj S/o. Y.P. Chandrappa	74/2	-	96.24	-					96.24	Residential(Main) & Mutation corridor	Commercial Building	part	Developed
126	ARP- KGC-4	Y.C. Hemaraj S/o. Y.P. Chandrappa	37	-	117.88	-					117.88	Residential(Main) & Mutation corridor	Commercial Building	part	Developed
127		Y.V. Chandrappa S/o. Veeraswamappa	87	-	129.48	-					129.48	Residential(Main) & Mutation corridor		part	Developed
128			74	-	15.00	-					15.00	Residential(Main) & Mutation corridor		part	Developed
129	ARP- KGC-4(1)	C. Gopalan S/o. Late P.K. Phanikar	86/4	-	339.08	-					339.08	Residential(Main) & Mutation corridor	Commercial Building	part	Developed
130	ARP- KGC-4(E)		86/7	-	70.00	-					70.00	Residential(Main) & Mutation corridor		part	Developed
131	ARP- KGC-4(D)	C. Pramod S/o. Gopalan		-	70.00	-					70.00	Residential(Main) & Mutation		part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
			86/8									corridor			
132	ARP- KGC-4(C)			-	70.00	-					70.00	Residential(Main) &Mutation corridor		part	Developed
133	ARP- KGC-4(B)			-	70.00	-					70.00	Residential(Main) &Mutation corridor		part	Developed
134	ARP- KGC-4(A)	Y.N. Ramakrishna Y.M.Gopal Y.M. Srinivas	98/6	-	70.00	-					70.00	Residential(Main) &Mutation corridor	Commercial Building	part	Developed
135	ARP- KGC-6(1)	Y.M. Ramamurthy S/o. Veerappa	75	-	4.18	-					4.18	Residential(mxed) &Mutation corridor	Commercial Building	part	Developed
136	ARP- KGC-6(2)	Latha V. W/o. K. Sativel	75	-	11.95	-					11.95	Residential(mxed) &Mutation corridor	Vacant Land	part	Undeveloped
137	ARP- KGC-6(4)			-	28.00	-					28.00	Residential(mxed) &Mutation corridor		part	Undeveloped
138	ARP- KGC-6(3)	Parvathamma W/o. Late. Y.V. Chinnappa	75	-	32.58	-					32.58	Residential(mxed) &Mutation corridor	Commercial Building	part	Developed
139	ARP- KGC-6(5)	Girija W/o. Sampath	75	-	26.90	-					26.90	Residential(mxed) &Mutation corridor	Commercial Building	part	Developed
140	ARP- KGC-6(6)	Y.C. Venkatesh S/o. Y.V. Chinnappa	75	-	24.40	-					24.40	Residential(mxed) &Mutation corridor	Commercial Building	part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
141	ARP- KGC-6(7)	Vijayakrishna	75	-	24.35	-					24.35	Residential(mxed) &Mutation corridor	Vacant Land	part	Undeveloped
142	ARP- KGC-6(8)	Y.C. Narasimhamurthy S/o. Y.V. Chinnappa	75	-	18.46	-					18.46	Residential(mxed) &Mutation corridor	Vacant Land	part	Undeveloped
143	ARP- KGC-6(9)	Muniraj	75	-	9.18	-					9.18	Residential(mxed) &Mutation corridor	Vacant Land	part	Undeveloped
144	ARP- KGC-2	Subbanna S/o. Late. Nanjundappa	75	-	91.79	-					91.79	Residential(mxed) &Mutation corridor	Residential & Commercial Building	full	Developed
		Krishnamurthy S/o. Late. Nanjundappa		-	91.79	-					91.79	Residential(mxed) &Mutation corridor	Residential & Commercial Building	full	Developed
		Syed Murthooj Ameen, Ayisha Parveen		-	115.62	-					115.62	Residential(mxed) &Mutation corridor	Commercial Building	full	Developed
		Ammayamma, Rajanna		-	25.5	-					25.5	Residential(mxed) &Mutation corridor	Commercial building	full	Developed
		Y.G. Raju		-	79.97	-					79.97	Residential(mxed) &Mutation corridor	Commercial Building	full	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Akkayamma W/o. Rajanna		-	16.32	-					16.32	Residential(mxed) &Mutation corridor	Commercial Building	full	Developed
		Kempamma W/o. Late Krishnappa		-	68.75	-					68.75	Residential(mxed) &Mutation corridor	Residential Building	full	Developed
		Subbanna Krishnamurthy Ammayamma		-	139.94	-					139.94	Residential(mxed) &Mutation corridor	Vacant Land	full	Developed
145	ARP- KGC-2(1)	Valbai W/o. M.K. Patel	69	-	111.92	-					111.92	Residential(mxed) &Mutation corridor	Commercial Building	full	Developed
146	ARP- KGC-2(2)	V.V. Ramamurthy S/o. V.V. Venkataramana	68/2 68/3	-	69.19	-					69.19	Residential(mxed) &Mutation corridor	Commercial Building	full	Developed
146				-	295.58	-					295.58	Residential(mxed) &Mutation corridor		full	Developed
146				-	115.84	-					115.84	Residential(mxed) &Mutation corridor		full	Developed
147	ARP- KGC-3	B.M. Susheelamma W/o. Late. V. Rangappa	77/8 77/5B	-	234.36	-					234.36	Residential(mxed) &Mutation corridor	Commercial Building	part	Developed

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
148	ARP- KGC-5B	Parthasarathi, K.P. Surendra,	12/1	-	103.57	-					103.57	Residential(Main) &Valley	Vacant Land	part	Developed
149	ARP- KGC-5C	Vijaya prabha, Ujwala Deepa,		-	75.46	-					75.46	Residential(Main) &Valley		part	Developed
150	ARP-PRR-1	K V Vasantha w/o G Nanjundappa	3/1A2	-	17.73						17.73	Residential(Main)	Commercial building	part	Developed
151	ARP-PRR-2,-3 -3A, -3B, -3C,	G Satyanarayana shetty s/o Giriyappa shrty	8/1,8/2	-	1754.33						1754.33	Residential(Main)	Vacant land	part	Undeveloped and converted
152	ARP-PRR-3	VCA Builders &Developers	8/2.	-	2.25						2.25	Residential(Main)	Vacant land	part	Undeveloped
153	ARP-PRR-4	M/S Seeram enterprises	3/2.	-	76.38						76.38	Residential(Main)	Vacant land	part	Undeveloped
154	ARP-PRR-5	M Venkataramaiah M V Sredhara M V Radhakrishna	7/2b.	-	43.19						43.19	Residential(Main)	Compound, res building, vacant land	part	Developed
155	ARP-PRR-6-6A	Laksmamma w/o Pachappa	7/2b.	-	140						140	Residential(Main)	Compound , vacant land	part	Undeveloped

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
156	ARP-PRR-6B-6C-6D	M/S Praabha builders & Developers	7/2A. 7/1.	-	210						210	Residential(Main)	Compound, vacant land	part	Undeveloped
157	ARP-PRR-7	C V Rajalaksmi w/o VP Varama	12/1.	-	473.26						473.26	Agricultural	Compound, vacant land	part	Undeveloped and Non converted
158	ARP-PRR-8/1	C Lalithashastri w/o CS Shastri P Muralimohanarao s/o P Vishvanath	11/1.	-	1018.83						1018.83	Agricultural	Vacant land	part	Undeveloped and Non converted
159	ARP-PRR-8/2	Channaveeraiah, V sreenivasa reddy	11,/1.	-	320.8						320.8	Agricultural	Vacant land	part	Undeveloped and Non converted
160	ARP-PRR-8/3	Janganmamata	11/1.	-	131.91						131.91	Agricultural but assessed as Residential	Compound, Building	part	Developed
161	ARP-PRR-8/4	H R Hemachandra	9/1.	-	308.78						308.78	Agricultural but assessed as Residential	Commercial building	full	Developed
162	ARP-PRR-8/5	G Raja late s/o govindaswamy	9/1.	-	205.13						205.13	Agricultural but assessed as Residential	Commercial building	part	Developed
163	ARP-PRR-8/6	Hara KHT Enterprises pvt ltd	9/1.	-	156.24						156.24	Agricultural	Compound, building, vacant land	part	Undeveloped and Non converted

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
164	ARP-PRR-8/7	J Uma w/o S Srinivas	9/1.	-	179.01						179.01	Agricultural but assessed as Residential	Commercial building	part	Developed
165	ARP-PRR-8/8	Umesh K s/o karigowda Nivedita Rajiv	8/1.	-	119.46						119.46	Agricultural	Compound ,vacant land	part	Undeveloped and Non converted
166	ARP-PRR-8/9	BN Sunanda w/o bsn hari	8/1,9/1	-	271.96						271.96	Agricultural but assessed as Residential	Commercial building	part	Developed
167	ARP-PRR-8/10, ARP-PRR-8A	Janganmamata	6/1,7/1,7/3,8/1	-	634.24						634.24	Agricultural but assessed as Residential	Commercial Petrol Bunk, Vacant land	part	Developed
168	ARP-TRJ-1	Shashikanth s/o Gangappa	63,39.	-	900						900	Industrial(BIAA PA)	Compound, building, vacant land	part	Undeveloped and converted
169	ARP-TRJ-2	Ramee hotel pvt ltd	68,69,70	-	1164.69						1164.69	Commercial(BIA APA)	Compound, Vacant land	part	Undeveloped and converted
170	ARP-TRJ-3 -3A -3B	S Vishnushankar a sukla Anjali geetha sukla	68	-	280						280	Commercial(BIA APA)	Compound, Vacant land	part	Undeveloped

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial /undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
171	ARP-TRJ-6	K Lakshmipathi s/o krishnappa	70	-	49.83						49.83	Commercial(BIAAPA)	Commercial Petrol Bunk	part	Developed
172	ARP-TRJ-6A-6B	Renuka manjnani w/o Dr.Mohan manjnani	70,189	-	140						140	Commercial(BIAAPA)	Compound, Vacant land	part	Undeveloped
173	ARP-TRJ-6C-7-(ELE)	Prestige garden resort pvt ltd	186,189,79 (new112)	-	2055.37						2055.37	Public&Semi-Public(BIAAPA)	Compound, building, vacant land	part	Developed
174	ARP-TRJ-8	OL Prabhu so OM Lingappa	79(new117/3)	-	32.76						32.76	Public&Semi-Public	Compound, Vacant land	part	Undeveloped
175	ARP-TRJ-9	Kalpana Palegar s/o OM Lingappa OL Rajendra s/o OM Lingappa OL Guruprasad s/oOM Lingappa Ajay Rajendra s/o OL.Rajendra Ashwin Rajendra OL Rajendra	79(new117/1,116)	-	7186.94						7186.94	Public&Semi-Public	Compound, Shed Vacant land	part	Undeveloped and converted

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
176	ARP-TRJ-10, Depot	Govt Gomala RN Ashwatha Narayana N Ramamurthy Guttappa and Others	78. 79.	-	95443.3						95443.3	Public&Semi-Public	Fencing , Vacant land	part	Undeveloped and Non converted
177	ARP-TRJ-10	MR Sampangi Ramaiah MR Janakiram MR Prabhavathi MR Padmavath,MR Raghuram	37	-	35169.8						35169.78	Residential	Water Tanks, Vacant land	part	Undeveloped and converted
178	ARP-BTH-1	MS Ashwath Narayana	36	-	1275.59						1275.59	Residential	Commercial shops	part	Undeveloped and non
179	ARP-BTh- 1	Mohnin Sharief	33/1; 33/2	-	210.05						210.05	Residential	Vacant land	part	Undeveloped
180	ARP- BTH 2	NR Geetha N Ravindra DP Keshava Reddy, Ministry of	13/2 - 3-4	-	900						900	Residential	Vacant land	part	Undeveloped
181	ARP- BTH-1, 3, 3A	Basamma	33/3	-	590.61						590.61	Residential	Vacant Land	part	Undeveloped

BANGALORE METRO RAIL CORPORATION LIMITED as on 28/05/2020															
First acquisition						Additional acquisition					Total Extent Acquired (in Sq.mtrs)	Land use category			Residential /commercial / undeveloped land
Sl. No	Property ID No.	Name of the Property Owner as per 28(4) Notifications	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)	Property ID No.	Name of the Property Owner as per 28(4) Notification	Property No. City Sy. No.	BBMP Katha No./ Survey No.	Extent Acquired (in Sq.mtrs)			Building details	Building acquisition type part/fully	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
182	ARP-BTH-4	SM ramesh	37-3	—	45.09						45.09	Commercial(BIAAPA)	Vacant Land	part	Developed and non
183	ARP-BTH-4A	SM Chandrashekara	33-2	—	70						70	Commercial(BIAAPA)	Vacant Land	part	Developed and non converted
184	ARP-BTH-4B	SM Vevugopal	37-1	—	43.34						43.34	Commercial(BIAAPA)	Vacant Land	part	Developed and non
185	ARP-BTH-4C	Nagamma	8	—	70						70	residential	Vacant Land	part	Undeveloped and Non converted
186	ARP-BTH-5	Bandeppa Reddy	12-Jan	—	42.17						42.17	Residential	Vacant Land	part	Undeveloped and Non
187	ARP-BTH-3C&3D	Meghana Prasad Deshpande	172	—	115.7						115.7	Commercial(BIAAPA)	Vacant Land	part	Developed and converted

