

Draft Resettlement Plan

Project Number: 53326-001
September 2020

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

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
BMTCL	Bangalore Metropolitan Transport Corporation
BMRCL	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 to the principles and guidelines of the policy. Land acquisition is being 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

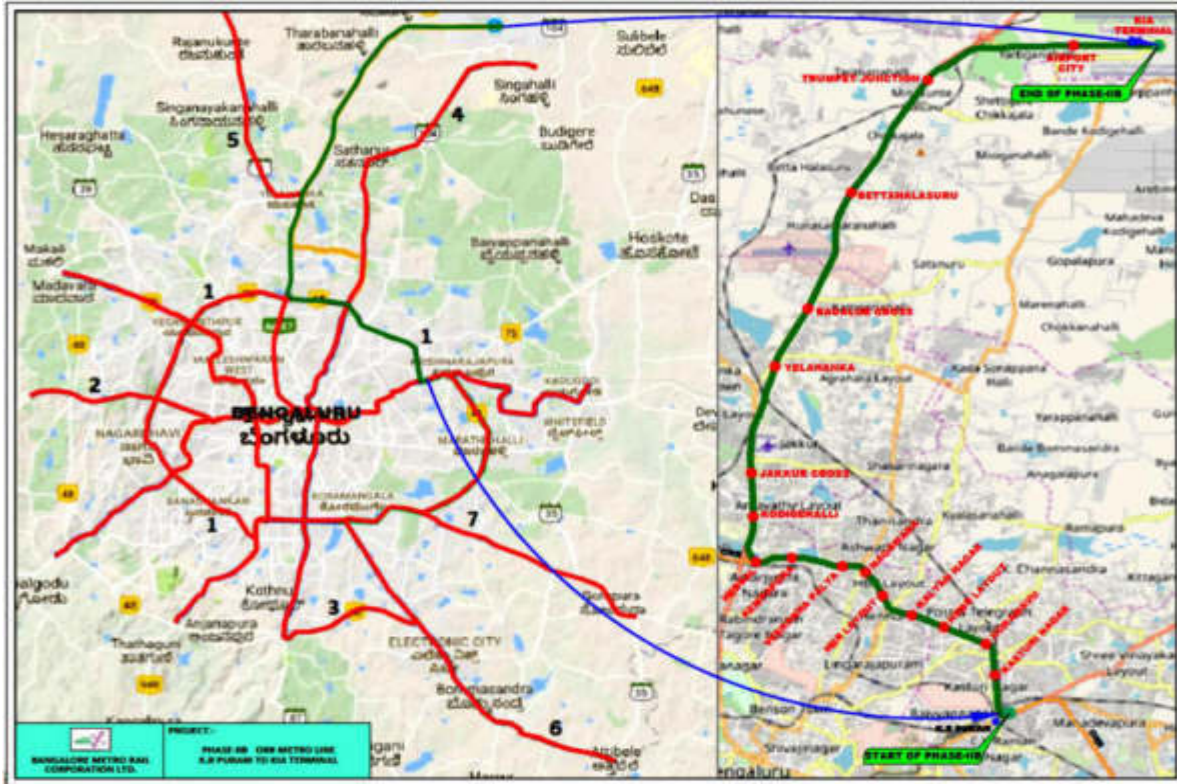
4. The project on implementation, will provide major socio-economic benefits to the society particularly in the influence zone of the corridor, such as:
- a. Provide safe, reliable, affordable and environment friendly public mass transit systems for Bengaluru city, which will improve mobility and benefit 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 Act1966 (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. NHA1		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 NHA 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 (BMTC), 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. BMRCL 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 Pise	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 Lalithashastry 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. Sathivel		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. Sathivel		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, 77/5A	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 BMRCL 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 Mariamma 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 know 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 Mariamma 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.	BMRCL will consider children going to school.
8	Prabhu	Please give alternative government land for us to shift.	BMRCL 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.	BMRCL 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.	BMRCL explained that tenants can be paid shifting allowance and inconvenience allowance. BMRCL cannot give either the cost of house or the plot. BMRCL 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, Udipi 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	BMRCCL's Response
12	Abhishek Gowda & Kempamma (Tenant)	Requested for alternate job as a compensation	There is no provision of this in BMRCCL compensation policy
13	Ammayamma	She is not getting the rent after taking the notice from BMRCCL. Will that be compensated?	Business and rental income loss will be considered based on the BMRCCL 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	BMRCCL will look into the matter.
15	Mubharak, Real Estate Office	He said he had five employees and whether any assistance will be to them?	BMRCCL 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 BMRCCL compensation policy.

