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SOCIAL IMPACT ASSESSMENT STUDY

FINAL REPORT

ENTRUSTED BY DISTRICT ADMINISTRATION, THIRUVANANTHAPURAM



Land Acquisition for the Construction of Pattom Fly Over – Light Metro Project, Thiruvananthapuram

07-09-2019

Requiring Body



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List of Abbreviations

SIA	Social Impact Assessment
KRTL	Kerala Rapid Transit Corporation Limited
SPV	Special Purpose Vehicle
GO	Government Order
RFCTLARR Act	The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
RD	Revenue Department
PSC	Public Service Commission
LP	Lower Primary
UP	Upper Primary
PO	Post Office
SC	Scheduled Caste
OBC	Other Backward Communities
UG	Under-Graduation
PG	Post-Graduation
BPL	Below Poverty Line
APL	Above Poverty Line
GoK	Government of Kerala
GDP	Gross Domestic Product
KM	Kilometres
MM	Millimetres
Sq. M.	Square Meters
MSW	Master of Social Work
DSS	Diploma in Social Services
BA	Bachelor of Arts
MA	Master of Arts
B.Tech	Bachelor of Technology
M. Tech	Master of Technology
MBA	Master of Business Administration
INR	Indian Rupee

Chapter 1

Executive Summary

1.1 Project and public purpose

In the Pattom region of the Thiruvananthapuram City, the traffic junctions of Plammoodu and Pattom are two of the most important road intersections. Ever increasing number of vehicles and ensuing traffic congestions in the area, has lent the need of a flyover essential, for a smooth and efficient mobility in the area. The present situation in the area, renders widening of the road an unviable endeavour cause of the presence of busy commercial shops and other institutions of importance in the either side of the road. Kerala Rapid Transit Corporation Limited (KRTL) is a government undertaking constituted as a Special Purpose Vehicle (SPV) of the Government of Kerala and has proposed to construct a Fly Over connecting Pattom and Plammoodu Junctions with a total stretch of 1.00 KM having two lanes with a width of 7.50 Meters each. And for this, about 3,215 Sq. M. of land coming under the Block Nos. 21, 68, 69, and 72 in Pattom Village and Block Nos. 24, 28 and 78 in Kowdiar Villages have been identified.

For the construction of the Fly Over spanning 1.00 KM, an estimate report was prepared by KRTL for a total amount of INR 130 Crores including land acquisition, construction of road, and other allied public facilities etc.

1.2 Location

The project sits between Pattom and Kowdiar villages in the Thiruvananthapuram Taluk of Thiruvananthapuram district and connects two traffic intersections of the area. The project area is in an urban setting, with residential and commercial properties. The quality of living and other demographic dimensions is found to be positive in general.

1.3 Size and attributes of land acquisition

The proposed Fly Over covers a total stretch of 1.00 KM with a road width of 7.5 Meters for each lane and overall width of 18.80 Meters requires 3215 Sq. M. of land to be acquired from Pattom and Kowdiar villages of Thiruvananthapuram Taluk. This includes 840Sq. M. of land from Kerala PSC and 125Sq. M. of land from Kendriya Vidyalaya Sangathan, both owned by the government. The remaining land is aligned to be acquired from 51 affected families.

The proposed Fly Over between Pattom and Plamoodu Junctions in Thiruvananthapuram Taluk of Thiruvananthapuram District was initially proposed under the Light Metro Project in Thiruvananthapuram.

Table 1.3.1. Extent of Land Acquisition

Sl.No.	Village	Block Number	Approximate Extent in Hector
1	Pattom	21(part)	0.0998
2	Pattom	59 (part)	0.0005
3	Pattom	68(part)	0.0014
4	Pattom	69(part)	0.0787
5	Pattom	72(part)	0.0805
6	Kavadiyar	24(part)	0.0510
7	Kavadiyar	78(part)	0.0015

1.4 Alternatives considered

KRTL has proposed construction of a Fly Over connecting Pattom and Plamoodu Junctions to ease the traffic in Pattom region of the Thiruvananthapuram city. Due to limited availability of land in the town, increased commercial vehicles and large number of business units in both sides of the road, widening of the existing roads was found unviable and impractical. The alignment of the proposed Fly Over for 1.00 KM was made by avoiding residential dwelling to a minimum. Further, the fly over passes mostly above the current wide road in the project area to ensure that the commercial activities are disturbed the least. The requiring body has also taken into account the principle of shortest route serving maximum population, minimum drainage crossing etc. while identifying the land plots for acquisition.

1.5 Social impacts

As per the alignment for the acquisition of land for the Fly Over in Pattom, 55 affected persons will lose land and over 44 employees and 11 tenants will have negative impact on their livelihoods. Apart from loss of land, two families will be displaced since the residence of the family is to be affected permanently; the same is understood to be the major impact. A brief summary of major impacts are as follows

Loss of Residence	: 2 Families
Loss of Land	: 51 Land Owners
Loss of Government Land	: 2 Plots (Kerala PSC and Kendriya Vidyalaya Sangathan) as well as some land in roads
Affected roads	: 5
Loss of Livelihood Opportunities	: 9 Families
Loss of Plants and Crops	: 3 Mango Trees, 1 Pepper Plant, Teak and Jackfruit Tree each, 2 Banyan Trees, 5 Coconut Trees and 3 Plantains

Despite the negative impacts, the proposed project is expected to be beneficial for the people in the region as it ensures safer transportation and better access with other regions in the city and district.

1.6 Mitigation measures

- Compensation for the land owners as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and Kerala Rules 2015.
- Rehabilitation and Resettlement procedures as per the Policy vide G.O.(MS)No.448/2017/RD dated 29/12/2017 issued by Revenue(B) Department, Government of Kerala for the rehabilitation and resettlement package for acquisition of land in the state in lieu of RFCTLAR&R Act 2013

For affected persons whose land will be acquired, the Rehabilitation and Resettlement package as per the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLARR Act 2013 is expected to be appropriate. Further, recreation of common properties and livelihood opportunities along with replanting of trees/plants will mitigate various impacts to an extent possible.

Chapter 2

Detailed Project Description

2.1 Background of the Project, including developer's background and governance/ management structure

Transportation Sector of a nation plays a major role in Nation building. Quality and quantity of the transport infrastructure has a direct impact on the level of economic development in a country. An efficient and effective transport system renders positive economic and social opportunities and benefits like superior employment potential, better accessibility to markets, and improved and higher investments. Rail transportation is extremely crucial to the competitiveness of many industries and economies. Today's rail transport system has evolved into a modern, complex and sophisticated system of urban and cross-country networks that provides a stable and reliable system of alternate transport service which remain the least disrupted of the available transport systems. The urban rail system that got introduced way back in the year 1873 in India has transformed into a better and efficient system today. The Urban rail systems now have varying services like Tram systems, Suburban Rail or Commuter, Monorail, Light Rail and Rapid Transit Metro Trains, that ensure a comfortable and effective commute to its users.

The National Urban Transport Policy in 2006, had proposed the construction of metro rail systems in every city in India with a population of over 20 lakhs. And in 2014, the Union Government announced that it would support the implementation of metro rail systems in cities having a population of more than 10lakhs. The Union Urban Development Ministry's proposal to implement metro rail systems in 50 cities across the nation was approved in 2015. Majority of these projects are implemented through special purpose vehicles (SPVs) established as 50:50 joint ventures between the Union and respective State Governments.

Kerala is a well-connected state via road, rail and air transportation systems. Railway is the most important means of transport in Kerala. 13 railway routes with about 200 railway stations that stretch across 1,050 kilometres ensures that the state is well connected Road infrastructure in the state stand as the second best transportation method for the people of the state. About 8 national highways and 50 state highways crisscross through the entire state. Urban road infrastructure has been made inefficient and ineffective by the ever increase vehicles on the roads of the state.

Widening and putting allied and supporting infrastructures crucial in turning these urban roads more effective and efficient in supporting the huge traffic.

Kerala Rapid Transit Corporation Limited (KRTL) is a government undertaking constituted as a Special Purpose Vehicle (SPV) of the Government of Kerala. It was set up for implementing and for the subsequent operation and maintenance of the Light Metro Rail Systems in the cities of Thiruvananthapuram and Kozhikode. Its Corporate Office is situated at Thiruvananthapuram and has a Regional Office at Kozhikode. Under the project, various support infrastructures were planned in order to make the urban commute smoother and efficient. A fly over of about one kilometre, that begins at the Plammoodu Junction of the PMG Road and ends in front of the PSC Building just after Pattom Junction has been proposed as a support infrastructure under the Light Metro Project.

Plammoodu Junction and Pattom Junction are two of the most important road intersections of the urban road infrastructure in the city of Thiruvananthapuram, Thiruvananthapuram district, in the state of Kerala. Ever increasing number of vehicles and ensuing traffic congestions in the area, has lent the need of a flyover essential, for a smooth and efficient mobility in the area. The present situation in the area, renders widening of the road an unviable endeavour cause of the presence of busy commercial shops and other institutions of importance in the either side of the road.

The new flyover proposed over Plammoodu and Pattom Junction that is to be constructed between Pattom and Kowdiar Villages, was proposed as a supporting infrastructure under the Light Metro Project in Thiruvananthapuram City. The project is expected to bring about a smooth and effective commute in the area by unclogging the present congested traffic at both the junctions. The proposed fly over covers a total stretch of about a kilometre connecting the two junctions mentioned above. The Kerala Rapid Transit Corporation Limited (KRTL) is the proposing and implementing authority for the flyover connecting Plammoodu and Pattom Junctions. Subsequently, the Government of Kerala has conferred the project as for Public Purpose and identified about 3,215 Sq. M. of Land in Pattom and Kowdiar Villages to be acquired for the project.