Annexure 9: Environmental Management Plan Matrix

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
Pre-Construction Phase (Planning and design):								
1	Land Acquisition and resettlement	Social - Land is being acquired at all the Metro Stations along the Metro alignment. Total land to be acquired is 18490 Sqm (Government land – 7075 Sqm and Private land – 11414 Sqm) and total of 31 properties.	<ul style="list-style-type: none">Land Acquisition will be carried out as per the provision of Govt. of India and ADB policies.The acquisition of land and private properties will be done in accordance with Resettlement Plan and Entitlement Framework for the Project in line with the KIAD (Karnataka Industrial Areas Development) Act 1966 and Amendments.	The areas with additional land acquisition is proposed for the project.	Number of households and individuals affected.	Review of relevant documents, entitlement matrix and amount paid.	Land Acquisition Team, BMRCL through Revenue department of the state.	BMRCL, Karnataka State Government
2		Land use change - Change in land use is expected at station locations where the land is being acquired.	The change in land use is insignificant as the proposed metro alignment is following the median of Outer Ring Road and most of	Throughout the project alignment and station areas.	Area of land acquired for the project.	Review of records on permission received from authorities.	Land Acquisition Team, BMRCL with District Administration	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		The insignificant impacts on land use change are limited to a few of proposed metro stations.	<p>the metro stations are proposed on vacant land without much impact on the existing structures.</p> <p>The Bengaluru Comprehensive Development Plan (CDP) and Bengaluru Revised Master Plan (RMP) 2031 both account for proposal of Phase 2A by BMRCL. Proper permissions will be ensured from competent authorities before construction.</p>				and State Authority	
3	Clearance of Encroachments / Squatters (Compulsory resettlement)	Social - There are 46 owners and 62 tenants within the Corridor of Impact (Col) along the proposed metro alignment and metro stations of Phase 2A.	<p>Advance notice, as per Resettlement Plan will be given to the encroachers and squatters present within in the Corridor of Impact, and they will be given the financial assistance as relocation allowances.</p> <p>R & R activities shall be undertaken as per BMRCLs Entitlement Framework and</p>	Throughout the project alignment and station areas.	Area of land acquired for the project.	Review of records on permission received from authorities.	Land Acquisition Team, BMRCL with District Administration and state authority	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			completed before construction starts.					
4	Tree Cutting	<p>Ecology – The likely number of trees affected due to Contract Package P1 metro line is enumerated to be total of 343 trees. Out of total trees enumerated, 207 trees are planned to be trans-located depending on the tree species, girth and health of the trees. Hence 136 trees are getting affected.</p> <p>The trees are located on the median of proposed route along the outer ring road impacting the ecology in the project vicinity. In addition to tree cutting, pruning of branches will be required at some locations.</p>	<p>The Environmental Specialist of DE and the Contractor shall carry out joint field verification to ascertain the possibilities of saving trees and trees to be removed shall be marked with paint.</p> <p>Contractor, under any circumstances shall not cut or damage trees unnecessarily. Trees identified under the project shall be cut only after receiving clearance from State Forest Department and after receipt of BMRCL's written permission.</p> <p>Transplantation of trees shall be taken up on priority suiting to the tree species, age, size, and</p>	Throughout project corridor.	<p>ROW width</p> <p>Number of trees to cut</p> <p>Compensatory plantation plan</p> <p>Number of trees replanted</p>	<p>Review of relevant documents – tree cutting permit, compensatory plantation plan</p> <p>Field observations</p>	<p>Relevant agency/Forest Department</p> <p>Specialized in afforestation</p>	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>health condition of the tree.</p> <p>Compensatory plantation shall be taken up at the rate of 10 trees for each tree being felled. Compensatory plantation taken up will be monitored regularly for their survival. Vegetation with girth size of over 30 cm shall only be considered as trees and shall be compensated.</p> <p>The tree saplings which do not survive during the first year after replanting will be compensated immediately.</p>					
5	Relocation of Utilities and Common Property Resources	Social - The proposed metro line interferes with community utilities like water pipes, sewers, OFCs, telephone wires. Skywalks, etc. throughout the corridor. This will create nuisance	Permission from all concerned departments and BBMP should be sought before commencement of utility shifting works.	Throughout the project alignment and station areas.	Area of land acquired and required for working space for the project.	Review of records on permission received from authorities.	Agency engaged by BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		to public and the commuters.	<p>All community utilities i.e. water supply lines, sewer lines, electrical lines, telephone and OFC cables shall be planned and relocated suitably before the start of construction works.</p> <p>The Contractor will install signage consisting of information signs, construction signs and traffic signs 15 days before initiation of shifting works.</p>					
6		Traffic flow – During relocation activities regular traffic flow will be impacted.	<p>Permission from traffic police should be sought before commencement of utility shifting works.</p> <p>Traffic diversion plans shall be prepared, and detours should be properly planned and enacted during non-peak hours, if possible.</p> <p>Traffic marshals should be posted near such detours. Proper signage</p>	Traffic diversions and intersections locations	Approval from competent authority.	Checking of documentation .	Agency engaged by BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			has to be posted informing motorists about detours to avoid congestion.					
7		Air – Dust will be generated during utility shifting activities and pollutes the air.	<p>Traffic shall be diverted away from the utility shifting sites to avoid re-suspension of dust from the road surface.</p> <p>Dust suppression methods like water spraying shall be adopted during utility shifting to encapsulate the dust.</p>					
8		Safety – Workers and public will be exposed to safety threat such as excavation related safety hazards such as falls into trenches or excavations; tripping over equipment, debris and spoil; exposure to underground services, electrocution, etc.	<p>Barricades of at least 2 m height will be installed to mark the boundary of the areas where public utilities are to be relocated.</p> <p>Workers shall be provided with appropriate PPEs and ensure to operate equipment in a safe manner during shifting works</p>	At locations of utilities shifting.	Approval from competent authority and site observations.	Checking of documentation .	Agency engaged by BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Utility shifting shall be coordinated such that information on utilities' locations is obtained before digging.</p> <p>Concerned departments shall be requested either to shift their utilities or to strictly supervise the shifting works to avoid any unforeseen safety hazards.</p> <p>Vehicles used for transporting utility equipment will be tied firmly and covered with tarpaulin to prevent them from falling onto the road surface. Vehicle speeds shall not exceed 30 km/hour in construction areas.</p> <p>Restoration of road surface, footpaths, signboards that are damaged during relocation of public</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>utilities immediately to the original conditions.</p> <p>The Contractor shall abide by the terms and conditions stipulated in Condition of Contract of Safety, Health & Environment Manual.</p>					
9	Relocation of affected Cultural, Religious and demolition of private properties	<p>Social – There is no major impact on the cultural and religious structures from the proposed metro alignments and 4 metro stations.</p> <p>However, there will be impact on 31 properties mostly at the proposed metro stations at Ibbalur Metro Station, Ibbalur Junction, Bellandur Metro Station, Kaadubeesanahalli Metro Station, along the alignment.</p>	<p>Impact on any cultural and religious structure, if any will be relocated suitable location in consultation with public. Access to the religious centers in the vicinity of proposed construction zone shall be ensured by planning in advance. Public shall be consulted to inform such impact and address suitably in consensus with to mitigate adverse impacts.</p> <p>Owners of private buildings shall be compensated in line with Entitlement Matrix and KIADB Act, 1966.</p>	The areas with additional land acquisition is proposed for the project.	Number of structures affected.	Review of relevant documents, entitlement matrix and amount paid.	Contractor and agency engaged by BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			Unnecessary damage to the structure shall be avoided and the structures being impacted shall be suitably compensated on par with the applicable statutory requirements.					
10		Air – Dismantling of structures in the project location generates fugitive dust during dismantling, loading, hauling and unloading of dismantled and excavated material.	<p>Barricading to a height of 2 m will be provided to reduce dust generation.</p> <p>Water sprinkling shall be done twice or thrice both at construction sites and haulage routes to encapsulate dust from the excavated heaps.</p> <p>Fugitive dust while loading and unloading should be controlled using water sprinkling.</p> <p>Trucks transporting dismantled debris and excavated soil to dump locations shall be</p>	Throughout project corridor with excavation activities.	PM _{2.5} and PM ₁₀ level measurements Dust pollution or complain of locals.	Standards CPCB methods Site observations and Public consultation	Contractor and agency engaged by BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			covered with tarpaulins to prevent spillage of soil during transportation.					
11		Noise – Dismantling of structures, loading, unloading and trucks carrying excavated material will result in noise (typically in excess of 57 dB(A) at 10 m distance). The adverse impacts of noise will be significant near noise sensitive receptors (Appendix – 1) and proposed metro station locations where station areas spread into residential areas especially at Central Silk Board Station, HSR layout Station, Agara Station, Ibbalur Station.	<p>Barricade of GI sheet up to a height of 2m will be erected on all sides of construction site to reduce the noise generated during loading and unloading being transmitted to the receptors. This will effectively cut down noise levels by 10-15 dB(A).</p> <p>Haulage of dismantled and excavated debris by trucks should be planned during non-peak hours.</p>	Throughout project section especially at construction sites near identified sensitive receptor locations.	Noise levels measurement s Complaints from local people.	As per Noise Rules,2000 Consultation with local people	Contractor and agency engaged by BMRCL	BMRCL
12	Preconstruction activities	Aesthetics - Land acquisition, utility shifting activities and barricading of site will compromise the visual aesthetics temporarily.	Proper barricading ensures masking construction activities in addition to safety objectives.	At locations of utilities shifting.	Approval from competent authority and site observations.	Checking of documentation .	Agency engaged by BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			Residual aesthetic impact will remain until the construction is complete, which is difficult to mitigate.					
13	Changes / Revisions / additions in the Project Work	New impacts - The changes or revisions in the project proposals may create the possibility of new impacts	The in-charge of Environment from BMRCL or the concerned consultant shall re-assess the possible impacts from the changes or revisions in the project proposals and revise / modify the EMP accordingly and addendum to the contract may be issued subsequently to see that the impacts are addressed properly.	At locations of changes proposed.	Approval from competent authority.	Checking of documentation .	Consultant	BMRCL
Pre-construction activities by the Contractor								
Sl. No.	Environmental Issue/Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	Implementation	Supervision
14	Contractor Preparatory Works (Upon issuance of	Non-compliance with contract conditions and regulatory requirements.	The Contractor will complete the following activities no later than 30	Throughout the project sections	Approval from competent authority.	Checking of documentation .	Contractor	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
	Notice to Proceed)		<p>days upon issuance of Notice to Proceed</p> <p>1) Appoint Contractor's Health and Safety Officer (HSO) and environmental focal person to EC, 2) HSO will engage with BMRCL -Environment Specialist to a meeting to discuss in detail the EMP, seek clarification and recommend corresponding revisions if necessary 3) HSO will request BMRCL copy of monthly monitoring formats and establish deadlines for submission. 4) HSO will submit for BMRCL approval an action plan to secure all permits and approvals needed to be secured during construction stage which include but not limited to:</p> <p>i) operation of batching plants, ii) transport and storage of hazardous materials (e.g. fuel, lubricants, explosives), iii) waste disposal sites and disposal</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			management plan, iv) temporary storage location, iv) water use, v) vegetation should be removed from the construction zone after obtaining necessary permission, and vi) emission compliance of all vehicles. Arrangements to link with government health programs on hygiene, sanitation, and prevention of communicable diseases will also be included in the action plan. 5) HSO will submit for approval of BMRCL the construction camp layout before its establishment.					
15	Identification of Quarry (If opened exclusively for metro project)	Selection and finalization of quarry is very important to avoid impacts arising out of location.	The Contractor will finalize the locations in consultation with DE and BMRCL. The Contractor shall establish a new quarry with the prior consent of DE only if, the lead from existing quarries is uneconomical	Location of quarry area.	Approval from competent authority.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>and alternative material sources are not available.</p> <p>Contractor shall finalize quarry for procurement of construction materials after assessment of availability of sufficient quantity of materials, quality and the logistic arrangements.</p> <p>Contractor shall also work out haul road network and report to Environmental Specialist of DE and DE shall inspect and in turn report to BMRCL before approval.</p> <p>All the required permissions / consents from SPCB shall be obtained, if it is new quarry.</p> <p>The Contractor shall prepare a redevelopment plan for the quarry site and get approved by the DE.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
16	Quarries & crushers (If established exclusively for metro project	Impacts from location - Selection of site for establishing quarries and crushers is very important to avoid impacts arising out of location.	<p>Quarries and crushers shall be sited sufficiently (at least 500m) away from settlements and fertile agricultural lands preferably in the downwind direction.</p> <p>Quarries and crushers shall be located at a distance of 300 m from water bodies and sensitive ecosystems such as forests.</p> <p>Contractor shall submit a detailed layout plan for all such sites and approval from Environmental Specialist of DE shall be necessary prior to the establishment.</p> <p>Specifications for crushers and batching plants shall comply with the requirements of relevant emission control legislations. Consent for</p>	Location of quarry areas and crusher plant location.	Approval from competent authority.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			the Establishment and Operation from KSPCB shall be obtained before establishment and operation respectively and a copy should be submitted to the DE and BMRCL.					
17		Air – Quarrying and crushing activities generate dust and pollute the air.	Arrangements to control dust pollution through provision of windscreens, water sprinklers, and dust extraction systems shall have to be provided at all such sites.					
18		Permissions and Consents – All required permissions and authorizations shall be obtained before operating the units and monitored regularly for their validity to prevent violation of statutory regulations.	Contractor shall obtain materials from quarries only after consent of the Department of Mines and Geology and Consent for Establishment & Consent for Operation from State Pollution Control Board. The crushers and all related activities shall be under taken as per the Policy					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>guidelines for installation of stone Crushers.</p> <p>The general and specific conditions specified in the license and consents shall be strictly adhered and followed.</p>					
19	Procurement of Construction Vehicles, Equipment and other Machinery	Air & Noise – If the proper vehicles, equipment and machinery to be used in construction of project are not procured, will produce noise, pollute air.	<p>Vehicles, equipment and machinery procured for construction shall conform to the relevant Bureau of India Standard (BIS) norms. The discharge standards prescribed under the Environment Protection Act, 1986 and Motor Vehicles Act, 1988 shall be strictly adhered.</p> <p>The noiseless equipment available in the market shall be used in the construction.</p> <p>Contractor shall ensure regular servicing and maintenance of all</p>	Project area.	Certificate from manufacturer and approvals from competent authority.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			vehicles and machinery used in construction. All vehicles and machinery should have a Pollution Under Control certificates which shall be sent to Environmental Specialist of DE and BMRCL's verification whenever required.					
20	Sourcing of Construction Water	Sourcing and Resource scarcity - Sourcing of construction water in Bangalore city is a big problem. Utilization of water resources available in the city may further worsen the problem of water scarcity. Hence it is very important to source water required for construction without affecting the existing users.	<p>Construction Water Management Plan shall be prepared and implemented after getting approval from Environmental Specialist of DE.</p> <p>Contractor shall arrange adequate supply and storage of water for whole of construction period at his own cost. The contractor shall submit a list of source/s from where water shall be used for the project to DE and BMRCL.</p>	Project site, camp areas and batching plants.	Approval from competent authority.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>The Contractor shall source the requirement of water preferentially by conjunctive use of Surface water and groundwater but with prior permission from the concerned Groundwater Authority. Copy of permission obtained shall be submitted to DE and BMRCL prior to initiation of construction.</p> <p>Contractor shall provide a list of locations and type of sources from where water for construction shall be extracted. Contractor shall extract water only from approved locations and consult Environmental Specialist of DE before finalizing locations to avoid disruption to other water users,</p> <p>The Contractor shall take all precaution to minimize the wastage of</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			water during construction activities.					
21	Sourcing of Sand	Resource scarcity - Extraction of sand will destroy biodiversity on the river banks. In order to put an end to river sand mining, the state government had banned sand to encourage use of manufactured sand.	<p>Sand shall be procured from identified and approved sand mines only.</p> <p>If the sand is being procured from new sand quarry / supplier, it shall be ensured that requisite license / lease has been obtained from the concerned Authorities. Contractor shall enter in to an agreement with land owner / supplier and submit to DE before procuring the sand.</p> <p>Permission for extraction of sand shall be obtained from Department of Mines & Geology. Government of Karnataka.</p>	Location of sand quarry area.	Approval from competent authority.	Checking of documentation .	Contractor	DE, BMRCL
22	Arrangement of Labors and siting of labor camps	Labor scarcity and establishment of new	The Contractor shall preferably use unskilled labor drawn from local communities to give	All construction camps	Camp health records	Camp records	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		labor camp and associated issues.	<p>maximum economic benefits to the local community.</p> <p>Labors shall be sourced from nearby locality to avoid establishment of labor camps and consequent impacts on the local resources and surrounding environment.</p> <p>Labor camps shall be sited at least 500 m away from major settlements or villages; major surface water bodies and forests.</p> <p>All required consents / permissions shall be taken from State Pollution Control Board, District Health Department and Central Ground Water Authority (CGWA) to establish labor camps.</p> <p>Under SHE CoC, and under the Building &</p>		<p>Existence of proper first aid kit in campsite</p> <p>Complaints from local people</p> <p>Availability of Safety gears to workers</p>	<p>Site observation</p> <p>Consultation with local people living nearby</p> <p>Interact with construction workers</p>		

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 the employer (contractor) is liable to arrange for health care facilities of labors, free of charge.</p> <p>Labor camps shall be constructed in semi urban / urban set-ups. Thus, sewage and other discharges from the labor camps can be discharged in public sewers. Refer to SHE Conditions of Contract (CoC).</p> <p>Labor camps are provided with canteen systems, so that the labors don't cook by themselves (as per BOCWR). Cooking shall be done with Commercial LPG gas cylinders (19.4 kg).</p>					
23	Siting of Batching plants, Casting Yard and	Location – Improper siting of batching plant, casting yards and construction camps will	Construction camps shall not be proposed within 500m from the nearest settlements to avoid	At the specific locations of	Approval from competent authority.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
	Construction Camp	lead to issues related to resource sharing, air pollution, noise pollution, water pollution, soil pollution and other impacts in the vicinity.	<p>conflicts and stress over resources and infrastructure facilities with local community.</p> <p>The batching plants, casting yards, construction camps for offices and construction plant sites shall be identified and located at a minimum distance of 500 m from any major surface water course or body.</p> <p>Contractor's camps shall be identified at least 2km away from the Forest Reserves.</p> <p>Consent to Establishment and Operate (CtE & CtO) shall be taken from State Pollution Control Board to establish batching plants, construction camps.</p>	plant established.				