58. Consultation will be carried out regularly throughout the implementation phase and will continue throughout the construction phase. BMRCCL 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;

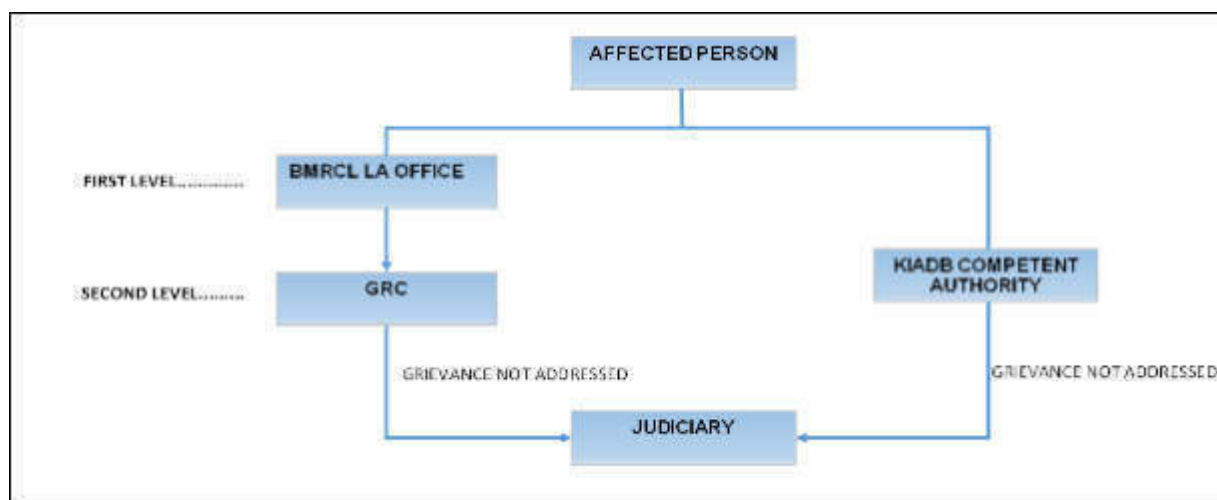
62. In Section 2 B the grievances received till date have been addressed at the level of General Manager (land acquisition) and Director (Projects and Planning). The grievances which have been submitted are mostly related (i) dropping lands from acquisition; (ii) adding correction to property details ; (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	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; BMRCL will pay compensation for land and structures it is acquiring based on the principles of full replacement cost.	Market Value of each individual property has been calculated. While calculating the market value of land the following is considered: 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. 2. Land use category: As per the Revised Master Plan- 2015, Bangalore Development Authority OR Comprehensive Development Plans/ Master Plans as applicable. 3. Market Value: after adjusting for the land use, location and access, as provided under the Market Value

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	BMRCL CRPF 2019	Gap Analysis between BMRCL 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 BMRCL 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 BMRCL 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 CRP 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.	
	<ul style="list-style-type: none"> 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 areas. 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
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 <ul style="list-style-type: none"> 4. Business premises re-establishment allowance: Rs.540 per sq. ft. of area acquired. 5. Right to salvage material totally
II d.	Owner losing land and commercial structure, but structure fully rented out	<ul 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. Commercial Rental Income Allowance <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 3. Right to Salvage material
IV	Owner Losing only land	<ul style="list-style-type: none"> Consent Award based on mutually agreed market value of land and structures, or Normal Award as per KIADA for land and structure.
V	Tenant – Residential (if displaced)	<ul style="list-style-type: none"> 1. Shifting allowance per tenant single / family tenants Rs.30,000 2. Inconvenience Allowance <ul style="list-style-type: none"> a. Rs.70,000 per tenant family. b. Rs.35,000 for tenant single
VI	Tenant – Commercial*	<ul style="list-style-type: none"> 1. Shifting allowance per tenant: Rs.35,000 2. 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 3. Business Premises Reestablishment Allowance(BPRA) per tenant: Rs.540 per sq. ft. <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, 1986 bearing No. CI 34 SPQ (E) 2015, Bangalore dated 21-06-2015, published on 25-06-2015 (located in Beniganahalli, Banaswadi, Hosurwadi, Haralur and Nagavara Villages)