2.2 Rationale of the project including how the project fits the public purpose criteria listed in the act

Pattom Junction is a very important intersection in the urban road transport system of the Thiruvananthapuram City. Plammoodu Junction is an adjacent intersection that is highly critical to the traffic flow to and from the Thiruvananthapuram City. This section of the urban road system, plays an important part in routing commuters to various governmental and health organizations of the city. The surrounding areas of the project site houses and many of the bureaucratic as well as health systems of the Corporation and State is in. Due to the increasing density of vehicles and residential establishments in the region and the resulting increase of commercial entities in either side of the existing road, the transportation through the area has become highly congested and time consuming. In such a scenario, it also has been understood that the widening of the present road is not viable; hence the requiring body (KRTL) has considered a flyover under their Light Metro Project to smoothen and make efficient the traffic flow between Pattom and Plammoodu Junctions.

The Government of Kerala has conferred the project as for Public Purpose and identified about 3,215 Sq. M. of Land in Pattom and Kowdiar Villages to be acquired for the project. And also, as per Section 2 b (i) of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (RFCTLARR Act), the project fits in for public purpose.

2.3 Details of project size, location, capacity, outputs, production targets, costs and risks

The proposed construction of flyover connecting Plammoodu and Pattom Junctions aims to smoothen the transportation through and thereby improve the lives of the people living and commute in the area. The project is being planned in 3,215 Sq. M. of land covering Block No. 21, 68, 69, and 72 in Pattom Village and Block No. 24, 28 and 78 in Kowdiar Villages of Thiruvananthapuram Taluk in Thiruvananthapuram District of the state of Kerala.

The total distance of the planned flyover is estimated at 1.00 KM having two lanes with a width of 7.50 Meters each. The total cost of construction of the Fly Over is estimated to be 130.00 Crores. This includes Land Acquisition, Road Formation, Construction of Culverts/Drainages/Dividers/Side Protection, Road Widening and Surfacing, and other related civil works.

2.4 Examination of alternatives

As per the present situation in the project area, widening of the road between Pattom and Plammoodu Junctions alone won't help in making traffic flow through the area congestion free, and it is also found that such an endeavour won't be viable due to the presence of large number of commercial units and institutions of importance. The proposed project plan of constructing a new flyover connecting Pattom and Plammoodu Junction is estimated to be the less impactful and feasible in comparison to other possible alternatives.

2.5 Phases of the project construction

The proposed flyover covering a stretch of 1.00 KM is to be executed at a go. The project may start at either points of both the Junctions and will finish once both sides get connected. Allied or ancillary works will also happen parallel, supporting a speedy and effective completion of the project.

2.6 Core design features & size and type of facilities

The project involves acquisition of 3,215 Sq. M. of land. KRTL is the requiring body and they have proposed a two lane flyover of 7.50 meters in width. The project would incorporate construction of walk way for pedestrians. The project will have all the best support facilities. Widening of the road in the required areas also have been well planned into the project, ensuring best and smooth transit of vehicles. Bus stops, drainages, electrical and telecommunication systems, etc., will be reconstructed wherever necessary.

2.7 Need for ancillary infrastructural facilities

The proposed project need to incorporate construction of Culverts/ Drainages/ Dividers/ Side Protection, Bus Stop, Road widening and surfacing, and other related civil works as per the specific project parameters.

2.8 Workforce requirements (temporary and permanent)

The appropriated combination of temporary and permanent workforce will be deployed along with the right set of machineries and equipment as to be decided by KRTL during tendering process.

2.9 Details of social impact assessment/ environment impact assessment if already conducted and any technical feasibility reports

As per the available information, studies to assess the social or environmental impact of the project in consideration, have not been conducted in the past. Existence of any technical feasibility reports with respect to this specific project is also not found from any possible sources as of now.

2.10 Applicable legislations and policies

The applicable laws on land acquisition, rehabilitation and resettlement for the proposed land acquisition for constructing the flyover connecting Pattom and Plammodu Junctions are:

- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
- Government of Kerala – Revenue (B) Department -State Policy for Compensation and Transparency in Land Acquisition vide G.O (Ms) NO.485/2015/RD dated 23/09/2015.
- Government of Kerala – Revenue (B) Department -State Policy for Rehabilitation and Resettlement Package for Land Acquisition in the State in lieu of RFCTLARR Act 2013 vide GO(MS)No.448/2017/RD dated 29/12/2017.
- Right to Information Act, 2005

Chapter 3

Team Composition, Approach, Methodology and Schedule of the Social Impact Assessment

3.1 Team Members

Vide Kerala Gazette Order (Extra Ordinary) No.752 dated 20.03.2019, the SIA Unit of Rajagiri outREACH, Kalamassery was appointed to conduct Social Impact Assessment Study of the project and to prepare a Social Impact Management Plan as per section 4 (1) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. Further, a team was constituted with experts who have engaged in similar projects and deployed them into the project with a set of specific roles and responsibilities.

Table (3.1)

Sl. No	Name	Qualification and Designation	Experience
1.	Dr. Binoy Joseph	Ph.D, MA-PM&IR, LLB Consultant - SIA	22 years in research and training
2.	Meena Kuruville	MSW Chairperson-SIA	30 years in development sector
3.	Maria Tency V S	MA, DSS Research Associate	27 years in development sector
4.	Biju C P	BA Development Officer	24 years in development sector
5.	Mr. Lenin G	MSW Research Associate	7 years in development sector
6.	Mr. Tony Babu	MSW Research Associate	2 years in development sector
7.	Mr. Gigin P. S	MSW Research Associate	2years in development sector
8.	Ms. Priyanka Prakash	MSW Research Associate	1 year in development sector

3.2 Methodology and Rationale

As per the communication from the Requiring Body, 03.06.2019 and the list of 71 small and minor plots of land belonging to 55 owners were identified for the proposed construction of Pattom Fly Over. Among them, two of the owners are classified as government land and about 6 plots are roads. The SIA team tried to contact the remaining affected persons and were able to get responses from 20 of the directly affected. Apart from these, 11 tenants having commercial establishments in the affected area, were also participated in the study. Subsequently, a questionnaire survey was conducted to infer crucial information required to assess the impact and to prepare Mitigation and SIA Management Plan.

The findings and suggestions of this study in the following chapters are based on the Questionnaire Survey conducted among 20 affected families and 11 tenants.

Since the extent of land and degree of impact varies from one affected party to another, a population Socio Economic Survey was conducted to collect the information. Further, Key Informant Interviews and Focus Group Discussion were also held to understand the depth of impact due to implementation of the project.

To collect primary information directly from the land owners and other affected persons through Socio-Economic-Impact Survey, field investigators have visited households in the region through a structured questionnaire. Further, to collect the information and assess the impact of the affected parties whose residence are not in the vicinity, a telephonic survey was held with the same questionnaire schedule.

The published reports provided by the Land Acquisition Department, Government of Kerala, were also referred to understand the impact for affected persons.

Various steps taken for the study are as follows:

- Study of relevant documents, reports and project alignment drawing.
- Site visits and information dissemination about the project
- Socio-economic survey and enumeration of affected properties
- Analysis of socio-economic survey data

3.3 Sampling

As the size of land to be transferred for the project by the affected person and extent of impact due to latter is unique for each, a population Socio-Economic-Impact Survey was found to be appropriate. Further, the project area covers only 1.00 KM and the extent of land affected comes to 3215 Sq. M., hence the population survey was adopted.

The research team has approached all the directly and indirectly affected persons and only 20 property owners and 11 tenants have participated and has to consider this as limitation of the study. Interpretations of details collected from various sources and the affected persons who responded (20 owners and 11 tenants) to the survey, are given in this report.

3.4 Overview of Data Sources

Both primary and secondary information were collected and analysed through mixed method by the expert quantitative and qualitative researchers. Secondary information and published reports from concerned Government and Quasi-government organizations were collected/ referred by the field investigators at multiple stages.

A structured questionnaire was prepared, tested and validated to collect information from affected persons through Socio-Economic-Impact Survey. From the entire population 20 affected persons have responded to the questionnaire interview. Survey contained questions aimed to collect the information such as Demographic/ Economic/ Family/ Livelihood, details of performing/non-performing assets in the project land and the types/degree of impact. The response and data points were analysed through statistical software and findings are reported along with recommendations.

3.5 Schedule of Consultation Meetings/ Public Hearings

As part of the study, multiple meetings/interviews/discussions were held with important stakeholders.

Table (3.5)

Date	Activity/Event/Meeting	Venue
29-05-2019	Meeting with Land Acquisition Officer	Civil Station, Thiruvananthapuram
07-06-2019	Pilot Study	Pattom Junction
09-07-2019	Meeting with Requiring Body	KRTL Office
18-07-2019	Socio-Economic Survey and Key Informant Interviews	Pattom and Kowdiar Villages
08-08-2019	Public hearing	Santa Maria Covent, Plamood Jn. pattom

Concerns/Requirements during the Public hearing held at Santa Maria Convent Plamood. Pattom Date : 08-08-2019 Time : 3pm

S #	Name	Concerns/Requirements	Response from Concerned Authorities
1	Babu Jose	Why did the Thiruvananthapuram Medical College not included in the project? Would the parking be allowed upon completion of metro? Does the acquisition being carried out excluding space for parking?	The proposed acquisition is only for the flyover constructions to be carried out prior to the Thiruvananthapuram Light Metro project. As per the Feasibility Study and Comprehensive Transit Design, the most suitable carriage ways was identified and accordingly decided alignment of metro. Provisions to connect Medical college with Ulloor Railway Station shall be considered during metro construction.