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
24	Orientation of Implementing Agency and Contractors	Orientation to project implementing agencies and contractor will impart insight to the project features and guidelines to ensure minimum impact on the environment.	<p>BMRCL shall organize orientation sessions and regular training sessions before the start of construction of project. This training shall include general as well as specific context of the project.</p> <p>These sessions shall involve all staff of BMRCL involved in implementation of EMP, Environmental Specialists of DE and Contractors.</p>	Throughout the project.	Training plan and records	Checking of documentation	DE	BMRCL
Construction Phase:								
25	Excavations (Clearing, grubbing and levelling of site)	<p>Soil and Surface drainage - Clearing and leveling alters the soil texture and compactness affecting the infiltration and soil ecology. Leveling of site also involves alteration of natural drainage.</p> <p>Clearing, grubbing and levelling activities are common all along the proposed metro</p>	<p>Only ground cover / shrubs that impinge directly on permanent works or necessary temporary works shall be removed.</p> <p>A portion of this will be reused for backfilling. The remaining soil debris will be suitably disposed of to the pre-identified approved locations.</p>	Throughout the project areas and locations proposed for camps, plants and construction yards.	Presence of destroyed/ compacted agricultural land or land.	Site observations	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		<p>alignment and metro station locations.</p> <p>Soil Debris - The estimated quantity of earth work excavation such as pile drilling muck, pile cap and open foundations and construction and demolition (concrete) waste will be approximately 59682 m3 & 4177 m3 respectively. (Source: Data provided by BMRCL)</p>	<p>Infiltration losses due to site leveling and could be countered by installing Rain Water Harvesting (RWH) pits at camp and plant sites.</p>					
26		<p>Vegetation - Digging, borrowing, uprooting of vegetation from construction site before commencement of construction and surface.</p>	<p>All works shall be carried out such that the damage to flora other than those identified for cutting is minimum.</p> <p>Damage to trees other than marked trees shall be suitably compensated at the rate of 10 trees for one tree being impacted.</p>	Throughout the project area.	Number of trees removed	Approvals from concerned authority.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
27		<p>Noise - Noise will be generated during clearing, grubbing and levelling activities. The impact from noise will be significant at noise sensitive receptors like schools, colleges and hospitals.</p> <p>There are education institutions (Appendix – 1) which are sensitive to noise along the proposed metro route which are impacted temporarily by this activity.</p>	Noise generated by these activities will be less. However, 2 m high barricade of GI sheet will be erected around the construction site which will effectively reduce transmission of noise to the receptors.	Throughout the project areas.	Noise and vibration levels measurements	<p>As per Noise Rule, 2000.</p> <p>Site observations and</p> <p>Public consultation</p>	Contractor	DE, BMRCL
28		<p>Air - Fugitive dust will be generated during these construction activities.</p> <p>There are hospitals (Appendix – 1) along the proposed metro alignment which are impacted by air pollution temporarily during construction phase.</p>	Precaution shall be taken to reduce the level of dust from construction plants and construction sites involving earthwork by sprinkling of water. Water sprinkling will be carried out at regular interval, mutually decided by the contractor and BMRCL	Water sprinkling to be carried out as per SHE Conditions of Contract at regular interval (to be mutually decided by the contractor and BMRCL)	Throughout project corridor with excavation activities.	<p>PM_{2.5} and PM₁₀ level measurements</p> <p>Dust pollution or complaint of locals.</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
29		Aesthetics – Excavations will impact on the aesthetics of the area temporarily during construction stage.	Construction sites shall be covered with barricades on all sides and the construction activities shall be limited within these barricades.	Throughout the project areas with excavation activities.	Site specific plans, schedules and approvals.	Review of design documents and site observation	Contractor	DE, BMRCL
30	Mechanical piling	Noise - Mechanical piling operations, generates noise which may go up to 88-90 dB(A) at 5 m distance.	<p>Augur piling will be carried out in place of mechanical piling which will generate less noise (around 70-75 dB(A)).</p> <p>Barricade of GI sheet up to height of 2m will be erected on all sides of piling operations. This could effectively cut down noise levels by 10-15 dB(A).</p> <p>Piling operations will be restricted during day time hours only. Augur piling methods will be used to reduce the impacts of noise</p>	Throughout project section especially at construction sites, residential and identified sensitive locations.	<p>Noise levels measurement s</p> <p>Complaints from local people.</p>	<p>As per Noise Rules,2000</p> <p>Consultation with local people</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
31		Health and Safety - Noise and vibration generated during piling will affect the health and safety of the workers.	<p>2 m tall screens of GI sheets will be installed between source (pile driver) and receptors (workers & nearby populations).</p> <p>Workers involved in piling will be provided with personal safety gears such as ear plugs, ear muffs.</p>	Throughout project section especially at construction sites, residential and identified sensitive locations.	<p>Noise levels measurement s</p> <p>Complaints from local people.</p>	<p>As per Noise rule,2000</p> <p>Consultation with local people</p>	Contractor	DE, BMRCL
32		Land - Piling will affect the structure and texture of soil.	Top soil of construction site up to a depth of 300mm will be excavated, piled and stored to conserve the top soil which can be used at BMRCL's tree plantation sites.	Location of excavation station area, yards and plant location	Top soil stockpile	Site observations	Contractor	DE, BMRCL
33	Loading/unloading and hauling of debris of excavations and dismantled structures	Air – Excavated material generates fugitive dust from road surface during loading, hauling and unloading of excavated material.	<p>Barricading to a height of 2 m will be provided to reduce dust generation.</p> <p>Water sprinkling shall be done twice or thrice both at construction sites and haulage routes to</p>	Throughout project corridor with excavation activities.	PM _{2.5} and PM ₁₀ level measurement s Dust pollution or complain of locals.	<p>Standards CPCB methods Site observations and</p> <p>Public consultation</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>encapsulate dust from the excavated heaps.</p> <p>Fugitive dust while loading and unloading should be controlled using water sprinkling.</p> <p>Trucks transporting excavated soil to dump locations shall be covered with tarpaulins to prevent spillage of soil during transportation.</p>					
34		Noise – Loading, unloading and trucks carrying excavated material will result in noise (typically in excess of 57 dB(A) at 10 m distance). The adverse impacts of noise will be significant near noise sensitive receptors (Appendix – 1) and proposed metro station locations where station areas spread into residential areas especially at Central Silk Board Station, HSR	<p>Barricade of GI sheet up to a height of 2m will be erected on all sides of construction site to reduce the noise generated during loading and unloading being transmitted to the receptors. This will effectively cut down noise levels by 10-15 dB(A).</p> <p>Haulage of excavated debris by trucks should</p>	Throughout project section especially at construction sites near identified sensitive receptor locations.	<p>Noise levels measurements</p> <p>Complaints from local people.</p>	<p>As per Noise Rules,2000</p> <p>Consultation with local people</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		layout Station, Agara Lake Station, Ibbalur Station.	be planned during non-peak hours.					
35		Social - Frequent movement of trucks during debris disposal could create social issues. Often observed near proposed Metro station locations at Central Silk Board Station, HSR layout Station, Agara Lake Station, Ibbalur Station.	<p>The local community has to be taken into confidence before the construction commences. Their advice has to be taken and incorporated in decision making.</p> <p>The routing, timing and logistics of the haul truck movement should be planned to have minimal impact on noise level.</p> <p>Strict speed limits should be followed at the settlement areas and on the haulage roads.</p> <p>Haulage of excavated materials should be planned during non-peak hours.</p>	Throughout project corridor within construction zone.	Complaint of locals.	Public consultation	Contractor	DE, BMRCL
36		Traffic Congestion – Trucks hauling for disposal of debris will add to the existing traffic congestion woes, especially at Central Silk	Movement of trucks transporting excavated debris shall be planned during non-peak hours.	Throughout project corridor within construction zone.	Complain of locals.	Public consultation	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		Board junction, HSR junction, Agara junction, Ibbalur junction, Kadubeesanahalli junction,						
37		Health & Safety - The movement of trucks will increase the safety concerns of the dwellers and commuters.	<p>Movement of trucks shall be planned such that it causes least problematic and safer to the public.</p> <p>All required safety signboards precautions shall be erected along the haulage routes to ensure uninterrupted flow of traffic.</p> <p>Construction zone shall be separated from inhabited zones to avoid any unforeseen safety threats and consequences.</p>					
38	Disposal of excavated materials	Social - Unscientific handling and disposal of debris from excavations and dismantling structures will lead to	The debris generated from excavations and dismantling of structures shall be reused for back filling subject to structural suitability of materials and approval	At all approved dumping sites	<p>Location of dumping sites</p> <p>Public complaints</p>	Field survey and interaction with local people	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		nuisance to public and the environment.	<p>of Engineer concerned of DE.</p> <p>All waste debris shall be completely cleared from construction sites on regular basis and disposed of in approved disposal sites and certified by Environmental Specialist of DE.</p> <p>Contractor shall prepare debris disposal plan to deal with surplus debris materials that are available after adjusting for all in-situ applications and submit it to Environmental Specialist of DE for approval.</p> <p>Waste debris shall be dumped in abandoned quarries or borrow pits in layers and compacted mechanically. Once the filling is complete, the entire debris disposal area shall be provided with a layer of good earth on the top and cover with vegetation.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>All arrangements for transportation during construction including provision, maintenance, dismantling and clearing debris, shall be considered incidental to the civil work and shall be planned and implemented by Contractor as approved and directed by the Environmental Expert of DE.</p> <p>Contractor at his cost shall resolve any claim, arising out of waste disposal or any non-compliance that may arise on account of lack of action on his part.</p>					
39		Land – Dumping may cause change in the topography and affect the natural drainage pattern in the area.	The construction and demolition waste generated during the construction phase should be managed in accordance with the C&D Waste	Throughout project corridor within construction zone.	Location of dumping sites	Field survey and interaction with local people	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Management Rules, 2016.</p> <p>Contractor shall suitably dispose of unutilized debris materials either through filling up of borrows areas located in wasteland or at pre-designated disposal locations, subject to the approval of the Environmental Expert of DE. Disposal sites shall be identified out of BBMP approved land fill sites as per Construction & Demolition Waste Management Rules, 2016.</p> <p>Location of disposal sites shall be finalized prior to initiation of construction works on any corridor of the project. Environmental Specialist of DE shall approve the disposal sites after conducting a joint inspection of site with Contractor.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
40		Soil erosion – Unconsolidated debris generated from pile driving or other construction activities may be eroded and silt up the nearby water bodies. The susceptible locations for disposal of debris and siltation are identified as Agara Lake at Ch 2+100 (LJHS), Bellandur Lake at Ch 4+200 (LHS), Ibbalur Lake at Ch 5+500 (LHS) and Pond at Ch 7+200 (LHS).	Debris generated from piling or other construction activities shall be disposed such that it does not flow into nearby surface water bodies or agricultural land in the area.	Throughout project corridor within construction zone.	Location of site and drainage plan	Field survey	Contractor	DE, BMRCL
41		Air - The dumping operation of excavated material will generate fugitive dust in the nearby areas.	Sprinkling of water to suppress the fugitive dust emission from the heaps of debris shall be carried out.	Throughout project corridor within construction zone.	PM _{2.5} and PM ₁₀ level measurements Dust pollution or complain of locals.	Standards CPCB methods Site observations and Public consultation.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
42	Accessibility	Social - Construction activities may restrict the movement of public to access the roads especially at the Metro Station construction locations. Accessibility issues may be significant at Ibbalur & HSR layout metro stations.	<p>Contractor shall provide safe and convenient passage for vehicles, and pedestrians to and from roadsides and property.</p> <p>Contractor shall also ensure that the existing accesses shall not be undertaken without providing adequate alternative provisions.</p>	Nearhabitation on both sides of schools, temple s, hospitals, graveyards, construction sites, haulage roads, diversionsites.	Road signage & drainage as per IRC guideline	Field observation Interaction with local people	Contractor	DE, BMRCL
43		Safety - Movement though confined space may cause inconveniences and potential safety issues amongst pedestrians and residents.	<p>Construction sites shall be properly barricaded to ensure the safety of public residing near the construction sites.</p> <p>Safe passage for pedestrians with proper fall protection arrangements and caution signboards shall be planned and provided. HSE officials of contractor shall ensure this.</p>		Complaints from local people			