PHASE 2B										
Banaswadi										
Sl. No.	Property ID No. ^a	LR / City Survey No. ^b	BBMP 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	WYP-3RD-BG	106	PIG No. 84-130-384-113	97.11	Developed	Residential (Main) and Multiple Corridor	120,747	10.00%	132,822	Property has less area and larger frontage
2	BWP-3RD-B	105/4, 105/5	PIG No. 84-130-384-117	131.58	Undeveloped	Residential (Main) and Multiple Corridor	120,747	0.00%	120,747	
3	WYP-3RD-B	105/3, 105/6	PIG No. 84-130-384-116	144.28	Developed	Residential (Main) and Multiple Corridor	120,747	0.00%	120,747	

Note: Highlighted area indicates Land Parcel's under consideration.

^a Gazette Notification issued by the Government of Karnataka under Section 2B (1) under Karnataka Industrial Area Development Act, 1986 bearing No. CI 14 SPQ (E) 2020, Bangalore dated 03-02-2020, published on 03-02-2020 (located in Beniganahalli, Banaswadi, Hosurwadi, Haralur and Nagavara Villages)

^b Undeveloped land parcels are 'surveyed' 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 7)

^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. Depreciation 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 NHA 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

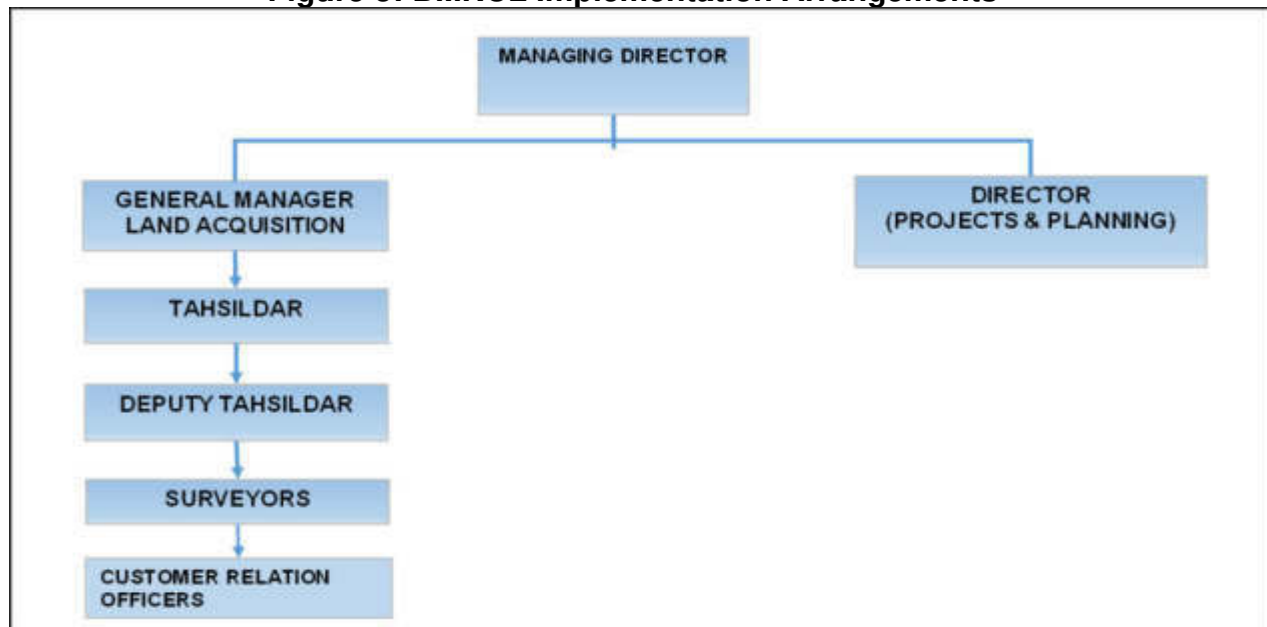
A. Implementation Arrangement

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



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.
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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.