2	Sivaramakrishnan	I represent Woodland Limited Company. (32/68). In connection to the land acquired for National Highway in 2000, a law suit is underway and certain issues related to it are yet to resolve. Why did mine or the organisation not included in the list of affected? How much of my land would acquire?	Former acquisition taken place for National Highway has no connection with this project. The extent of land to be acquired from each affected persons would be available in Land Acquisition office. The list includes only the project affected persons.
3	Building Owner, Opposite to Kendriya Vidyalaya	Why did my building marked in red colour without informing prior and giving a formal notice? How much of my land would acquire?	Government Order to conduct Social Impact Assessment has published. The extent of land to be acquired from each affected persons would be available in Land Acquisition office
4	Vimalakumaran, President, Vyapari Vyavasayi Ekopana Samithy	How much of land, each affected person should surrender? What are the compensation procedures for the person who runs business in own or rented building, employees and street hawkers? We demand to call for a meeting and proceed for compensation procedures as per the minutes of the meeting. We were told that the flyover will have a bend at pattom junction. We demand to inform the affected persons in advance about the extent of land for the acquisition	Public Notice and Public Hearing on rehabilitation project will be held. Alignment design will be available in the Land Acquisition office.

5	Manukumar V.B, Assistant Secretary, Public Service Commission	PSC wasn't informed about the extent of land, it has to surrender and would demand to be informed via formal records	Alignment marking of the acquiring land has completed. As and when the land surveys are completed, the details will be published and informed.
6	Sudheer, Owner, One Way Cafe	How much would I receive as compensation if I surrender my land? Tenants who have rented my building have spent 10-15 Lakhs to renovate and modify? How would they be compensated?	Compensation as per the prevailing Act will be measured and released by the Land Acquisition officer.
7	Kumar, Owner, Anjana Traders	What are the benefits to Thiruvananthapuram city with the proposed light metro project?	The proposed metro project is devised to resolve the existing traffic issues in Thiruvananthapuram city as well as an essential Public Transportation System for the future development.
8	Michael David, Owner, Michael's Bakery	The existing acquisition procedures remain in Plamoodu junction and why does this not extended to PMG? Is it viable to include two way lane in the project?	A detailed project study was conducted prior to the final alignment. It has been suggested to specially develop road from Plamoodu to PMG.
9	Sudheer- 72/7, 72/50	When does the acquisition take place for 22 Meter road? My land was acquired before for the road, but was never compensated. Does the proposed acquisition includes only the marked land as on date?	The current marking was done only for the required land for the construction of flyover. Land acquisition procedures for the road development will commence soon.

10	S.R Byju, Advocate	I am a permanent resident in the project area. At present, there is no congestion and traffic issues at Plamoodu junction. What required is a flyover beginning beside PSC Office and ending beyond Pattom St. Mary's School. Flyover without developing PMG-Plamoodu road as a four lane road would result in terrible traffic and congestion. Proposed project is just an attempt of bureaucrats to rob government fund. Remedy to reduce traffic at pattom junction is to build an underpass at pattom junction that connects Kowdiar and Medical College roads. Hence the proposed construction of floyover at Plamoodu-Pattom road is insignificant and unscientific.	The proposed flyover is being constructed as per the most suitable alignment identified based on the studies conducted to resolve the traffic issues at Pattom junction. It has been suggested to specially develop road from Plamoodu to PMG.
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3.6. Limitation of the study

Land acquisition for the construction of Pattom Fly over will be affected the properties of 51 families. The Social Impact Assessment unit could survey only 20 land owners which may be considered as a limitation of the study. The reason for the non inclusion of affected families in the survey are as follows:

Information not received : 3 families
 Staying away from the project area : 9 families
 Address not found/address not available : 11 families
 Not willing to give details : 7 families

Public Hearing Photos



Chapter 4

Land Assessment

4.1 Description with the help of the maps, information from land inventories and primary sources

The project is to construct a fly over connecting Plamoodu Junction and Pattom Junction in Pattom and Kowdiar Villages in Thiruvananthapuram District. The project area is understood to be a township and the affected land is mostly classified as commercial and residential properties. Covering Block Nos.- 21, 68, 69 and 72 in Pattom Village and 24, 28 and 78 in Kowdiar Village, a total land area of 3,215 Sq. M. are projected to be acquired.

Exhibit 4.1.1 (Full Site Plan)



Exhibit 4.1.2 (Pattom Block No. 72)

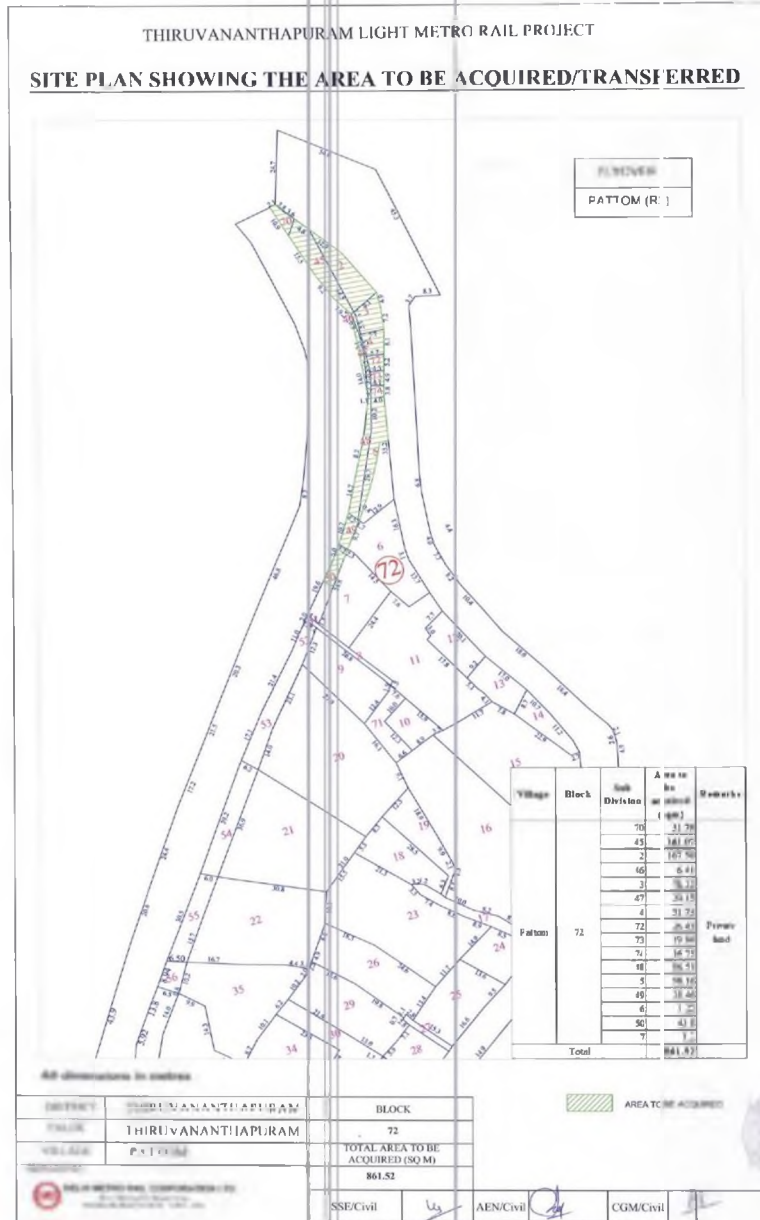
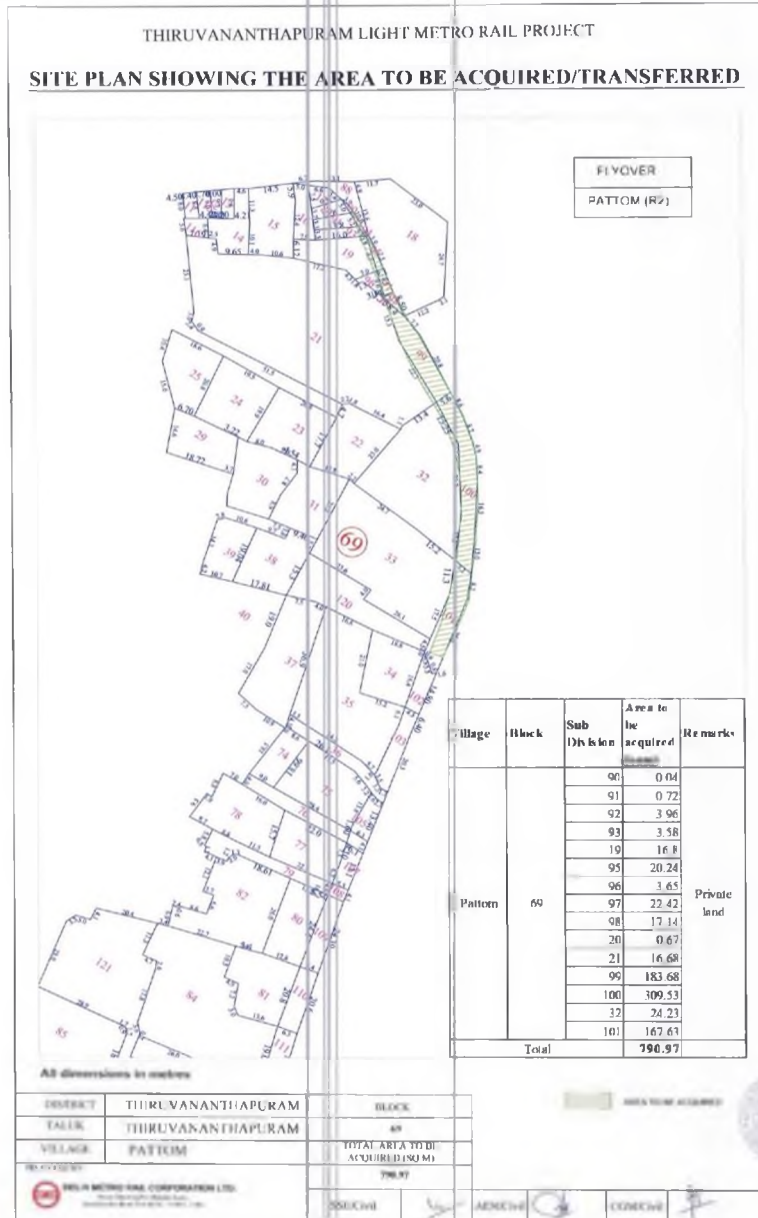