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
44	Planning for traffic diversions and detours	Social - Traffic diversions will create inconvenience to the public and commuters.	<p>Detailed Traffic Control Plans shall be prepared by Contractor and approved by Environmental Specialist and Engineer concerned of DE prior to commencement of works on any section of Metro works. The traffic control plans shall contain details of temporary diversions, traffDE safety arrangements during peak traffic hours; details of traffic arrangement after cessation of work each day, safety measures for night time traffic and arrangement of flagmen.</p> <p>Permission from BBMP and Traffic police shall be sought before commencement of construction works.</p> <p>Contractor shall ensure that the diversion/detour is always maintained in running condition,</p>	Throughout the project corridor especially at diversion and intersections	<p>Traffic Management plan</p> <p>Safety signs on site</p> <p>Number of traffic accidents</p>	<p>Review traffic management plan</p> <p>Field observation of traffic management and safety system</p> <p>Interaction with people in vehicles using the road</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>particularly during the monsoon to avoid disruption to traffic flow.</p> <p>Contractor shall inform local community of the changes to traffic routes; conditions and pedestrian access arrangements with assistance from DE and BMRCL.</p>					
45		Traffic Congestion - Construction sites will be restricted for human and vehicular movements. This will result in detour of vehicles especially at busy commercial areas along Outer Ring Road. This results in traffic congestion	The temporary traffic detours shall be kept free of dust by sprinkling of water three times a day and depending on weather conditions, construction in the built-up areas and volume of traffic).					
46		Air - Air pollution from vehicular congestion along the outer ring road during construction phase. Major pollutants like PM ₁₀ , PM _{2.5} , NO _x , SO ₂ , CO, NMHC, Lead and VOCs are released.	Traffic diversions shall be properly planned and implemented during peak hours.				Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Traffic marshals shall be posted near such detours.</p> <p>Proper signage shall be posted informing motorists about detours.</p>					
47		Noise – Restrictions on vehicular movement near the construction sites by barricading & detours may result into traffic congestion along outer ring road between Central Silk Board to Kaadubeesanahalli. This will result in noise from vehicular movement and honking due to congestion.	<p>Traffic diversions shall be planned properly with prior permission from traffic police.</p> <p>Sign boards shall be displayed properly on prohibition of use of horns particularly at noise sensitive receptor locations like schools, colleges and hospitals.</p> <p>Traffic marshals shall be posted at the construction sites and near busy intersections like Central Silk Board junction, HSR junction, Agara junction, Sarjapura Road junction, Bellandur Road junction, Devara Beesanahalli junction,</p>				Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			Kaadubeesanahalli junction, etc. to oversee the smooth flow of traffic.					
48		Travel time cost / Resource consumption - Detouring of traffic during construction will increase the road length to be travelled by vehicles. This essentially increases the overall fuel consumption and travel time of road users.	The detour shall be planned with traffic department such that road length to be optimum. The faster completion of works will also tend to reduce fuel consumption. Congestion cost will be minimized by providing alternate route for traffic in peak hours.				Contractor	DE, BMRCL
49	Construction of raft foundation	Land - Construction of raft foundation will generate concrete spoils. This will have adverse effects on land.	Concrete spoils shall be collected and disposed of in the pre-identified and approved disposal grounds.	Throughout the project corridor.	Method and location of construction site	Contractor records Field observation	Contractor	DE, BMRCL
50	Steel structure preparation	Land - Steel structure preparation will create steel scraps (approx. 5% of total BOQ steel requirement; as per CPWD standard estimate)	Steel scrap shall be collected, sorted by diameter and sold to approved scrap dealers/vendor on alter date.	At construction yards and work zones	Method and location of construction site	Contractor records Field observation	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
51		Health & safety - Bar bending & other activities (including working at heights) might pose a health & safety risks to workers	<p>(a) Workers shall be provided with appropriate hand gloves.</p> <p>(b) Workers working at height or doing hot work shall seek permission from site HSE manager and shall be provided with rigs, safety harness & safety belts</p> <p>(Please refer to SHE Manual, BMRCL)</p>	Construction sites	<p>Availability of Safety gears to workers</p> <p>Safety signage Training records on safety</p> <p>Number of safety related accidents</p>	<p>Site observation</p> <p>Review records on safety training and accidents</p> <p>Interact with construction workers</p>	Contractor	DE, BMRCL
52	Transporting construction materials and haul road management	Air pollution - During transportation of construction material, fugitive dust will be generated from re-suspension of dust from road surface and from the spillage of construction materials from a moving vehicle.	<p>All vehicles delivering fine materials to the site shall be properly covered with tarpaulins to avoid spillage of materials.</p> <p>All existing roads used by vehicles carrying construction materials, shall be kept clear of all dust/mud or other extraneous materials</p>	Throughout project corridor within construction zone.	PM _{2.5} and PM ₁₀ level measurements Dust pollution or complain of locals.	<p>Standards CPCB methods Site observations and</p> <p>Public consultation.</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>dropped by such vehicles.</p> <p>Contractor shall arrange for regular water sprinkling as necessary for dust suppression of all such roads and surfaces</p>					
53	Stacking & warehousing of raw material	<p>Surface Water – The stacked earth or raw materials will be washed out and pose serious impacts on surface water bodies, If not managed properly. Water bodies like Agara Lake at Ch 2+100 (LJHS), Bellandur Lake at Ch 4+200 (LHS), Ibbalur Lake at Ch 5+500 (LHS) and Pond at Ch 7+200 (LHS) are located along the proposed metro corridor are vulnerable to siltation.</p>	<p>Contractor shall construct silt fencing around the stockpiles at the construction sites including ancillary sites close to water bodies.</p> <p>Contractor shall ensure that construction materials containing fine particles are stored in an enclosure such that sediment-laden water does not drain into nearby watercourses. Small dikes and garlanding drains shall be constructed along the periphery of the raw materials yard and boundary shall be constructed.</p>	At construction yards and work zones	Method and location of construction site	<p>Contractor records</p> <p>Field observation</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
54		Land - Spillage of materials / mix products on the ground could pollute land	Proper care shall be taken such that the spills will be cleared regularly by scraping and disposing the products.	At construction yards and work zones	Method and location of construction site	Contractor records Field observation	Contractor	DE, BMRCL
55		Health & Safety - Fine dust particles like cement / silt / sand could cause harm to respiratory system.	Cement and sand shall be stacked under tarpaulin and protected from spillage by GI sheet barricading. Workers shall be provided with suitable respiratory PPEs.					
56		Aesthetics - Stacking of raw material will cause aesthetic issues located nearby residential areas	The height of barricade walls between the residential area and raw material yards / construction areas shall be raised using GI sheets to mask the view.					
57	RCC pouring (using concrete pump) and setting of concrete (using needle vibrator)	Noise & vibration - RCC pouring using concrete pump generates low frequency rumbling noise. Though pump noise is not excessively	Timing of using RCC pumps shall be planned and specified. RCC pumps shall be housed in small mechanical closets. Bends and	Throughout project section especially at construction sites,	Noise and vibration levels measurements	As per Noise Rules,2000 and Public consultation.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		<p>loud, it is tonal and perceptible. This will be more perceived and irritating for noise sensitive receptors such as schools, colleges and hospitals and residential areas.</p> <p>Needle vibrators generate low frequency noise when dipped in concrete but high frequency noise when raised. Sound level vary between 82-93 dB(A).</p>	<p>excessive head will be avoided.</p> <p>Consistency of concrete shall be altered, to reduce the need for use of vibrator.</p> <p>Damping could be used to reduce high frequency noise and thereby reducing the noise levels.</p> <p>The Contractor shall abide by the terms and conditions stipulated in Condition of Contract on Safety, Health & Environment and Project Safety, Health & Environment Manual.</p>	residential and identified sensitive locations, refer to noise and vibration level prediction study report.				
58		<p>Land - Spillage from concrete pouring may contaminate land.</p> <p>During setting, spillage from cast could take place.</p>	<p>Efforts shall be made to avoid spillage of concrete to prevent wastage of concrete and resources.</p> <p>The spoils from pouring concrete shall be collected and reused as</p>	At construction yards and work zones	Method and location of construction site	<p>Contractor records</p> <p>Field observation</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			sub-grade material in road restoration works.					
59		Aesthetics - Spoils from concrete pouring will create unpleasant visuals	After each pouring cycle, the spoils will be manually collected and reused as sub-grade material in road restoration works.				Contractor	DE, BMRCL
60	Curing of concrete (use of water)	Source scarcity – Bangalore city is facing the scarcity of water resources. Use of fresh water for curing of concrete will further lead to depletion of water resources.	<p>Treated sewage water (treated to secondary level) shall be used for curing purpose.</p> <p>Curing both by sprinkling and dipping may be adopted, where a limited amount of water is sprinkled slowly at regular intervals for curing concrete. These methods save water by reusing and recycling, energy, labor, time and cost.</p> <p>Moisture retaining fabric coverings saturated with water shall be used for curing. Wet coverings such as wet gunny bags,</p>	At construction yards and work zones	Approved layout for drainage of construction yards.	Field observation	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>hessian cloth, jute matting, straw etc., shall be wrapped to vertical surface for keeping the concrete wet. For horizontal surfaces saw dust, earth or sand are used as wet covering to keep the concrete in wet condition for a longer time.</p> <p>All the required permissions from the concerned local authorities shall be procured before use of water resources for construction and curing.</p>					
61		Surface water – Excess of curing water will drain to the low-lying areas stagnate making it as mosquito breeding places and pollute water courses	<p>Proper drainage shall be ensured to guide the curing water to the nearby drains.</p> <p>Garland drainage is proposed to be constructed around the construction yard. This will intercept the runoff generated from site.</p>	At construction yards and work zones	Method and location of construction site	Site observations and relevant records	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
62		Ground water - Hydrating water requirement @ 0.38:1 water: cement + curing will require @ 0.06 kg/m ² /hr. of water, most of it will be supplied from approved groundwater sources (through tankers) as per the Central Ground Water Board norms.	Groundwater from Central Ground Water Authority designated safe areas shall be used after procuring permissions from concerned authorities. Water can be harvested and made to percolate into the recharge pits (as a compensatory measure) should be practiced.	At construction yards and work zones	Permission from authority.	Site observations and relevant records	Contractor	DE, BMRCL
63		Aesthetics – Curing water impounding may lead to inconveniences to local public and stagnation promotes vector propagation.	Garland drain shall be constructed around the construction area. The curing water impounded can be collected and reused for curing.					
64	Use of Crane & Launchers	Noise - Operation of launchers and cranes generate noise which goes up to 85-90 dB(A).	Cranes and launchers shall be serviced and maintained regularly to prevent them making noise. Tall GI sheets of 2 m height barrier around the	Throughout project section especially at construction sites, residential and identified	Noise and vibration levels measurements	As per Noise Rules, 2000 and Public consultation	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>construction area shall be erected to control the noise transmission from the source where the cranes and launchers are used.</p> <p>The construction workers working near construction equipment shall be provided with PPEs like ear plugs / muffs complying with relevant standards.</p> <p>Noise emitting crane and launching works at noise sensitive receptors like schools, colleges and hospitals shall be scheduled properly to avoid or reduce impact on them.</p> <p>The Contractor shall abide by the terms and conditions stipulated in Condition of Contract on Safety, Health & Environment and Project Safety, Health & Environment Manual.</p>	sensitive locations.				

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
65		Health & Safety - Cranes and launchers are a major safety concern during construction.	<p>Contractor shall engage only qualified & trained crane/ launcher operators.</p> <p>Contractor shall ensure regular servicing and maintenance of cranes and launchers to avoid malfunction of equipment.</p> <p>Proper training shall be given to crane & launcher operators and labors before the commencement of work.</p> <p>Operation of launchers and cranes shall be done only under the strict supervision of a qualified engineer and a safety supervisor.</p> <p>The operating personnel should follow the operating and maintenance manuals supplied along with the cranes & launchers to understand the crane</p>	Construction sites	<p>Availability of Safety gears to workers</p> <p>Safety signage Training records on safety</p> <p>Number of safety related accidents</p>	<p>Site observation</p> <p>Review records on safety training and accidents</p> <p>Interact with construction workers</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>and operate the crane efficiently and safely.</p> <p>Instructions in Safety, Health & Environment Manual shall be followed.</p> <p>The Contractor shall abide by the terms and conditions stipulated in Condition of Contract on Safety, Health & Environment and Project Safety, Health & Environment Manual.</p>					
66	Construction camps and Labor camp(s) and associated environmental issues	Impacts related to location – Selection of labor camp location is important as it adversely impacts from the discharge of sewage and solid waste from labour camps.	<p>Contractor shall obtain permission from District Health Officer before establishing labor camps.</p> <p>Contractor shall follow all relevant provisions of the Building and the other Construction Workers (Regulations of Employment and Conditions of Service) Act, 1996 for construction and</p>	All construction camps	<p>Camp health records</p> <p>Existence of proper first aid kit in campsite</p> <p>Complaints from local people</p>	<p>Camp records</p> <p>Site observation</p> <p>Consultation with local people living nearby</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>maintenance of labor camp.</p> <p>The location, layout and basic facility provision of each labor camp shall be submitted to DE and BMRCCL to obtain their approval prior to their establishment.</p>		Availability of Safety gears to workers	Interact with construction workers		
67		<p>Resource scarcity – Establishment of labor camps requires resources like water thus increasing pressure on local resources.</p> <p>Water required for domestic uses in labor camps and workers if drawn from existing community bore wells and nearby surface water resources may deplete groundwater.</p>	<p>The Contractor shall provide potable water facilities for drinking & cooking and uncontaminated water for washing in the labor camps.as per standards set by the Building and other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.</p> <p>The Contractor shall also guarantee the following:</p> <p>a) Supply of sufficient quantity of</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		Dependency of laborers on fuel wood for cooking and heating purposes will result in cutting of trees	<p>Potable Water in every workplace / labor camp (Site at suitable and easily accessible places and regular maintenance of such facilities.</p> <p>b) If any water storage tank is provided that shall be kept such that the bottom of the tank at least 1 m above the surrounding ground level.</p> <p>c) If water is drawn from any existing well, which is within 30 m proximity of any toilet, drain or other source of pollution, the well shall be disinfected before water is used for drinking.</p> <p>d) All such wells shall be entirely covered and provided with a trap door, which shall be dust proof and water proof.</p> <p>e) A reliable pump shall be fitted to each covered well. The trap door shall be kept locked and opened only for</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		in and around labor camp.	<p>cleaning or inspection, which shall be done at least once in a month.</p> <p>f) Analysis of water shall be done every month as per parameters prescribed in IS 10500-1991.</p> <p>Environmental Specialist of DE shall be required to inspect the labor camp once in a week to ensure the compliance of the EMP.</p> <p>Contractor shall provide sufficient quantity and timely supply of liquid petroleum gas to the laborers to discourage cutting of trees and vegetation.</p>					
68		Sanitation and Sewage System – Waste water generated at the construction camps and labor camps will pollute	Contractor shall follow all relevant provisions of the Building and the other Construction Workers (Regulations of					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		<p>the soil, surface and ground water if disposed untreated.</p> <p>Impacts from storing, treating and disposing the sewage waste and solid wastes increases breeding sites of mosquitoes in turn increases the risk of vector borne diseases such as malaria.</p> <p>Supply of non-potable water will not only cause communicable diseases to laborers but also act as potential centers for spreading diseases</p> <p>There is also a possibility of spreading diseases such as HIV by having contact with local population.</p>	<p>Employment and Conditions of Service) Act, 1996 for construction and maintenance of labor camp.</p> <p>The location, layout and basic facility provision of each labor camp shall be submitted to DE and BMRCL prior to their construction. The construction shall commence only upon the written approval of the DE.</p> <p>The Contractor shall maintain necessary living accommodation and ancillary facilities in functional and hygienic manner and as approved by the DE.</p> <p>The Contractor shall maintain sufficient and appropriate sanitary facilities available and maintain hygienic conditions functional in the labor camps.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Necessary living accommodation and ancillary facilities shall be provided in labor camps as approved by the DE.</p> <p>The Contractor shall ensure that</p> <ul style="list-style-type: none"> - Waste water treatment plants shall be constructed at labor camps to treat the sewage to the prescribed standards before disposing it on the land or water in such a manner that no contamination of soil, ground water or water courses take place. - Separate toilets / bathrooms, for men and women are to be provided. (marked in local and English language) 					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<ul style="list-style-type: none"> - Adequate water supply is to be provided in all toilets and urinals <p>The Contractor shall arrange for</p> <ul style="list-style-type: none"> – A readily available first aid unit including adequate supply of sterilized dressing materials and appliances as per the Factories Rules in every work zone. - Arrangement for availability of suitable transportation at all times to take injured or sick person(s) to the nearest hospital. <p>Contractor should ensure to conduct HIV awareness programs.</p>					
69		Solid Waste - Poor sanitation and solid waste disposal in labor camps and work sites and possible transmission of communicable diseases	Domestic solid waste from construction and labor camps shall be segregated into biodegradable and non-biodegradable before being sent to treatment. Biodegradable wastes					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		from workers to local populations.	are treated by composting and non-biodegradable wastes are either recycled or disposed of to authorized land fill site. The Contractor shall provide garbage bins in the camps and ensure that these are regularly emptied and disposed of in a hygienic manner as per the Comprehensive Solid Waste Management Plan approved by the Environmental Specialist of DE.					
70	Use of batching plant and casting yard	Air – Handling of cement, sand and gravel materials into batching plant will generate fugitive dust and ambient air quality will be adversely affected.	Batching plants shall be sited at least 1 km in the downwind direction from the nearest human settlement. VehDEles delivering raw materials like sand and fine aggregates shall be covered to reduce spills on the roads.	At Batching plant sites	PM _{2.5} and PM ₁₀ , Noise level measurement s, Compliance on terms and conditions in given	Standards CPCB methods for air quality monitoring, relevant records on permission from authorities	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		Use of DG - The batching plant will get its power backup from DG sets. In most cases DG sets of 100 – 250 kVA) is required to run the batching plant & ancillary facilities. Thus, the diesel required will range from	<p>Water shall be sprayed on haulage roads within the premises of batching plants on a regular basis.</p> <p>The batching plants shall be fitted with dust extraction units and collectors to reduce exhaust dust.</p> <p>Batching plants / casting yards shall be barricaded and designated as a compulsory PPE zone to effectively reduce the impact from fugitive dust emissions.</p> <p>Required permissions for electrical connection and supply must be obtained from BESCO by the Contractor.</p> <p>DG sets, if used, shall:</p> <p>(a) conform to height of stack norms as per CPCB rules;</p> <p>(b) conform to emission norms as per</p>		permission for batching plant			