Exhibit 4.1.3 (Pattom Block No. 68)



Exhibit 4.1.4 (Pattom



Block No. 69)

Exhibit 4.1.5 (Kowdiar Block No. 24)

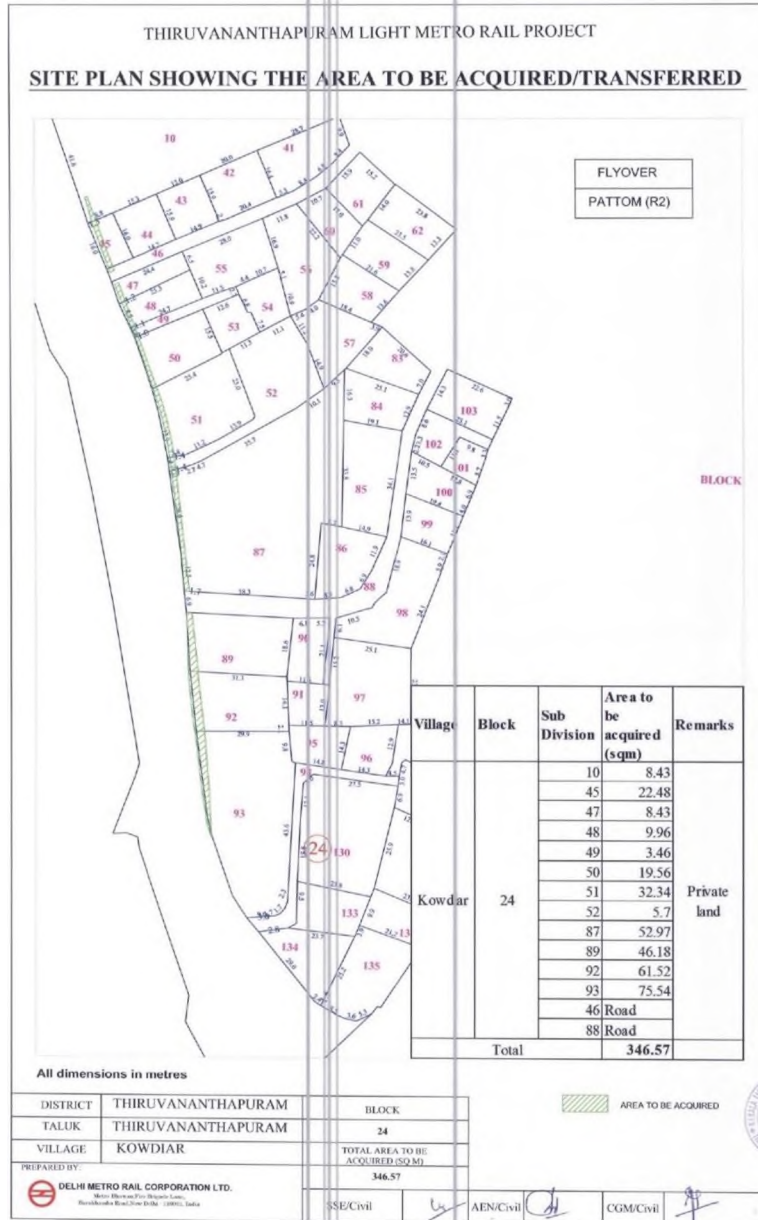


Exhibit 4.1.6 (Kowdiar Block No. 78)

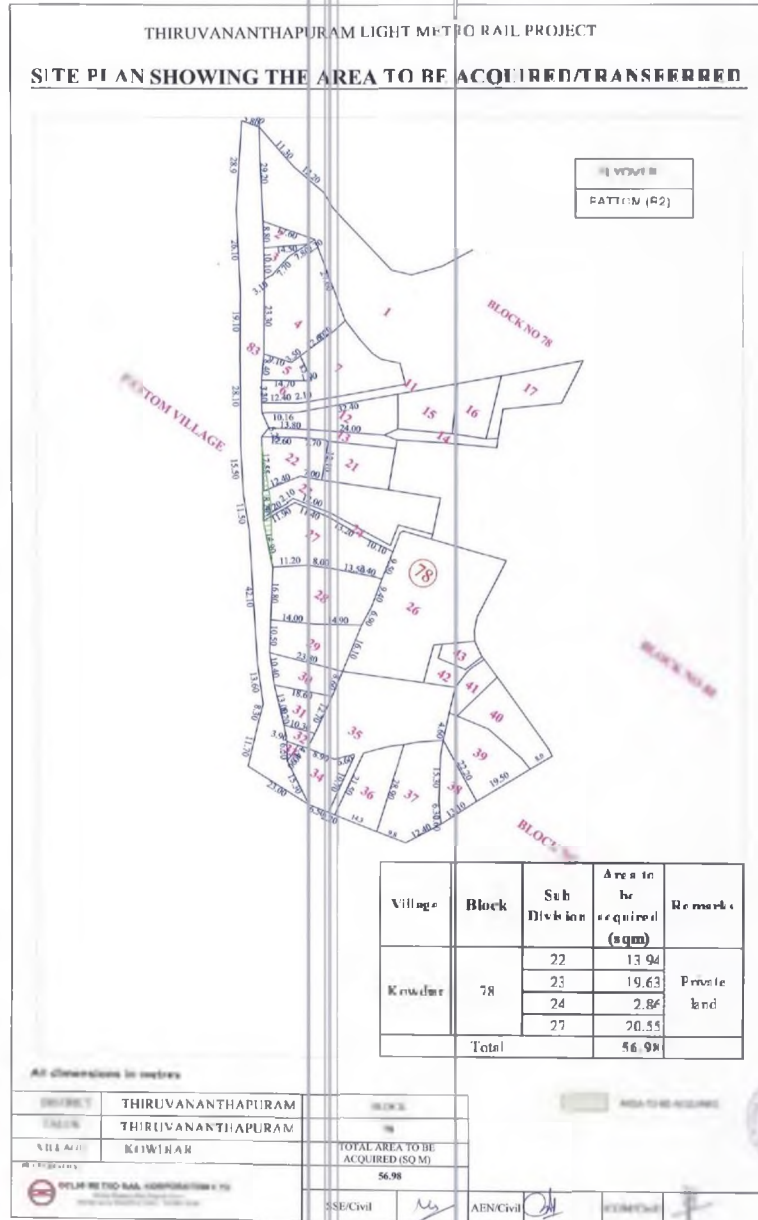


Exhibit 4.1.7 (Kowdiar Block No. 28)



Exhibit 4.1.8 (Pattom Block No. 21 – Kerala PSC)