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		30 – 45 L/hr (at 100% load).	<p>Environment (Protection) Act, 1986;</p> <p>(c) noise level at 1 m distance from enclosure shall not be >75 dB(A).</p> <p>Diesel storage if done beyond threshold limit (1000 L) permission from CCOE should be obtained. Diesel should be stored on pukka platforms and spillages should be avoided.</p>					
71		Noise - Batching plants will generate noise during operation	<p>Batching plants / casting yards shall be barricaded and designated as a compulsory PPE zone.</p> <p>Workers working in close proximity of the batching plants shall be provided with suitable PPEs like ear muffs & plugs reduce the impacts of noise.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
72		Land - Soil compaction and contamination are envisaged at concrete batching plant and along access roads to these construction establishments.	As part of mitigation measures top soil shall be preserved and back filled. The site shall be rehabilitated to the original geographical contours and natural landscape or as per the contract agreement with the land owner.					
73		Water - Batching plant will use water for concrete mixing. In most cases water will be supplied from groundwater.	Permission from CGWA must be obtained before digging and operating bore wells. Water abstracted must be measured/ recorded periodically.					
74		Permissions from Authorities	Consent to Establish (CtE) and Consent to Operation (CtO) shall be obtained for construction establishments such as batching plants from the SPCB. All project activities are adhered to the contractual obligations under clearances and approvals					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
75	Curing of concrete segments & I beams	Water requirement - Curing will require a significant amount of water, which will mostly be supplied from groundwater.	Wastage / excess from curing could be collected separately and if possible reused. Stagnation of water (and resultant vector propagation) should be avoided.	At casting yards	Method and approved drainage plan	Site observations and relevant records	Contractor	DE, BMRCL
76	Hauling of concrete castings to construction site	Air - Transportation of concrete castings on the roads generates fugitive dust from road surface in addition to the obnoxious gaseous emissions from trucks used for hauling.	Truck tyres shall be washed to remove soil clinging to it near the exit points of the casting yards. Water sprinkling along the hauling route shall be undertaken. Trucks shall have PUC certificates and conform to the prescribed emission norms.	Throughout project corridor.	PM _{2.5} & PM ₁₀ level and Noise level measurements & checking PUC certificates Dust pollution or complain of locals	Standards CPCB methods Observations Public consultation	Contractor	DE, BMRCL
77		Noise – Transporting vehicles carrying concrete castings results in high noise (typically in excess 57 dB(A) at 10 m distance). The adverse	The routing, timing and logistics of the haul truck movement shall be planned to have minimal impacts on the ambient noise levels.					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		impacts of noise will be significant at the residential areas and the noise sensitive receptors.						
78		Social - Continuous movement of haul trucks could create social issues in the form of obstruction to movement of commuters and traffic congestion.	<p>The routing and timing of haul trucks shall be planned to take the local community into confidence.</p> <p>They should be informed in advance on the routing and approximate timing after considering their advice.</p>					
79		Safety - The movement of trucks will increase the risk of accidents to the commuters.	Safety sign boards shall be displayed all along the haul routes to sensitize the public.					
80	Use of DG sets at construction sites	Air - Air pollution from emissions of DG sets	Contractor shall prefer to utilize power from BESCOM as primary source and DG sets shall	At installation location of DG sets	Monitoring of ambient air	Standards CPCB methods and	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>be used only as power back-ups to conserve the diesel which is a non-renewable resource.</p> <p>(a) Emissions from DG shall adhere to CPCB prescribed norms</p> <p>(b) Stack height of DG sets shall be as per CPCB requirement (stack height = $0.2 \times$ (rating in kVA) 0.5]</p> <p>(c) Low Sulphur diesel shall be used in the DG sets.</p>		<p>quality and Noise levels</p> <p>Measurements, compliance with consent taken from SPCB</p>	as per Noise Rules, 2000		
81		Noise - Noise & vibration will be generated from the use of DG sets	<p>DG sets shall be insulated type to mitigate noise at source itself.</p> <p>DG sets shall be mounted on damping skids to reduce the vibration generated from DG sets.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
82	Storage of fuel and lubricants	Surface and Groundwater - Spillage of fuel from underground storage or above ground storage facility will adversely affect the quality of ground and surface water respectively	<p>Spillage of fuel from underground storage facilities shall be avoided by taking required precautions during installations. Spillages reaching the soil from above ground storage facilities shall be avoided by storing on the concrete impervious platforms and installing oil interceptors at the outlet drains.</p> <p>The vehicle and construction equipment shall be properly maintained and refueling / maintenance of vehicles shall not be done near the water bodies to avoid contamination from fuel and lubricants.</p> <p>Diesel Generator sets shall be placed on a cement concrete platform with oil and grease trap to control the</p>	Fuellingstation, construction sites, andconstructio ncamps and disposal location.	<p>Quality of soil nearStorage area</p> <p>Presence of spilled oil project area</p>	<p>Site</p> <p>Observation and check of records</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			oil ingress into soil/water bodies. A Contingency Plan shall be prepared by the Contractor to face and act immediately on spillage as per Petroleum Rules, 2002 and Petroleum (Amendment) Rules, 2018.					
83		Health & safety - Storage of fuel and lubricants will attract the provisions of Hazardous Chemicals (Management & Handling) Rules and Petroleum Rules as amended to date. It could cause serious damage to health & safety of workers / property.	Proper onsite emergency plan shall be prepared by the Contractor and get approved through BMRCL. If the diesel storage crosses the threshold limits permissions from Chief Controller of Explosives (CCoE). Proper fire protection norms have to be undertaken as per					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			National Building Code, 2016 (for buildings) / Oil Industry Safety Directorate Standard 117 (for installations).					
84	Construction activities near water bodies	Construction works near water bodies especially Agara Lake at Ch 2+100 (LJHS), Bellandur Lake at Ch 4+200 (LHS), Ibbalur Lake at Ch 5+500 (LHS) and Pond at Ch 7+200 (LHS) are susceptible for impact from construction activities.	<p>While working close to water bodies, contractor shall not obstruct / prevent the inflow of water. Construction close to water bodies shall be avoided in monsoon and may be undertaken in the dry season.</p> <p>Chute drains with sediment trap or silt fence and garland drains shall be planned at erosion susceptible areas to avoid ingress of silt into the water bodies.</p> <p>Vehicles and construction equipment shall not be parked near water bodies. The construction vehicle parking locations, fuel / lubricants storage sites,</p>	At construction work zones, plants, constructions yards and camp areas.	Method and location of construction site	<p>Contractor records</p> <p>Field observation</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>vehicles, machinery and equipment maintenance and refueling sites shall be located at least 500 m away from water bodies and storm water drainages.</p> <p>The Contractor shall submit the locations and layout plans of such sites prior to their establishment and shall be approved by the Environmental Specialist of DE.</p> <p>The Contractor shall take necessary precautionary measures to prevent wastewater construction sites, construction and labor camps entering water bodies or storm water drainages during construction.</p> <p>Operation, maintenance and refueling of all vehicle / machinery and equipment shall be carried out in such a</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>manner that spillage of fuels and lubricants does not contaminate the ground.</p> <p>Wastewater from vehicle parking, fuel storage areas, workshops, wash down and refueling areas shall be treated in an oil interceptor before discharging it on land or into water bodies or into other treatment system.</p> <p>Arrangement shall be made for collection, storing and disposal of oily wastes to the pre-identified disposal sites approved by the Environmental Specialist of DE. All spills and collected petroleum wastes shall be disposed of in accordance with Petroleum Rules and Pollution Control Board guidelines.</p>					
85	Drainage and flood control	Drainage – Drainage of construction site shall be ensured at all time during construction such that the area is drained to	It shall be ensured that no construction materials like earth, stone, or appendage disposed of in a manner that block	At construction yards and work zones	Approved layout for drainage of	Field observation	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		nearby drains. Blocks in the drainage will cost inundation and flooding in the area.	<p>the inflow of water to water bodies and cross drainages.</p> <p>All necessary measures shall be taken to prevent blockage to the water flow. In addition, the Contractor shall take all required measures as directed by the Environmental Specialist of DE to prevent temporary or permanent flooding near the construction site and adjacent area.</p>		construction yards.			
86	Siltation of water bodies and degradation of water quality	Soil erosion and siltation - Soil erosion from construction site and siltation of sediments in to water body will impact aquatic ecosystem and silt up the nearby water body.	<p>Beds nearby water bodies shall not be excavated for borrowing earth for construction.</p> <p>Silt fencing shall be constructed around the stockpiles at the construction sites</p>	Throughout the entire project alignment especially along water bodies cutting/excavation is required.	Occurrence of slope failure or erosion issues	Review of design documents and site observation	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>including ancillary sites close to water bodies.</p> <p>Construction materials containing fine particles are stored in an enclosure such that sediment-laden water does not drain into nearby watercourses.</p>					
87	Construction Vehicles, Equipment and Machineries	Emission from Construction Vehicles, Equipment and Machineries – Fugitive emissions from vehicles and equipment used in construction of project will pollute the air.	<p>All the vehicles, equipment and machinery used in construction are regularly maintained to comply with the relevant statutory standards of CPCB and Motor Vehicles Rules.</p> <p>Redundant vehicles shall not be used in construction and Pollution Under Control (PUC) certificates for all vehicles / equipment / machinery used in the Project shall be ensured.</p>	Throughout project section especially at construction sites, residential and identified sensitive locations.	<p>PM_{2.5} and PM₁₀, and Noise level measurement s.</p> <p>Complaints from local people</p>	Standards CPCB methods for air quality monitoring, relevant records on permission from authorities , Consulation details	Contractor	DE, BMRCL
88		Noise - Construction vehicles and construction equipment will generate noise during	All Construction plants and equipment used in construction shall strictly conform to the				Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		construction. The noise will be more if the vehicles are not regularly serviced and maintained.	<p>MoEF&CC / CPCB noise standards.</p> <p>All Vehicles and equipment used in construction shall be fitted with exhaust silencers. The effectiveness of exhaust silencers shall be regularly checked and if found defective shall be replaced.</p> <p>Servicing of all construction vehicles and machinery shall be done regularly and during routine servicing operations.</p> <p>Maintenance of vehicles, equipment and machinery shall be regular and up to the satisfaction of the Environmental Specialist of DE to keep noise levels at the minimum.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
89	Personnel Safety Measures for Labor	Workers working at construction sites and construction establishment sites are exposed to occupational safety risks.	<p>Contractor shall provide:</p> <ul style="list-style-type: none"> ➤ Protective footwear, protective goggles and nose masks to the workers employed in concrete works, crushers, etc. ➤ Welder's protective eye-shields to workers who are engaged in welding works ➤ Earplugs to workers exposed to loud noise, and workers working in crushing or compaction <p>Safety harness to workers working at height and shall comply with all regulations regarding safe scaffolding, ladders, working platforms, gangway, stairwells, excavations, trenches and safe means of entry and egress.</p>	Construction sites	<p>Availability of Safety gears to workers</p> <p>Number of safety related accidents</p>	<p>Site observation</p> <p>Review records on accidents</p> <p>Interact with construction workers</p>	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>The Contractor shall comply with all the precautions as required for ensuring the safety of the workmen as per those applicable to the contract.</p> <p>The Contractor shall not employ any person below the age of 14 years for any work and no woman shall be employed on the work of painting with products containing lead in any form.</p> <p>The Contractor shall also ensure that paint containing lead or lead products is used except in the form of paste or readymade paint.</p> <p>The Contractor shall make sure that during the construction work all the relevant provisions of Building and other</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Construction Workers (regulation of Employment and Conditions of Services) Act, 1996 are adhered to.</p> <p>Contractor is obligated to follow BMRCL's Safety, Health and Environment Manual which defines the principal requirements of the Employer on Safety, Health and Environment (SHE) associated with the Contractor / Sub-contractor and any other agency to be practiced at construction work sites at all time.</p>					
90	Traffic and Safety	Traffic disruption – Construction works of metro disrupts traffic and exposes to traffic safety risks all along the proposed metro alignment and metro stations.	The Contractor shall take all necessary measures for the safety of traffic during construction and provide and maintain signs, barricades, markings, flags, lights and flagmen for information of road users and protection of traffic approaching or passing	At locations of traffic diversions and intersections.	Approval from competent authority.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			through the section of any existing cross roads as proposed in the Traffic Control Plans / Drawings. Traffic Control Plan shall be devised and implemented to the satisfaction of the Environmental Expert of DE.					
91	Risk from electrical equipment		<p>The Contractor shall take all required precautions to prevent danger from electrical equipment and ensure that.</p> <ul style="list-style-type: none"> ➤ No material shall be so stacked or placed as to cause danger or inconvenience to any person or public. ➤ All necessary fencing and lighting shall be provided to protect the public from electrical 	At Project site.	Specifications of electrical items.	Checking of documentation .	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>hazards in construction zones.</p> <p>All equipment to be used in construction shall conform to the relevant Indian Standards (IS) codes, shall be free from defect; kept in good working order; regularly inspected and properly maintained as per IS provision and to the satisfaction of the Environmental Expert of DE.</p>					
92	Risk force measure		<p>Contractor shall take reasonable precautions to prevent danger to the workers and public from emergency spillage, fire, flood, etc. resulting from construction activities.</p> <p>Contractor shall make required arrangements so that in case of any mishap all necessary steps can be taken for prompt first aid treatment. Construction Safety Plan prepared by the Contractor shall identify necessary</p>	The project.	Conditions on contractors' contract.	Checking of document.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			actions in the event of an emergency.					
93	First Aid		<p>The Contractor shall arrange for –</p> <p>A readily available first aid unit including an adequate supply of sterilized dressing materials and appliances as per the Factories Rules in every work zone.</p> <p>Availability of suitable transport at all times to take injured or sick person(s) to the nearest hospital.</p>	Construction sites	<p>Availability of first aid boxes</p> <p>Number of safety related accidents</p>	<p>Site observation</p> <p>Review records on accidents</p> <p>Interact with construction workers</p>	Contractor	DE, BMRCL
94	Informatory Signs and Hoardings		The Contractor shall provide, erect and maintain information / safety signs, hoardings written in English and local language	Construction sites	Installation of project informatory boards.	Site observation.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			(Kannada), wherever required or as suggested by the Environmental Specialist of DE.					
95	Notified Archaeological Property and Chance Found Archaeological property	There is no archaeological monument notified under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010. However, during excavation for metro project the possibility of chance found article, structure or monument is not ruled out and suitable precaution and mitigation measures shall be taken to protect and conserve the structure or site of archaeological importance.	<p>All fossils, coins, articles of value of antiquity, structures and other remains of archaeological interest discovered on the site shall be the property of the Government and shall be dealt with as per provisions of the relevant legislation.</p> <p>The Contractor shall take reasonable precautions to prevent his workmen or any other persons from removing and damaging any such article or thing. He shall, immediately upon discovery thereof and before removal acquaint the Environmental Specialist of DE of such discovery and carry out his instructions for</p>	Throughout the project construction zones.	Ancient Monuments and remains during excavation.	Site observations.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>dealing with the same, waiting which all work shall be stopped.</p> <p>The DE shall seek direction from the Archaeological Survey of India (ASI) before instructing the Contractor to recommence the work in the site. The Archaeological structures identified along the project sites should be protected/ preserved or enhanced as per the law.</p>					
96	Contractor's Demobilization	Environmental condition – The construction activities of metro works will cause environmental pollution. It is required to monitor the environmental attributes regularly to keep a tab on	The BMRCL shall undertake seasonal monitoring of air, water, noise and soil quality through an approved monitoring agency. The parameters to be monitored, frequency and duration of monitoring as well as the	The project sites.	Baseline monitoring and monitoring during works.	Monitoring reports.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		effectiveness of the mitigation measures.	locations to be monitored shall be as per the Monitoring Plan prepared. National Standard of Air, Noise and Water given in Appendix-. 3.					
97		Continuous Community Participation	The Environmental Specialist of DE shall have continuous interactions with local people around the project area to ensure that the construction activities are not causing undue inconvenience to the locals residing in the vicinity of project site under construction due to noise, dust or disposal of debris etc.	The project sites.	Community engagement plan	Communication policy and engagement plan.	Contractor	DE, BMRCL
98		Clean-up operations, restoration and rehabilitation	Contractor shall prepare site restoration plans, which shall be approved by the Environmental Specialist of DE. The clean-up and restoration operations are to be implemented by the	The project sites.	Site closure plans	Approval of site closure plan.	Contractor	DE, BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>Contractor prior to demobilization.</p> <p>The Contractor shall clear all temporary structures; dispose all garbage, night soils and Petroleum, Oil and Lubricants wastes as per waste management plan and as approved by DE.</p> <p>All disposal pits or trenches shall be filled in and effectively sealed off. Residual topsoil, if any shall be distributed on adjoining/proximate barren land or areas identified by the Contractor and approved by the Environmental Specialist of DE in a layer of thickness of 75 mm – 150 mm.</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			All construction zones and construction establishments including proposed metro alignment, camps, batching plants, crushers, and any other area used / affected due to the project operations shall be left clean and tidy, at the Contractor's expense, to the entire satisfaction to the Environmental Specialist of DE.					
Operation Phase:								
99	Operation of metro trains	Air – Implementation of metro project will have a positive impact on the ambient air quality as the public use metro in place other modes of transportation which otherwise known for emitting air pollutants.	Public should be made aware and attracted to use metro more and more. BMRCL should plan for integrating other modes of transport to achieve last mile connectivity to attract public to use metro.	Project alignment.	Air quality and noise level monitoring during operational stage.	Monitoring reports.	BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
100		Noise& vibration - The most significant source of noise during operation of metro is generated from contact between rolling wheel and rail and contact between the brake pad and wheel, followed by engine noise and aerodynamic noise.	<p>The metro train generates rolling noise of approximately 85 dB(A) at a ht. of 8-12 m, the effective noise levels perceived at at-grade roads will be approx. 55 - 60 dB(A) which is less than the monitored baseline noise levels along the alignment.</p> <p>Construction of parapet wall as mitigation measure to reduce noise level generated from metro operations. As per preliminary noise modeling study, the design height of 1070 mm is adequate to keep the noise levels within the prescribed values for noise for commercial zones as the background noise level</p>	Project alignment.	Noise level prediction modelling results.	Assessment reports.	BMRL	BMRL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			<p>in these areas is already on higher side.</p> <p>Use of vibration resilient pads in tracks will absorb vibration.</p> <p>Hence, the increase in noise levels at the road level will be insignificant and will be marginally different from baseline ambient noise generated from traffic.</p> <p>Since the train coaches are enclosed and air conditioned, the impacts of noise on the travelers will be insignificant.</p>					
101		Social – Implementation of metro will have a positive impact on the livelihood of society in terms of employment, commutability, improved access, comfortable	The employment generation capacity has to be extended to the needy and underprivileged people.	Working areas/offices, stations and depot	Number of Eemployment generated.	Check of relevant documents.	BMRL	BMRL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
		travel and decreased travel time.	<p>This positive impact should be enhanced to larger canopy of people by integrating with other modes of transportation to establish last mile connectivity.</p> <p>Metro services should be extended to support disabled, students, senior citizens through special programmes.</p> <p>Parking facilities for private vehicles shall be planned and provided to attract users of metro.</p>					
102		Resources – There will be a positive impact on the conservation of resources.	This positive impact should be enhanced to larger canopy of people by integrating with other modes of transportation	Development in the areas along the alignment.	Consultation with community in the locality.	Site observations and survey.	BMRCCL	BMRCCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			to establish last mile connectivity.					
103		Health & Safety – Operation of metro rail will have significant benefit on the health due to reduced air pollution and on the safety due to reduced risk of exposure to accidents.	This positive impact should be enhanced to larger canopy of people by integrating with other modes of transportation to establish last mile connectivity.					
104		Ancillary development - Ancillary developments will take place along with metro corridor.	Ancillary development should be monitored and only specific types of developments should be encouraged. A stringent land use policy should be developed & followed. There should be balanced and sustainable developments along the metro corridor.	Feeder route and connected stations.	Commuter satisfaction and complaints.	Site observations and consultation with users.	Appointed agency.	BMRCL
105		Aesthetics – Implementation of metro rail will enhance the aesthetics in the vicinity after completion.	Aesthetics of metro structure should be regularly maintained and monitored for proper housekeeping landscaping underneath metro line, vertical				Facility Contractor	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			gardens on the piers and upkeep of metro coaches & metro stations.					
106		Water pollution – Washing of metro coaches in metro workshops will have oil & grease in the waste water which contributes for Chemical Oxygen Demand (COD) & Total Suspended Solid content if disposed into the nearby water bodies.	Effluent Treatment Plants (ETPs) shall be designed and planned in the workshops to treat the waste water and then dispose it suitably.	Stations and Depot locations.	Water quality paramters.	As per CPCB requirements	BMRCL	BMRCL
107	Use of DG sets	Air – Use of DGs will release air pollutants to the environment.	It shall be preferred to use power source from BESCO and DGs shall only be used as power backups. Emissions from DG shall conform to CPCB norms and height of the stacks of DG shall be as prescribed by CPCB.	Stations and Depot locations.	Air quality and noise level parameters. Conditions mentioned in consent letter for DG sets	As per CPCB requirements.	BMRCL	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			High Speed Diesel containing low Sulphur content shall be used to run DGs.					
108		Noise - Noise & vibration will be generated from the use of DG sets	<p>DG sets should be noiseless type and DG sets shall be provided with enclosures and mufflers to reduce the noise transmission.</p> <p>The DG sets shall be mounted on damping skids to reduce the vibration from DG sets.</p>	At location of installations at stations or power back-up.	Air quality and noise level paramters	As per CPCB requirements	BMRL	BMRL
109	Storage of Diesel	Water Pollution – Spillage of diesel from storage facility will pollute nearby surface water bodies and groundwater quality adversely	Storage of diesel shall be done in designated areas paved with concrete floors and with an arrangement of oil interceptors to prevent oil entering the water stream.	Storage facility and filling facility.	<p>Presence of spilled oil at facility.</p> <p>Emergency response planning and equipments.</p>	Site observation and compliance check on given permission.	BMRL	BMRL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			Precautions shall be taken to avoid any spillage of diesel.		Approval from competent authority.			
110		Health & safety – Accidental spillage of diesel could cause serious fire hazards and affect the health of workers and damage to properties.	<p>As the storage of diesel attracts the provisions of Hazardous Chemicals (Management & Handling) Rules and Petroleum Rules; as amended to date, required permission shall be obtained.</p> <p>Proper on-site emergency plan shall be prepared and get the BMRCLs approval.</p> <p>If the diesel storage crosses the threshold limits permissions from Chief Controller of Explosives (CCoE), proper fire protection norms shall be</p>					