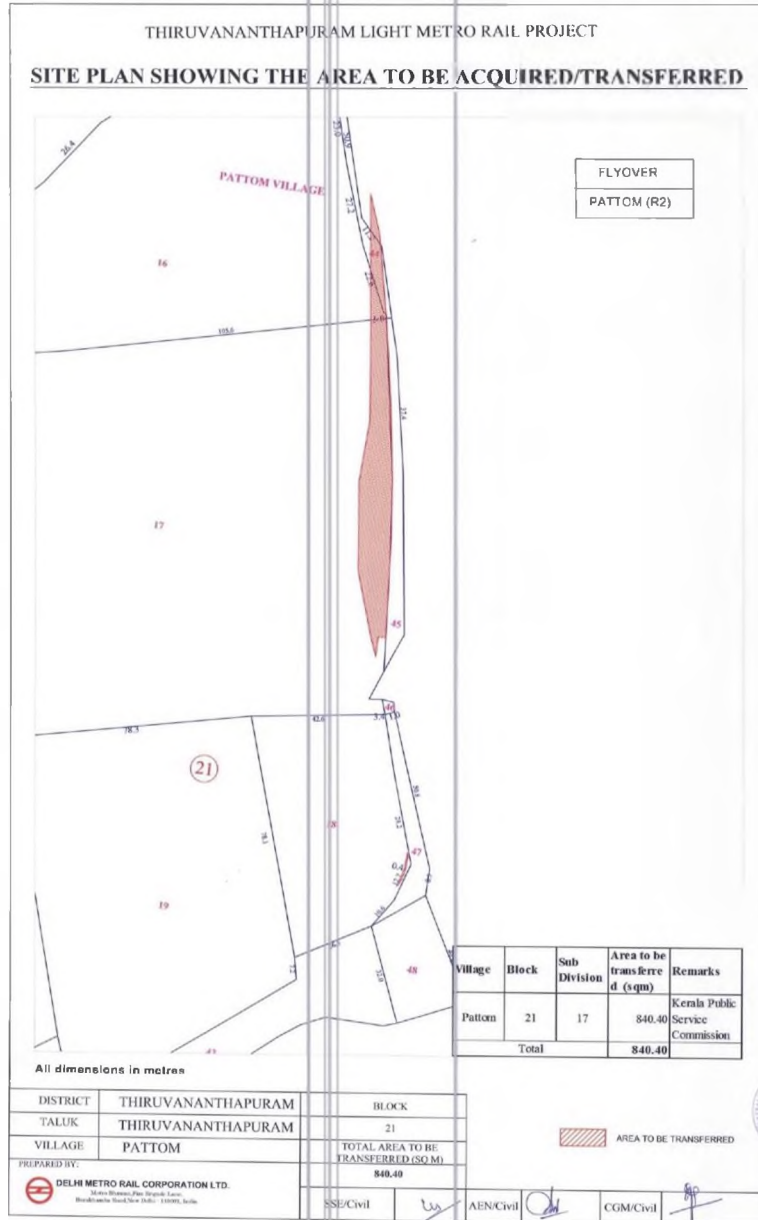
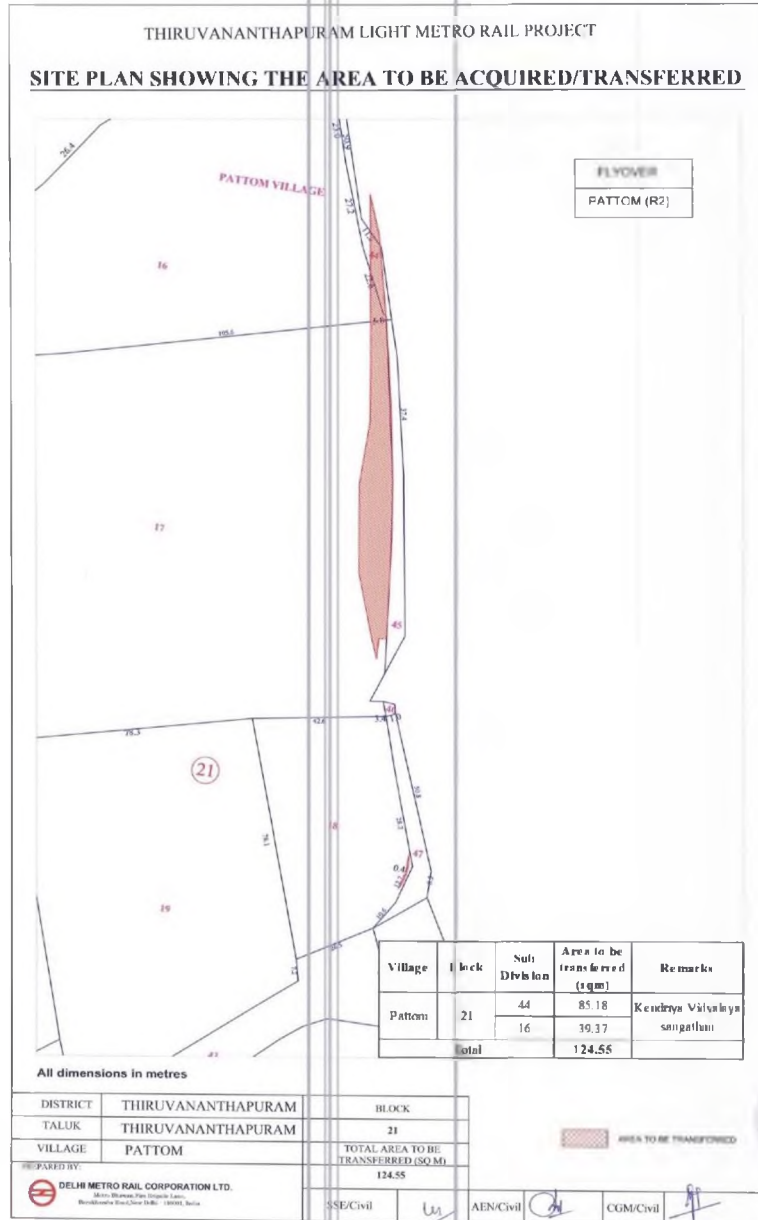
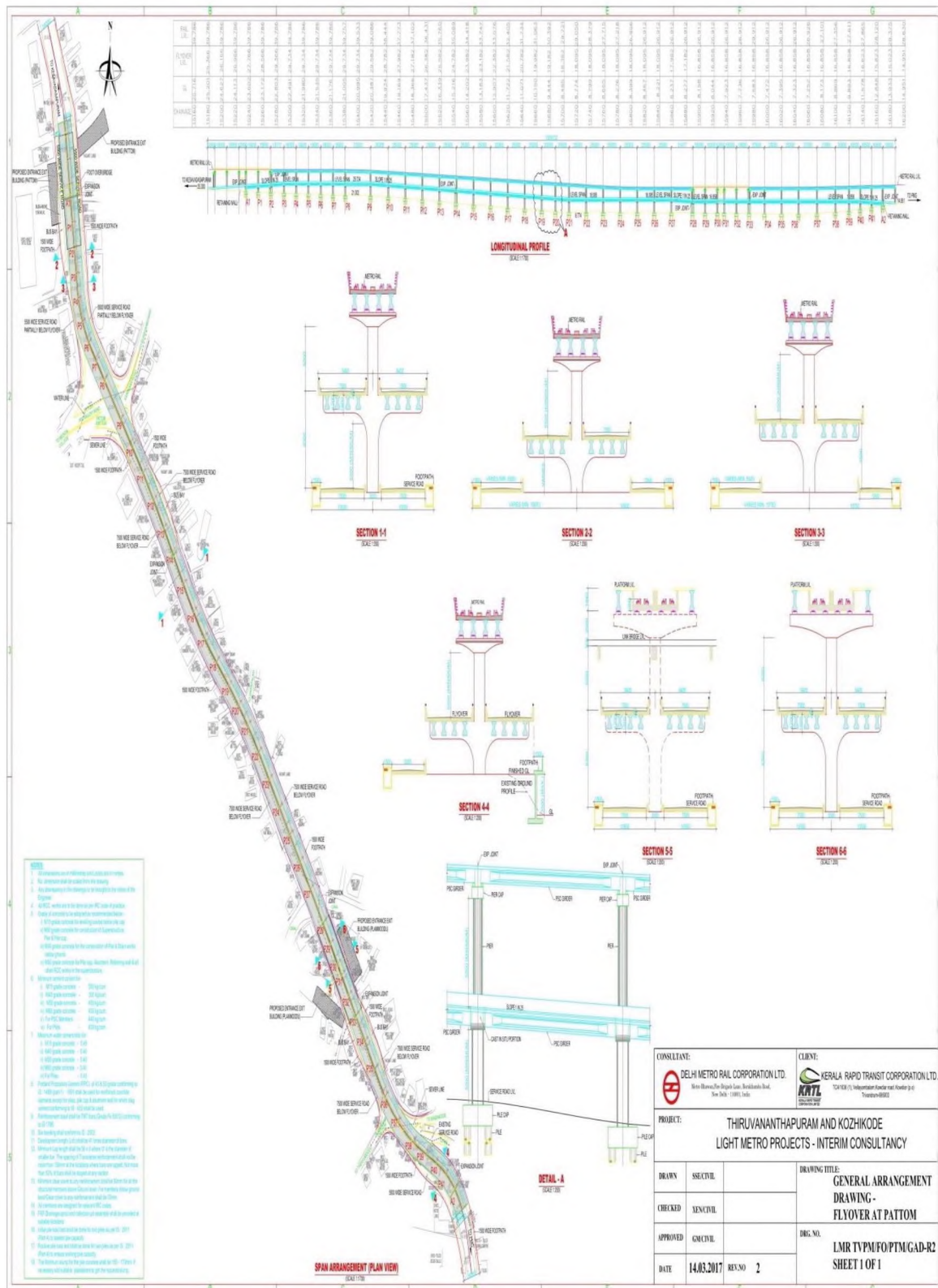


Exhibit 4.1.9 (Pattom Block No. 21 - Kendriya Vidyalaya Sangathan)



GAD image of the Bridge



4.2 Entire area of impact under the influence of the project (not limited to land area for acquisition)

The Pattom Fly Over Project involves acquisition of land plots from the 55 affected entities in Pattom and Kowdiar Villages of the Thiruvananthapuram district. Pattom is a very busy commercial area of the Thiruvananthapuram City, with lots of educational, commercial, health and government related organizations in the vicinity. While majority of the land in the region is reported to be commercial properties, a few land is being used for residential purposes also.

The project aims to reduce traffic congestion in the Pattom and Plamoodu area resulting in greater benefits to students, patients, customers, commercial shops and alike. Apart from the defined objectives such as easy and better transportation, the project is expected to be beneficial for the people residing in the vicinity of the project area by resulting in appreciation of land values and major economic development. Though the operational commercial entities are to be affected, a better transportation through the region could boost further the commercial and service industry activities in the entire region.

4.3 Total land requirement for the project

The project is being implemented in 3,215 Sq. M. of land covering Block No.- 21, 68, 69 and 72 (Survey Nos. 70, 2 & 45, 3 & 46, 4 & 47, 72, 73, 74, 5 & 48, 6 & 49, 7 & 50, 22, 19, 33, 34 & 35, 89, 91, 92, 90, 91 & 92, 93, 19 & 95, 96 & 97, 20 & 98, 21 & 99, 32 & 100, 101, 128, 17, 16 & 44) in Pattom Village and 24, 28 and 78 (Survey Nos. 10, 45, 47, 48, 49, 50, 51, 52, 87, 89, 92, 93, 46, 88, 22, 23, 24, 27, 89 & 92, 90, 91, 93) in Kowdiar Village of Thiruvananthapuram Taluk in Thiruvananthapuram District. About 2,011.52 Sq. M. of the private land is classified as Purayidam and 238.51 Sq. M. of the private land is Nilam.

4.4 Present use of any public, utilized land in the vicinity of the project area

Under the block no. 21 sub divisions 17, 16 & 44 that comes to 965 Sq. M. falling in the village of Pattom, are utilized Public land held by Kerala PSC and Kendriya Vidyalaya Sangathan, which will be affected. And about 60 Sq. M. of the land to be acquired is in roads.