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			undertaken as per National Building Code, 2005 (if applicable).					
111	Monitoring Operation Performance	Non-compliance – Failure to monitor operation performance will lead to non-compliance of statutory requirements of project.	The BMRCL shall monitor the operational performance of the various mitigation / enhancement measures carried out as a part of the project.	Metro operations	Commuter satisfaction and complaints.	Site observations and consultation with users.	BMRCL	BMRCL
112	Maintenance of Drainage along the metro corridor	Flooding – Non maintenance of drains to ensure the flow of surface run off will lead to flooding which may create problem to access metro services.	BBMP shall ensure that all drains (side drains, median drain and all cross drainages) are periodically cleared especially before monsoon season to facilitate the quick passage of rainwater and avoid flooding.	Project alignment	Drainage layout	Site observations	BBMP	BMRCL
113	Environmental Monitoring	Construction of metro project and associated works may impact air quality, noise levels, surface and ground water quality and soil quality.	The periodic monitoring of the ambient air quality, noise level, water (both ground and surface water) quality, soil quality in the selected locations shall be done as suggested in environmental monitoring plan through	Project alignment	Environmental parameters monitoring	Reports on monitoring	Approved Monitoring Agency	BMRCL

Sl. No.	Activity	Impact	Mitigation Measures	Location	Monitoring		Responsibility	
					indicators	Method	implementation	Supervision
			the approved monitoring agency.					
114	Tree Plantation	Tree transplantation and compensatory tree plantation in lieu of trees impacted by metro project will help to maintain green cover in the city and helps to ameliorate cities weather conditions and environment.	The survival rates and success of the transplanted and compensatory planted trees under metro project shall be monitored and ensured by State Forest Department on behalf of BMRCL.	Plantation at median & station areas	Survival rates	Site observations and reports.	State Forest Department	BMRCL

Annexure 10: Calculation of Compensation

Y.V. THIMMA RAJ, BARCH FRA, FIV.
ARCHITECT & REGISTERED VALUER
CAT-1 / REG. No. F / CC-1 / 2001-02

B	Terrace floor (A Type)	34.43 Smt.	Basic rate adopted Rs. 25,500/- per S.mt. PAR adopted Rs. 33,388.90 per S.mt.	9 Yrs (0.08000)	Rs. 11,51,349.27	Rs. 1,03,812.43	Rs. 10,47,536.84
4	Total	---	---	---	Rs. 5,55,96,215.88	---	Rs. 5,05,81,544.88

Part - B - Building
As per Line of Cut (LOC)

Sl. No	Description	Plinth area(Smt)	Basic Rate (Rs.)	Age of building	Replacement value(Rs.)	Depreciation amount(Rs.)	Fair market value(Rs.)
		---	---	---	---	---	---
		---	---	---	---	---	---
		---	---	---	---	---	---
		---	---	---	---	---	---
		---	---	---	---	---	---
4	Total	---	---	---	---	---	---

Part - C
Amenities and Extra Items (EOA)

Items	External stair case, overhead water tank, architectural elevation works, plinths, false ceiling works etc.	Replacement Value(Rs.)	Fair Market value(Rs.)
		---	---
4	Total	---	---

Part - D
Services

Items	Water supply, open well or tube well, compound wall, pavements, steel gate etc.	Replacement Value(Rs.)	Fair Market value(Rs.)
Sump tank	Rs. 95,000.00	Rs. 75,762.50	
Open well	Rs. 3,00,000.00	Rs. 2,30,250.00	
Compound wall	Rs. 3,51,283.51	Rs. 2,80,148.00	
Lift	Rs. 15,00,000.00	Rs. 12,78,000.00	
Shilling & Transporting temporary structure in terrace	Rs. 50,000.00	Rs. 50,000.00	
Total	Rs. 21,96,283.51	Rs. 18,21,161.10	



Y.V. THIMMA RAJ, BARCH, FBA, FIV
ARCHITECT & REGISTERED VALUER
CAT-1 / REG No. 7 / CC-1 / 2001-02

9.	Building sections details	Not available.
10.	Property tax details	
a)	Receipt referred	Not available.
b)	Assessment No.	
c)	Receipt in the name of	
11.	Electricity service connections	
a)	R.R. No.	
b)	In the name of	
III.	PROCEDURE OF VALUATION	Adopting CBOT guide line based on plinth area method. With Basic Rate of CPWD as on 1-04-2019, KPWD SR 2018-19 with CI 113 and weightages as applicable. Depreciation by straight line method Type A (framed structures) @11%pa, Type B (cast bearing) @11.5%pa, Type C (sheet roof structures or other than A & B) @ 2.25%pa. Total life considered as 90 years, 80 years and 40 years respectively and salvage value as 10%.
IV.	VALUATION DETAILS	Detailed in Part A, B, C & D.

TECHNICAL DETAILS

2. Building Specifications Floor wise

Building Specifications	Basement floor (Type-A/B/C)	Ground floor (Type-A/B/C)	First/Upper floors (Type-A/B/C)
Foundation	RCC foundation & RCC wall (A' type)	—	—
Superstructure	RCC wall	Concrete block masonry	Concrete block masonry
Roof	RCC roof	RCC roof	RCC roof
Floor to roof height(Mtrs)	2.50 M.	3.00 M.	3.00 M.
Doors	Wooden & steel doors	Glass & wooden doors	Glass & wooden doors
Windows	Steel ventilators	UPVC windows	UPVC windows
Flooring	Verified tile flooring	Verified tile flooring	Verified tile flooring

3. Plinth Area Floor wise (As per IS 3861-1983 CPWD PAR)

a. As per Line of Acquisition (L.O.A)

Floors	Main Portion (A)	Canterleaved Portion covered (B)	Canterleaved Portion partly covered/uncovered (C)	Total (A + B + 50% of C)
Basement floor	263.80 ✓	—	—	263.80 ✓
Ground floor	288.15	—	26.3	314.45 ✓
First floor	340.47 ✓	—	—	340.47 ✓
Second floor	340.47 ✓	—	—	340.47 ✓
Third floor	340.47 ✓	—	—	340.47 ✓
Terrace floor	34.48 ✓	—	—	34.48 ✓
Total				1633.94

b. As per Line of Cut (L.O.C)

Floors	Main Portion (A)	Canterleaved Portion Covered (B)	Canterleaved Portion partly covered/uncovered(C)	Total (A + B + 50% of C)
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—
Total				



Y.V. THIMMA RAJ, BARCH, M.A., F.I.V.
ARCHITECT & REGISTERED VALUER
CAT-1 / REG No. 7 / CC-1 / 2001-02

9, 14th Cross, Cubbonpet, BANGALORE-560 002
Email: tvr1234@yahoo.co.in reachtraj@gmail.com
PHONE: 080 41180385 MOB: 95418 35790

BANGALORE METRO RAIL CORPORATION LIMITED
BANGALORE
VALUATION ABSTRACT

BMRC PROPERTY
IDENTIFICATION
NUMBER
BYP-3RD-BJ-BLO.
NO. 06

1. BMRC work order Ref. No. : BMRC/ED-NAP LHM/VALN/2019/9048, dt. 02-01-2020.
2. Name of the owner (as per final notification) : A. Francis Xavier Bin Ady Kallawany.
3. a) Property No. & Address : C Sy no. 105/3 & 105/4, PID No. 84-136-3M-118, Banaswari village, K.R.Puram Hobli, Bangalore East, Bangalore.
- b) Date of preliminary Notification 28(1) : 31.03.2019, dated 21-05-2019.
- c) Date of Final Notification 28 (4) :

4. Extent of Acquisition
(a) Land Component

Sl. No.	Total Land Area in Sq. mtrs.	Being acquired in Sq. mtrs. (as per final notification)	%
		81.71+100.05=241.76 Sq.mtrs.	

(b) Building component -As per BCS Drawing

Sl. No.	Floor	Extent of acquisition as per requirement in Sq.mtrs. (A)	Additional extent on account of safety in Sq. mtrs.(B)	Total A+B in Sq. mtrs.
1	Basement floor	263.00	—	263.00
2	Ground floor	214.45	—	214.45
3	First floor	340.47	—	340.47
4	Second floor	340.47	—	340.47
5	Third floor	340.47	—	340.47
6	Terrace floor	34.48	—	34.48
	Total			1633.94

5. Valuation of property /Summary

Sl. No.	Item	In Rupees Fair Market value(Rs.)
1.	Building	
a.	(a) As per acquisition	Rs. 5,05,81,544.48
b.	(b) Additional area (functional and safety reasons)	—
c.	Amendments and Extra items	—
d.	Services	Rs. 19,21,161.10
	Total	Rs. 5,25,02,705.58
		Say
		Rs. 5,25,02,706.00
2.	Total value of land	
	Extent x Rate-amount	
	Grand Total	

Rupees In Words: (Rupees Five Crore Twenty Five Lakhs Two Thousand Seven Hundred Six only).

Name & Signature of Valuer with seal



Y.V. THIMMA RAJ, BARCH, FNA, FIV
 ARCHITECT & REGISTERED VALUER
 CAT-1 / REG No. T / CC-1 / 2001-03

Chain link fencing & Gate
 14.10 x 1.55 = 21.855 Sqr. ft. @ Rs. 772.20
 Rs. 715.00 (Basic rate) + Rs. 57.20 (Area weightage 8%) = Rs. 772.20
 (As per RSPB 2018-2019 page 290, item no.37.3)

Total
 Less depreciation 9 yrs @ 20.25%

Replacement Value is
 Fair Market Value is

Rs. 10,876.43

Rs. 3,51,293.51
 Rs. 71,136.91
 Rs. 2,80,148.80

Rs. 3,51,293.51
 Rs. 2,80,148.80

Lift

Passenger Lift
 G+4

Replacement
 Value

Rs. 10,00,000.00

Depreciation
 Amount
 9yrs @ 20.25%

Rs. 3,24,000.00

Fair market
 Value

Rs. 12,76,000.00

Total

Rs. 10,00,000.00

Rs. 12,76,000.00

Replacement Value
 Fair market Value

Rs. 10,00,000.00
 Rs. 12,76,000.00

Shifting & Transporting temporary structure to terrace.

Lump sum

Rs. 50,000.00

Replacement Value
 Fair market Value

Rs. 50,000.00
 Rs. 50,000.00



Y.V. THIMMA RAJ, B.Arch FIA FIV
 ARCHITECT & REGISTERED VALUER
 CAT-1 / REG No. 7 / CC-1 / 2001-02

CALCULATION

Concrete Block masonry compound wall:
 (Total length of wall 63.56 Rest.)

Earthwork excavation

$88.15 \times 0.60 \times 0.60 = 32.094 \text{ Cum.}$ @ Rs. 322.92
 Rs. 10,363.79
 Rs. 299.00 (Basic rate) + Rs. 23.92 (Area weightage 8%) = Rs. 322.92
 (As per KSRB 2018-2019 page 6, item no. 2.3)

1:4:8 Bed concrete

$88.15 \times 0.60 \times 0.15 = 08.023 \text{ Cum.}$ @ Rs. 5,510.16
 Rs. 44,298.01
 Rs. 5,102.00 (Basic rate) + Rs. 408.16 (Area weightage 8%) = Rs. 5,510.16
 (As per KSRB 2018-2019 page 13, item no. 4.3)

5:5:5 Masonry for foundation walls

$88.15 \times 0.45 \times 0.60 = 24.010 \text{ Cum.}$ @ Rs. 3,782.16
 Rs. 91,036.59
 Rs. 3,502.00 (Basic rate) + Rs. 260.16 (Area weightage 8%) = Rs. 3,762.16
 (As per KSRB 2018-2019 page 25, item no. 5.4)

Plinth concrete

$88.15 \times 0.38 \times 0.075 = 02.540 \text{ Cum.}$ @ Rs. 5,885.76
 Rs. 14,873.63
 Rs. 5,422.00 (Basic rate) + Rs. 433.76 (Area weightage 8%) = Rs. 5,855.76
 (As per KSRB 2018-2019 page 13, item no. 4.5)

Concrete Block masonry (150mm)

$63.56 \times 1.10 = 69.916 \text{ Smt.}$ @ Rs. 962.26
 Rs. 67,278.76
 Rs. 891.00 (Basic rate) + Rs. 71.26 (Area weightage 8%) = Rs. 962.26
 (As per KSRB 2018-2019 page 27, item no. 5.25.2)

Coping concrete

$63.56 \times 0.10 \times 0.075 = 00.715 \text{ Cum.}$ @ Rs. 6,111.72
 Rs. 4,388.87
 Rs. 5,659.00 (Basic rate) + Rs. 452.72 (Area weightage 8%) = Rs. 6,111.72
 (As per KSRB 2018-2019 page 14, item no. 4.11)

Plastering

$63.56 \times 1.10 \times 2 \text{ Nos.} = 139.832 \text{ Smt.}$ @ Rs. 225.32
 Rs. 30,857.78
 Rs. 294.00 (Basic rate) + Rs. 16.32 (Area weightage 8%) = Rs. 310.32
 (As per KSRB 2018-2019 page 115, item no. 15.10)

Painting

$63.56 \times 1.10 \times 2 \text{ Nos.} = 139.832 \text{ Smt.}$ @ Rs. 115.16
 Rs. 15,403.89
 Rs. 102.00 (Basic rate) + Rs. 8.16 (Area weightage 8%) = Rs. 110.16
 (As per KSRB 2018-2019 page 120, item no. 15.53.2)

M.S. Gate

$08.49 \times 1.50 = 12.735 \text{ Smt.}$ @ Rs. 2,252.96
 Rs. 28,506.76
 $03.00 \times 1.50 = 04.500 \text{ Smt.}$ @ Rs. 2,252.96
 Rs. 10,120.40
 Rs. 3,012.00 (Basic rate) + Rs. 240.96 (Area weightage 8%) = Rs. 3,252.96
 (As per KSRB 2018-2019 page 45, item no. 7.3)



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CAT-1 / REG. No. 7 / CC-1 / 2001-02

16	Add MS pipe joints Rs. 111.00 + 8% (Weightage) Rs. 119.88 per kg. 2.50 kgs per 1 mt x 119.88 = Rs. 299.70 KRSB, S.R. 2018-19 Page No. 43, Item 7.29	Rs. 299.70 (+)	Rs. 299.70 (+)
17	Add Cement flooring Rs. 606.00 + 8% (Weight age) 656.84 KRSB, S.R. 2018-19 Page No. 104, Item 14.10	—	Rs. 656.84 (+)
18	Grand total	Rs. 8,341.65	Rs. 10,268.78

Break up for 15% deduction
Elevation treatment not provided
Lower specification

5%
20%
25%

Break up for 25% deduction
Elevation treatment not provided
Lower specification

5%
20%
25%

Sump Tank

Capacity: 5,000 lt
Adopted rate Rs. 18/lt
5,000 lt @ 18.00
Pump and fittings

Replacement
Value

Rs. 90,000.00
Rs. 5,000.00

Depreciation
Amount
(yrs @ 20250)

Rs. 18,225.00
Rs. 1,012.50

Fair market
Value

Rs. 71,775.00
Rs. 3,987.50

Total

Rs. 95,000.00

Rs. 75,762.50

Replacement Value
Fair market Value

Rs. 95,000.00
Rs. 75,762.50

Bore well

Bore well cost
2 Nos. x 1,00,000.00
Pump and fittings
2 Nos. x 50,000

Replacement
Value

Rs. 2,00,000.00
Rs. 1,00,000.00

Depreciation
Amount
(yrs @ 20250)

Rs. 40,000.00
Rs. 20,250.00

Fair market
Value

Rs. 1,60,000.00
Rs. 79,750.00

Total

Rs. 3,00,000.00

Rs. 2,39,750.00

Replacement Value
Fair market Value

Rs. 3,00,000.00
Rs. 2,39,750.00



Y.V. THIMMA RAJ, BARCH, FBA, FIV
 ARCHITECT & REGISTERED VALUER
 CAT-1 / REG. No. 7 / CC-1 / 2001-02

Calculation sheet (A type)

Sl. No.	Particulars	Basement floor Commercial	GF, FF, SF, TF, & Terrace floor Commercial
1	Type of construction	Framed structure	Framed structure
2	Acquired building area	263.59 Sq.mtr.	314.45, 340.47, 340.47, 340.47 & 34.48 Sq.mtr.
3	Building height	2.50 m	3.00 m
4	Basic rate adopted	Rs. 30,000.00	Rs. 25,500.00
5	Difference in height (+ or -)	Rs. 30,000.00	Rs. 25,500.00
6	$3.35 - 2.50 = 0.85$ m, (G.F.)	Rs. 2,549.99 (-)	Rs. 573.00 (-)
7	$0.850 \times 3 \times 3000 = 2,549.99$	Rs. 2,549.99 (-)	Rs. 573.00 (-)
8	$3.60 - 3.00 = 0.60$ m, (G.F., FF, SF & TF)	Rs. 27,450.01	Rs. 24,930.00
9	$0.600 \times 3 \times 315 = 670.00$		
6	Water sanitary services 4%	Rs. 1,098.00	Rs. 993.30
7	Electrical services 10%	Rs. 2,745.00	Rs. 2,493.00
8	External services 5%	Rs. 1,372.50	Rs. 1,246.50
9	Total	Rs. 32,865.51	Rs. 29,547.70
10	Cost index rate from 01-04-2019 113/100x total	Rs. 36,912.02	Rs. 33,388.90
13	Grand total per sq.mtr.	Rs. 36,912.02	Rs. 33,388.90

Calculation sheet (C type)

Sl. No.	Particulars	Ground floor Security room	Ground floor Store
1	Type of construction	AC sheet	AC sheet
2	Acquired building area	5.58 Sq.mtr.	6.58 Sq.mtr.
3	Building height	2.20 m (Average)	2.20 m (Average)
4	Basic rate adopted	Rs. 16,000.00	Rs. 16,000.00
5	Difference in height	Rs. 16,000.00	Rs. 16,000.00
6	$2.90 - 2.20 = 0.70$ (G.F.)	Rs. 781.66 (-)	Rs. 781.66 (-)
7	$0.70 \times 3 \times 315 = 781.66$	Rs. 781.66 (-)	Rs. 781.66 (-)
6	Water sanitary services 4%	Rs. 632.73	Rs. 632.73
7	Electrical services 5%	Rs. 632.73	Rs. 632.73
8	External services 4%	Rs. 632.73	Rs. 632.73
9	Total	Rs. 17,400.17	Rs. 18,032.90
10	Cost index rate for 01-04-2019 113/100x total	Rs. 19,662.19	Rs. 20,377.17
11	Less: 35% & 25%	Rs. 6,881.76 (-)	Rs. 5,094.29 (-)
12	Less: cost of RCC roof 26%	Rs. 5,112.16 (-)	Rs. 5,298.06 (-)
13	Less: drilled tiles flooring Rs. 370.00 (+) (Weightage) Rs. 1,504.08 KSRB, S.R. 2015-2019 Page No. 109, Item 14.45	Rs. 7,968.27	Rs. 8,930.74
14	total	Rs. 7,968.27	Rs. 8,930.74
15	Add A.C. sheet Rs. 348.00 + 8% weight age 373.68 KSRB: S.R. 2015-19 Page No. 48, Item 5.5	Rs. 373.68 (+)	Rs. 373.68 (+)



Y.V. THIMMA RAJ, BARCH, FBA, FIV
ARCHITECT & REGISTERED VALUER
CAT-1 / REG. No. 7 / CC-1 / 2001-02

Abstract

		Replacement Value(Rs.)	Fair Market Value(Rs.)
1.	Part A Buildings - As Per LDA	Rs. 5,55,98,215.88	Rs. 5,55,81,544.48
2.	Part C Amenities	---	---
3.	Part D Services	Rs. 25,96,383.51	Rs. 19,21,581.10
	TOTAL	Rs. 5,79,94,499.39	Rs. 5,75,02,705.58
4.	Part B Buildings - As per LOC	---	---
	TOTAL	Rs. 5,79,94,499.39	Rs. 5,75,02,705.58
		Say Rs. 5,79,94,499.00	Say Rs. 5,75,02,706.00

PART E - CERTIFICATE

- The Fair Market Value of the above Structure (property) with the existing conditions and specifications in my opinion is **Rs. 5,75,02,706.00** (Rupees: Five Crore Twenty Five Lakhs Two Thousand Seven Hundred Six only) as on the date on which valuation is made, to the best of our knowledge and belief.
- The relevant document for the subject property referred P.A.RCBOT dated 01-04-2019.
- The property was inspected by me personally on 21-01-2020. I have no direct or indirect interest in the property valued, except for the Valuation Charges.