4.5 Land (if any) already purchased, alienated, leased or acquired, and the intended use for each plot of land required for the project

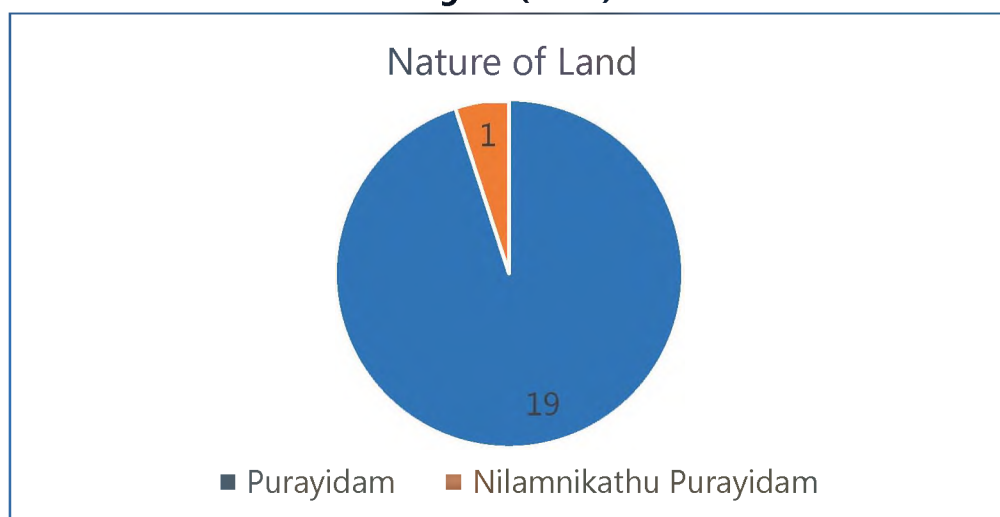
To construct a fly over connecting Plamoodu Junction and Pattom Junction in Pattom and Kowdiar Villages in Thiruvananthapuram District and to develop ancillary infrastructure, 3,215 Sq. M. of land is proposed to be acquired. As per the available information from the concerned departments, no land has been either leased or purchased for the project yet.

4.6 Quality and location of land proposed to be acquired for the project

The project land is located at Pattom-Kowdiar Villages of Thiruvananthapuram Taluk in Thiruvananthapuram District. The project area and its surroundings are known commercial areas with rising residential projects and also the locality has many governmental and health sector organizations. The project area consists mostly of dry land. Most of the land owners have built commercial spaces and established their own businesses or have given them for rent/lease. Only the few residential plots have any crops or plants in the project area. The land is deemed highly suitable for the project and support infrastructure.

4.7 Nature, present use and classification of land and if agriculture land, irrigation coverage and cropping patterns

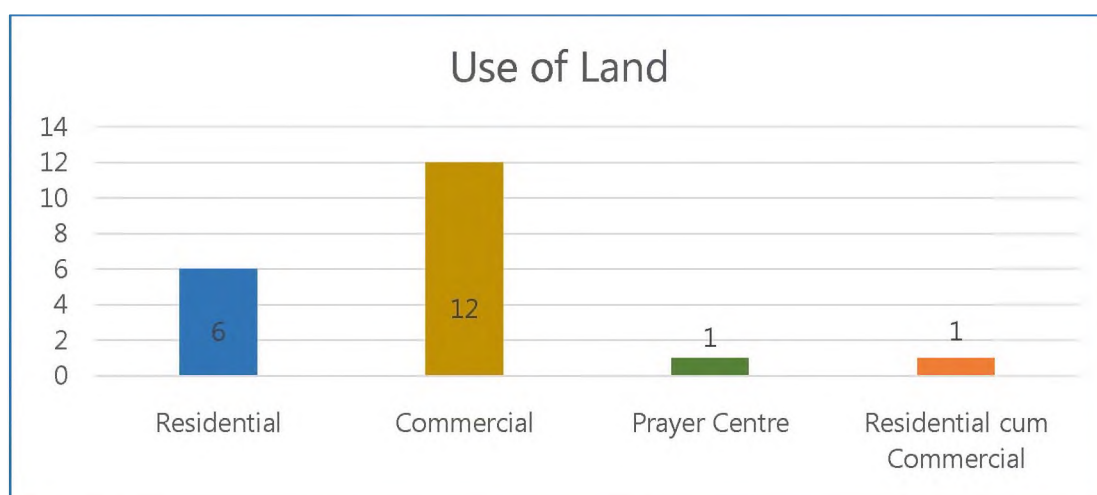
Figure (4.7.1)



The land owned by the affected respondents (20) are classified based on its nature. As illustrated in Figure 4.7.1, 90 % of the land is categorised as Purayidom and only one land is reported as Nilam.

While analysing the present use of land by the 20 affected owners (Fig. 4.7.2), it is found that the majority of the land is used for commercial purposes (12). Whereas 1 plot is used to construct an establishment for spiritual purpose, the rest (7) is used for residential purposes, of which 1 is used for residential cum commercial purpose.

Figure (4.7.2)

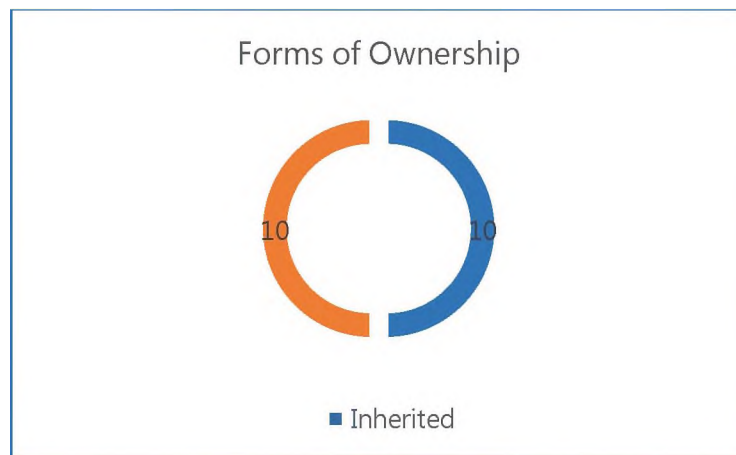


The project area is predominantly a commercial area with few residential properties and other establishments in between.

4.8 Size of holdings, ownership patterns, land distributions and number of residential houses

A total of 80.24 Cents (3,215 Sq. M.) land of 55 affected entities is mapped to be acquired. Of them two land plots are owned by the government which holds a combined land of 964.95 Sq. M. (24.08 Cents) being proposed to be acquired under the project. Civilian owners hold about 54.65 Cents (2190 Sq. M.) of land. About 1.51 Cents to be acquired are in roads. While most of the civilian owners will be affected by losing less than a cent of land on average, the largest area owned by a single owner getting acquired is 8.33 Cents.

Figure (4.8)



Among the respondent owners, ten (10) have bought the affected land plots from a third party and the remaining (10) have inherited the land. Further, the majority (18) of the affected persons have been holding the land for more than three years. 2 of the respondents have come to own the land in the project area within the last three years. The average year of holding the land is 34 years.

Five respondent owners will be displaced and the rest of the respondents will not be displaced but will be affected in one way or another depending on the activity undertaken in their lands.

4.9 Land prices and recent changes in ownership, transfer and use of lands over the last three years

The market value of the land per cent as reported from the project area, falls between INR 2,500,000 and 3,000,000 per cent and will vary based on the proximity to the road. As per the information collected through the survey, one affected person has inherited the ancestral land in the last three years and 4 land owners (as per the list received from LAO) sold their property within last 3 years which are :

- Sudha.N. purchased the land in survey No.72 owned by P.Suresh before 2 years
- Ligymol.V. purchased the land in survey No.49 owned by Ranjith, S/o. Janardhanapillai in 2016
- Mahin purchased the land in survey No.91 owned by Mr.Vijayakumar

- Balachandran purchased the land in survey No.92 owned by Deepa, D/o.Sumangaladevi
- The younger son of Late Mrs.Thankam, W/o. inherited the land in survey No.20 & 98.

Chapter 5

Estimation and Enumeration (Where Required) of Affected Families and Assets

5.1 Estimation of families

As per the communication from the Requiring Body, Thiruvananthapuram dated 03.06.2019 and the list of 71 small and minor plots of land belonging to 51 owners were identified for the proposed construction of Pattom Fly Over. Among them, two of the plots are classified as government holding and about 6 plots are roads. The SIA team tried to contact the remaining affected persons and were able to get responses from 20 of the directly affected. Apart from these, 11 tenants having commercial establishments in the affected area, were also contacted.

5.1.1 Families which are directly affected (own land that is proposed to be acquired)

The list of the affected persons as per the communication from the Requiring Body is as follows.