Place: Bangalore
Date: 15-02-2020.

Signature of Registered Valuer with name and Seal

Enclosures:

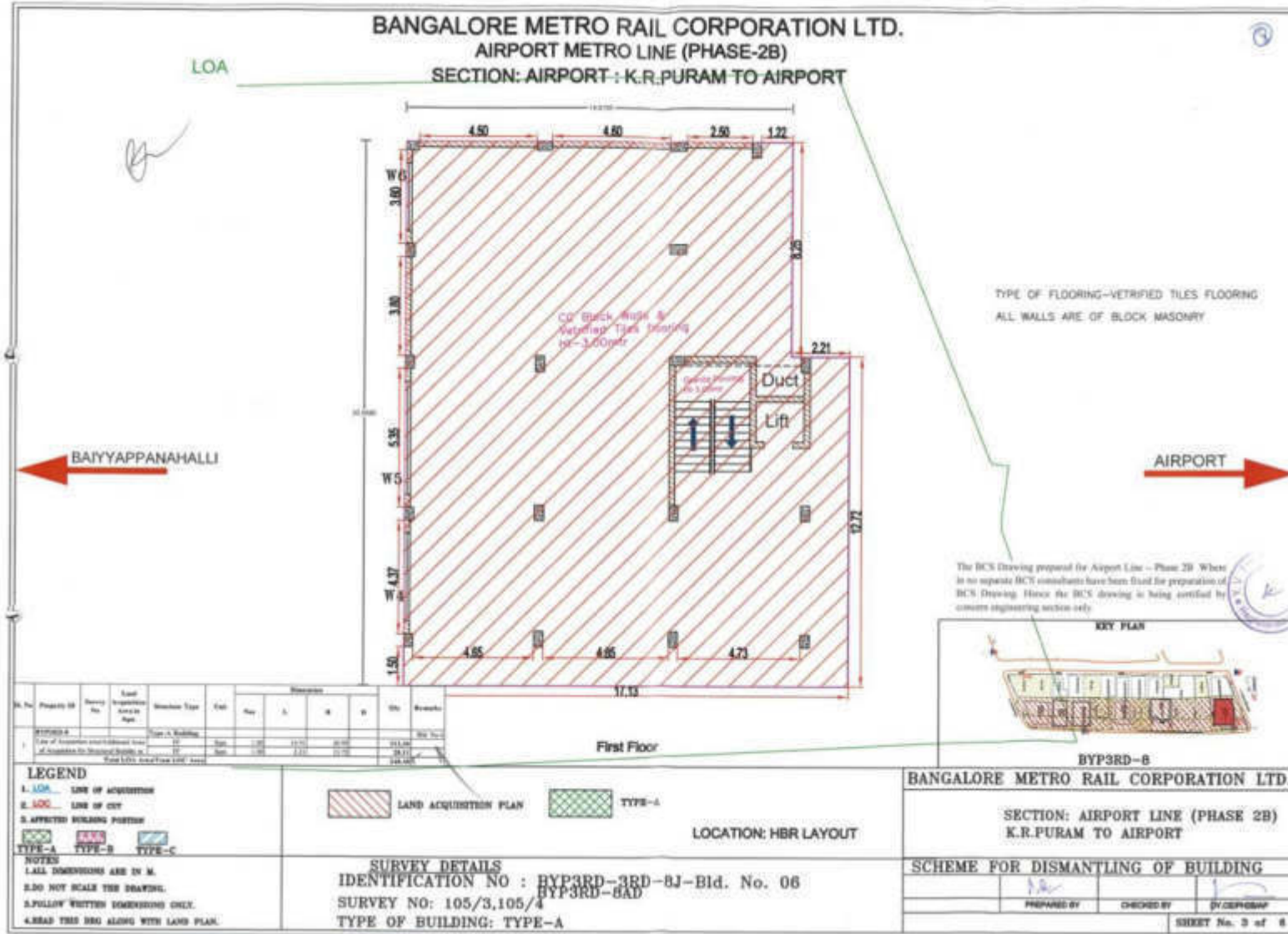
1. Calculation Sheet/Work Sheet

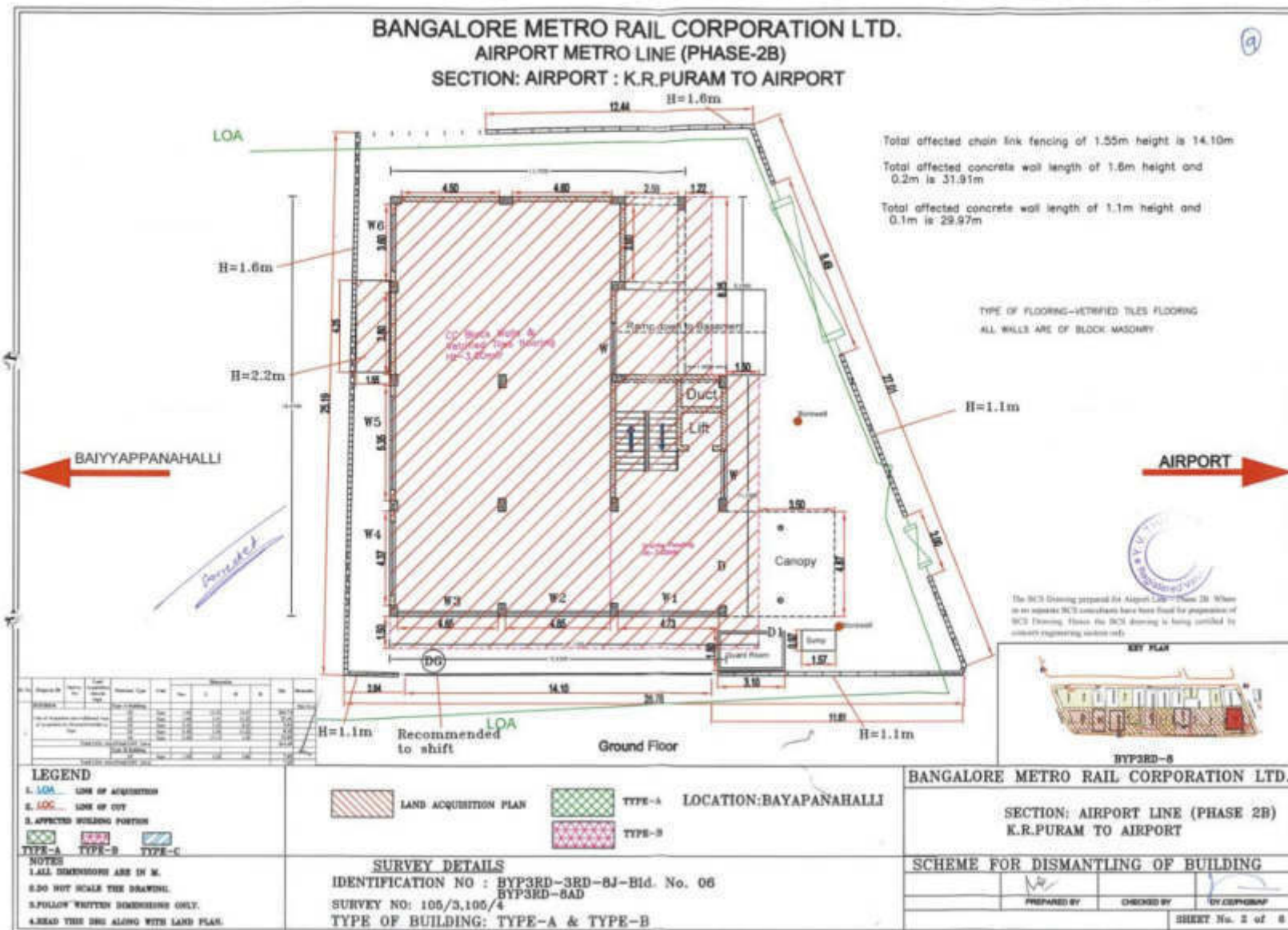
- Plinth Area Calculation
- Arrival of Basic Rate(As per CPWD plinth area rates)
- Item wise calculation for Amenities, Services and Extra items

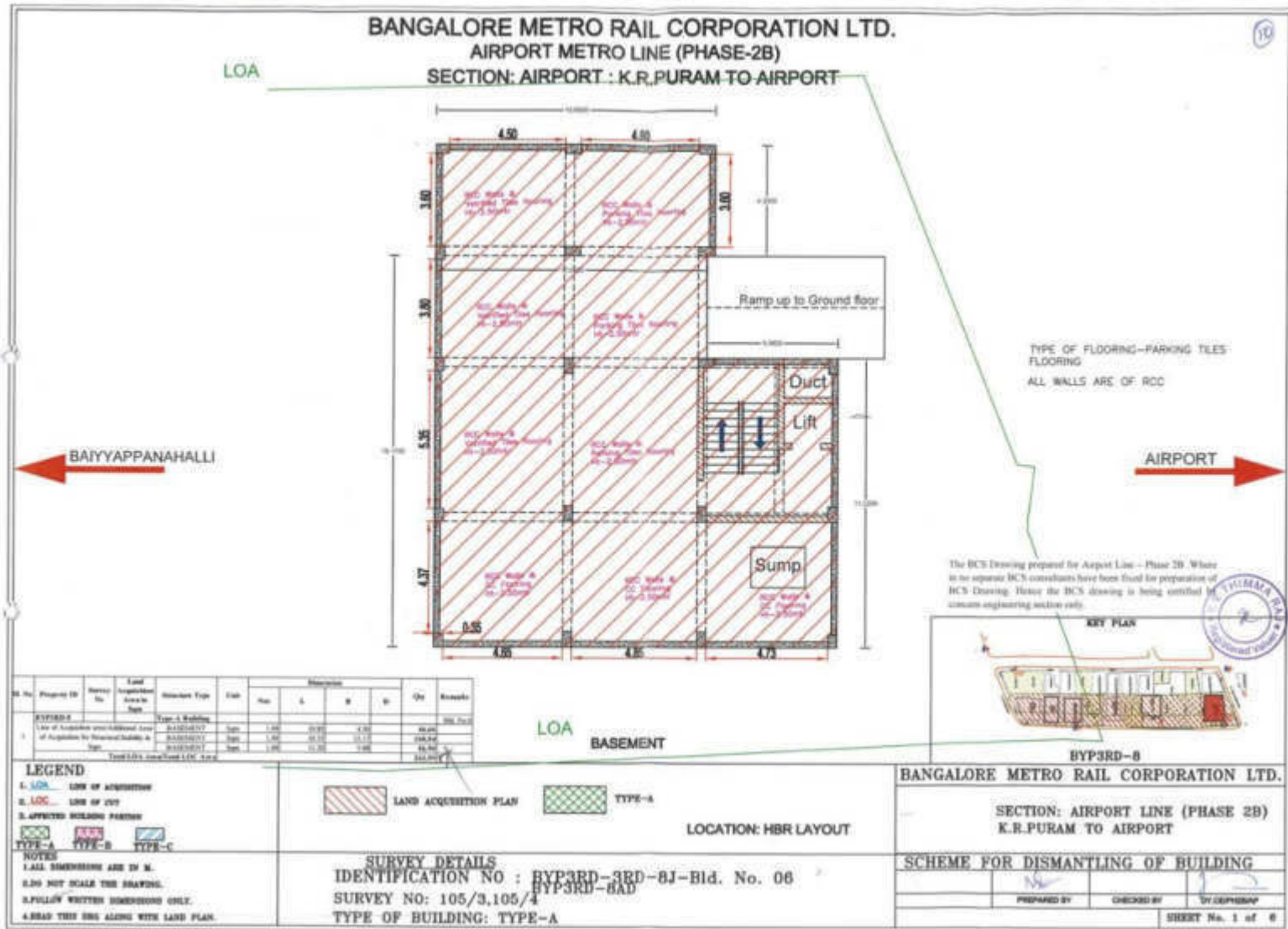
2. Color Photo's

3. Sketch/Plan of the building.











ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ

(ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಮತ್ತು ಭಾರತ ಸರ್ಕಾರದ ಸಂಯುಕ್ತ ಕಂಪನಿ)
ಕರ್ನಾಟಕ ಸರ್ಕಾರ : 9, 14th Cross, Cubbonpet, 560027, ಬೆಂಗಳೂರು
ಭಾರತ ಸರ್ಕಾರ : 3rd Floor, K.H. Road, Shanthinagar, Bangalore - 560 027, INDIA

Bangalore Metro Rail Corporation Ltd.

(A Joint Venture of Government of Karnataka & Government of India)

Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar, Bangalore - 560 027, INDIA

No.BMRCL/ED-1/AP Line/VALN/2019/7042

Date:02.01.2020

Shri. Y.V. Thimmara,
No.9,14th Cross, Cubbonpet,
Bangalore-560027,
Ph: 9341835780.

Dear Sir,

Sub: Valuation of Structures/ Buildings proposed to be acquired by BMRCL in Phase2B, Airport Metro Line (from K R Puram to Airport Terminal).

The Fair Market Value (FMV) of structures / Buildings as existed on the date of preliminary notification is required to be determined for offering compensation to property owners for consent award.

1. You are required to estimate the Fair Market Value (FMV) of all the Buildings/ Structures for the properties as per CPWD norms. The plinth area rates and cost index method '2019', detailed in CPWD norms are to be adopted in arriving FMV.
2. You are requested to carry out the valuation of the Buildings/Structures of the properties bearing property identification numbers mentioned below:

Property Identification Nos.	Bayapanahalli, HRBR Layout, Kalayan Nagar: Properties bearing identification Nos
	BYP - 3RD - (7/7AD) A, B, D.
	BYP - 3RD - (8/8AD) J
	ARP - HRBR - 1.
	ARP - KLN - 4. ARP - VAF - 5A
	Total:07

3. In order to facilitate identification of the properties, the following documents will be provided as and when required.
 - a. Copy of plan showing location of property proposed to be acquired.
 - b. Joint measurement details-A sketch showing details and the area of the property proposed to be acquired and the adjacent Properties.
 - c. Copy of Gazette Notification (28/1) dated 21.06.2019
 - d. Details of the property to be acquired.





PROPERTY No. BYP-3RD-SJ-BLD No.06



SY NO 105 & 106, BANASWADI VILLAGE, MAHADEVAPURA HOBLI, BANGALORE EAST TALUK, BANGALORE URBAN DISTRICT.