Table (5.1.1)

S #	Name and Address of the Affected Person	Village	Block	Survey No.	Extent of Acquisition (Square Meter)	Nature of Land
1	Doris David (wife of David) / Elizabeth Villa, TC No. 12/28 185, Plamoodu, Pattom, Trivandrum	Pattom	72	2 & 45	328.66	Purayidam
2	Mani M / TC No. 12/2910 Madathuvilakam Muri, Maruthankuzhy, Trivandrum			3 & 46	84.73	Purayidam
3	Suresh R / TC No. 2/1387/1, Mangennorkonam, Pattom, Trivandrum			4 & 47	71.88	Purayidam
4	P Suresh, S/O Velappan and Lakshmi, Madathuvilakam Muri, Plamoodu TC 12/30, Pattom, Trivandrum			72	26.43	Purayidam
5	Suresh, S/O Ramadas, TC 2/1387 (1), Mangannurkonathu House, Madathuvilakam Muri, Pattom, Trivandrum			73	19.94	Purayidam
6	Shamla Beegum, D/P Suhara Beevi, TC.12/155, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum			74	16.75	Purayidam

7	Sapna Maria Gomez, D/O Hester William Gomez, Kannamoolavarambathu, TC 13/1187 (1), Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum		5 & 48	196.67	Purayidam
8	Shamira Said, W/O Shajahan, Mohammed Kundu, Vadakedathu 13, Palakkal North, Thevalakara Village, Kollam		6 & 49	39.68	Purayidam
9	Sudheer Antony Joseph, S/O Ivan Joseph, TC 12/36.20 No, Peace Lodge, Vallivitu Muri, Kowdiar Village		7 & 50	45	Purayidam
10	Mariamma (Jo Paul George) / Paul & Sons, TC No. 12/404, M N Lane, H No. 29, Plamoodu, Trivandrum		19	18.43	Nilam
11	Jaya M C (Late Mohan Kumar) / Manjari, TC No. 12/128, Plamoodu, Pattom P. O., Trivandrum		33	11.69	Nilam
12	George (Jo Paul George) / Paul & Sons, TC No. 12/404, M N Lane, H No. 29, Plamoodu, Trivandrum		34 & 35	65.77	Nilam
13	Sunilkumar, S/O Gopinathan Nair, TC 12/123, Seevilasath House, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum		89	6.9	Nilam
14	Vijayakumar, S/O Gopinathan Nair, TC 12/123, Seevilasath House, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum	68	91	9.12	Nilam
15	(1) Deepa, D/O Sumangaladevi, TC 6/769, Appura House, Madhavamangalam, Vattiyoorkavu (2) Deepthi, D/O Sumangaladevi, Umagiri, Perumbazhuthoor Village, Neyyatinkara Taluk and (3) Kasthuri G. Nair D/O Gopinathan Nair, TC 12/123, Seevilasath House, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum		92	4.51	Nilam
16	Giridharan, S/O Sreedharan, Sudharma Vilasam, TC 3/70, Marappalam, Karunganoor Muri, Kowdiar Village		90	0.04	Purayidam
17	Thulasidharan, S/O Sreedharan, Sudharma Vilasam, TC 3/70, Marappalam, Karunganoor Muri, Kowdiar Village		91 & 92	4.68	Purayidam
18	(1) Rajani G. Nair, D/O PG Gopalan Nair, Nallambarakkulathil House, Muthukurishi, Mannarkadu, Palakkad, (2) K. K Yousaf, S/O Soopi Haji, Kandi House, Chathur Kuravayal, Javakundu P.O., Kunnothu Parambu Village, Thalassery, Kannur and (3) Ms. Siksu Ramathu, D/O Ramachandra Kurupu, Ramathu House, Ponmary Parambu, Vilyapalli P.O., Ayanchery Village, Vadakara, Kozhikode	69	93	3.58	Purayidam
19	Meeran Pilla, S/O Noohukannu, Hameeda Mansil, TC 49/572, Kalippankulam, Iranimuttam Village, Thiruvananthapuram		19 & 95	37.04	Purayidam

20	Ajith Kumar V S / TC No. 11/777, Sree Padmam, Nandancode, Trivandrum			96 & 97	26.07	Purayidam
21	Thankam, W/O Karunakaran, TC 11/3, Nandankode, Valluheetu Muri, Madathuvilakam, Pattom, Trivandrum			20 & 98	17.81	Purayidam
22	Superior General, Carmelites Sisters of St. Teresa, Ernakulam			21 & 99	200.36	Purayidam
23	(1)Susamma, W/O K.C Chacko, Kottanadu, Kuttingandathil Madathil Chalil, Ezhumatoorpakuthi, Tiruvalla and (2) K.C Chacko, S/O K.J Chacko, Kottanadu, Kuttingandathil Madathil Chalil, Ezhumatoorpakuthi, Tiruvalla			32 & 100	333.76	Purayidam
24	For Jesus Calls Trust, 16 Greenways Road, Chennai- 600028 (S Jaya Paul, Director- National Affairs, M 46/4 Ist Main Road, Besanth Nagar, Chennai-600090)			101	127.17	Purayidam
25	Dr. Vinitha Prasad, D/O Raghuprasad, Patmashree House, No.8, TC 12/321, M N Lane, Plamoodu, Pattom Village			128*	40.46	Purayidam
26	(1) Satheesh Kumar, S/O Soma Sundaran Pillai, Sumalayam, Arunootimangalam Desom, Mangadu Village, Kollam and (2) Santhosh Kumar, S/O Soma Sundaran Pillai, Sumalayam, Arunootimangalam Desom, Mangadu Village, Kollam	Kowdiar	24	45	22.48	Purayidam
27	Jobin Baby, Kalaykadu Tharayil, Changanassery Village, Kottayam			47	8.43	Purayidam
28	Prasannakumari, W/O Muraleedharan, Neelima, TC No. 3/2287 (1), Pattom P.O., Kowdiar Village, Trivandrum			48	9.96	Purayidam
29	(1) Jayaprakash, S/O Janardhana Pillai, Jyotsna, TC 3/802, Kesavadasapuram, Madathuvilakam Village, Thiruvananthapuram, (2) Ranjith, S/O Janardhana Pillai, Jyotsna, TC 3/802, Kesavadasapuram, Madathuvilakam Village, Thiruvananthapuram and (3) Jyotsna, D/O Sharadama, Jyotsna, TC 3/802, Kesavadasapuram, Madathuvilakam Village			49	3.46	Purayidam
30	(1) Priyakumari, D/O Jyotsna, TC 3/2287, Pattom P.O., Kowdiar Village and (2) Preetha J, D/O Jyotsna, TC 3/2287, Pattom P.O., Kowdiar Village			50	19.56	Purayidam
31	Jose P A, S/O Antony P.O., Jose Gold Traders and Jewellers			51	32.34	Purayidam
32	Sugunan K Das, S/O Kumara Das, Banas Compound, Nanthancode, Madathuvilakam			52	5.7	Purayidam
33	Lakshman Sreenivas, S/O Nagarajalu, Parthas, TC 5/2352 (2), Golf Links Road, Sastamangalam Village, Thiruvananthapuram (For Parthas Infopark Pvt. Ltd.)			87	52.97	Purayidam

34	(1) Anitha Elisabeth, (2) Varsha Elsa Thomas and (3) Vaniya Lis George, Puliyel, TC 3/2170, LIC Lane, Pattom		89	46.18	Purayidam
35	Gowthaman S, S/O Chembaka Moorthy, TC 2/2155 (11), AN-234, Adarsh Nagar, Pattom (For QRS Retail Ltd.)		92	61.52	Purayidam
36	(1) Sujathadevi Saradamani, Saradavilasam Bunglow, Pattom Valluveetumuri, (2) S krishnakumar, MD, Nikunjam Constructions Pvt. Ltd., TC 4/2554-3, Indraprastham, Pattom, Kowdiar and (3) Thomas John Muthoot, MD, Muthoot Fin Corp Ltd., Muthoot House, TC 4/1241, Kuravankonam Village, Kowdiar		93	75.54	Purayidam
37	Anil Kumar, S/O Ramachandradas, TC No. 25/1124, Usha Bhavan, Plamoodu, Trivandrum		22	13.94	Nilam
38	(1) George K G, S/O Joseph George, Karukathara House, Madathuvilakathu Muri, Pattom and (2) Raju George, S/O George K K, Karukathara House, Madathuvilakathu Muri, Pattom	78	23	19.63	Nilam
39	Anjaleena Florence Isaac, D/O Dr. Edward M, TC 10/1579, Badhani Bhavan, Valluveetu Muri, Kowdiar Village		27	20.55	Nilam
40	Sivaprasad, S/O Vidyadharan, MD, Condor Properties Pvt. Ltd., TC 2/2421, Pattom, Palace P.O.		89 & 92	20.76	Nilam
41	Sivakala, D/O Pankajakshi, AalumMootu House, MadathuvilakAM Muri, Pattom Village	28	93	3.08	Nilam

5.2 Family of scheduled tribes and other traditional forest dwellers who have lost any of their forest rights

The construction of proposed Fly Over connecting Pattom and Plamoodu Junctions requires acquisition of mostly commercial dry lands from an urban area. Neither any Scheduled Tribes, nor any other community with special forest rights are reported to be affected by the project.

5.3 Families which depend on common property resources which will be affected due to acquisition of land of their livelihood

In regards to the public land being acquired from the government ownership, no common resources are there that will affect the livelihood of anyone. Some public land that is commonly used being taken over are few of the roads in the area, but this acquisition won't affect the daily life or livelihood of anyone.

5.4 Families which have been assigned land by the State Government or the Central Government under any of its schemes and such land is under acquisition

No such land are available in the project area

5.5 Families which have been residing on any land in the urban areas for preceding three years or more prior to the acquisition of the land

The 7 families affected because of the project have been residing in this urban area for more than 3 years.

5.6 Families which have depended on the land being acquired as a primary source of livelihood for three years prior to the acquisition

Income from commercial establishments in the form of rent and or profit from business are the major livelihood opportunities for 9 affected families and they are reported to be affected. As per the survey feedback, these affected families have been in business for more than three years in the project area.

5.6.1 Families which are indirectly impacted by the project (not affected directly by the acquisition of own lands)

There are about 11 tenants who run their businesses in the buildings that are being affected by the project. About 17 employees (Male – 15 and Female – 2) who work in these commercial establishments, will lose their livelihood or income in salaries. And another 27 employees (Male – 22 and Female – 5) from the family run businesses in the project area too gets indirectly affected through losing their income from wages/salaries. Average monthly Salary/Income of employees in the establishments run by Tenants is INR 17,823/- and in case of employees of the family run businesses it is INR 16,555/-. Average age of employees of the tenants is 27 years and in the case of family run business it is 39 years. On average the years of employment with these establishments is 6 years in the case of tenants and 5 years for family run businesses. Bakery, Mobile Shop, and Textile are the major business units that get affected by the project.

5.6.2 Inventory of productive assets and significant lands.

The proposed project is in an urban area with good commercial and governmental presence. There are few residential and many commercial establishments in the area. The significant land plots in the project area are owned by Government. As per the information collected from the project area two of the affected families will be at loss of residence and the adjacent land, whereas one another land owner will compound wall in the affected area. Only about 7 commercial buildings are affected and from it only 3 are in need of complete relocation. Being a prominent commercial area, the loss of crops and plants are minimal considering residential plots are a few. Affected crops are 3 Mango Trees, 1 Pepper Plant, Teak and Jackfruit Tree each, 2 Banyan Trees, 5 Coconut Trees and 3 Plantains.

Chapter 6

Social Economic and Cultural Profile (Affected Area and Resettlement Site)

Plammoodu Junction and Pattom Junction are two of the most important road intersections of the urban road infrastructure in the city of Thiruvananthapuram, Thiruvananthapuram district, in the state of Kerala. Ever increasing number of vehicles and ensuing traffic congestions in the area, has lent the need of a flyover essential, for a smooth and efficient mobility in the area. This has led to the proposal of the project in question between Plammoodu Junction and Pattom Junction in the villages of Kowdiar and Pattom. The project will have varied impact on the people and socio-economic profile of the 55 affected entities. Interpretations of details collected from various sources and the affected persons who responded (20 owners and 11 tenants) to the survey, are given here.

6.1 Demographic details of the population in the project area

As per the details given in the Figure 6.1.1, the most prevalent religion in the area is Hinduism with twelve (12) families following this religion; Christianity is the second majority with six (6) families believing in it and two of the families belong to Islam.

While 10 families belong to Other Backward Community (OBC), 9 families fall in the General category and one family belongs to SC category (Table 6.1.1).

Analysing the age of the members of the affected respondent families (71 individuals), it has been found that adult in the age group of 26-45 is the majority group with 18 of them; followed by 15 persons falling in 46-60 age group. Similarly, presence of senior citizens in the families is significantly high with 11 persons beyond the age of 61. The third major age group is 6-15 with 14 individuals in the group (Figure 6.1.2).

Figure 6.1.3 explains the Gender specifics of the respondent group. As per the primary information through questionnaire survey, there are 32 male and 34 Female members in the respondent families.

37 persons are married and 26 are reported as unmarried. It was found that there are 3 widows among the respondent families Table (6.1.2).

With regards to the education background of the affected persons, majority have undergone some kind of formal education. This is in line with the state wide scenario of education levels. 25 of them have gone to schools, of which 14 have completed High School level education. When 11 have passed UG, Post Graduates are 9. There are family members of the respondents who have attended professional course;6 of them have honoured in B.Tech and 2 in M.Tech (Table 6.1.3).

Four of the respondents have not cooperated with the survey team in providing their demographic details.

Figure (6.1.1)

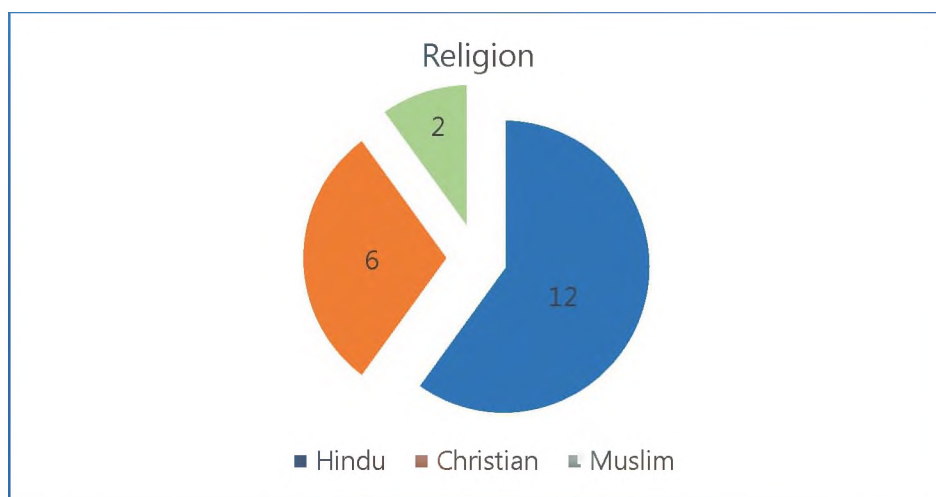


Table (6.1.1)

Social Group	No. of Families
General	9
OBC	10
SC	1

Figure (6.1.2)

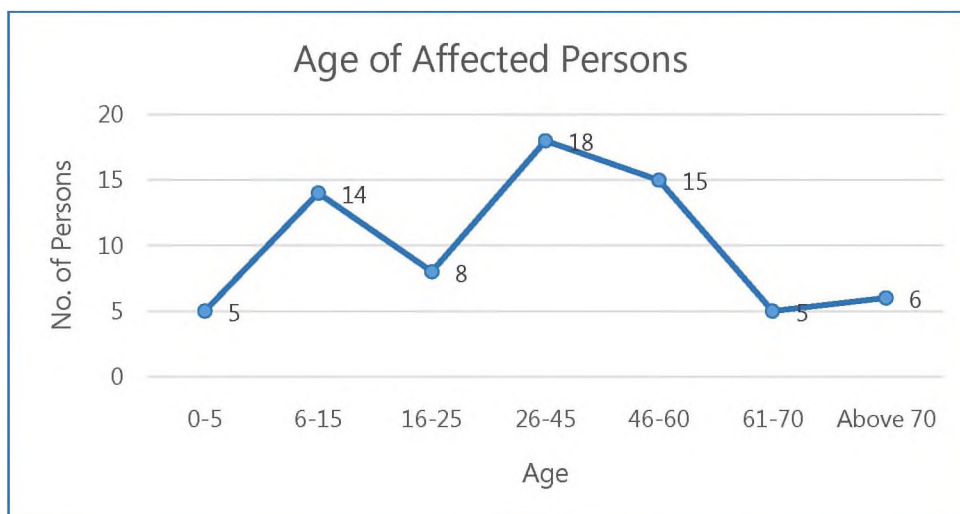


Figure (6.1.3)

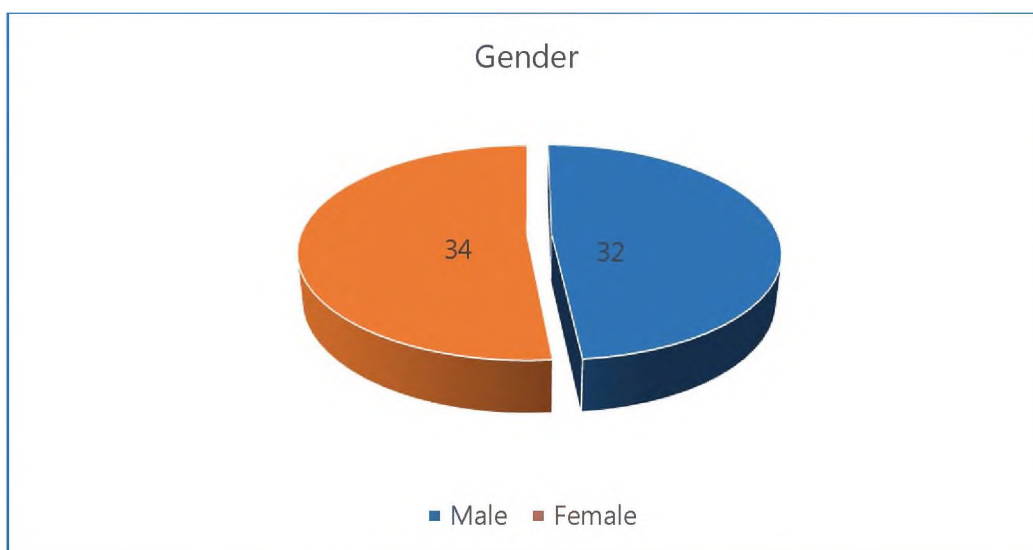


Table (6.1.2)

Marital Status	No.of Persons
Married	37
Unmarried	26
Widow	3

Table (6.1.3)

Level of Education	No. of Persons
LP School	4
UP School	4
High School	14
Senior School	3
UG	11
PG	9
B. Tech	6
M. Tech	2
Others	6

6.2 Income and poverty levels

As furnished in the Figure 6.2.1, monthly income of the affected families is more or less equally distributed under different levels of income. Under the category of 40,000-50,000 there are three (3) respondent families, in the case of 30,000-40,000 and 50,000-60,000 income levels, there are two (2) each as reported in the survey. While income of the two(2) of the affected families is recorded below INR 10,000 per month, another of the two (2) families earn an income more than 70,000. Four of the respondents have kept away from giving income details to the survey team.

The monthly spent of the affected families is known to be high as the average monthly spent is reported to be INR 29,950. Among the respondent families a total of 19 are earning members. A total of 35 family members are dependent on the earning members of their families, for their daily needs. Six of the respondents have not shared details in this regard, with the survey team.

Figure 6.2.2 provides a glimpse into the poverty level of the affected families of the project. None of the affected family reportedly holds Yellow ration card which indicates that the most economically backward community doesn't exist among the affected families. The income level of one family is the least among the affected families as they hold Pink ration card and fall under Below Poverty Line (BPL). As 5 and 10 families hold Blue and White Ration card respectively, it is understood that majority of the population of the project area are in the Above Poverty Line (APL) category. Four (4) families have not disclosed the information about ration cards.

Figure (6.2.1)

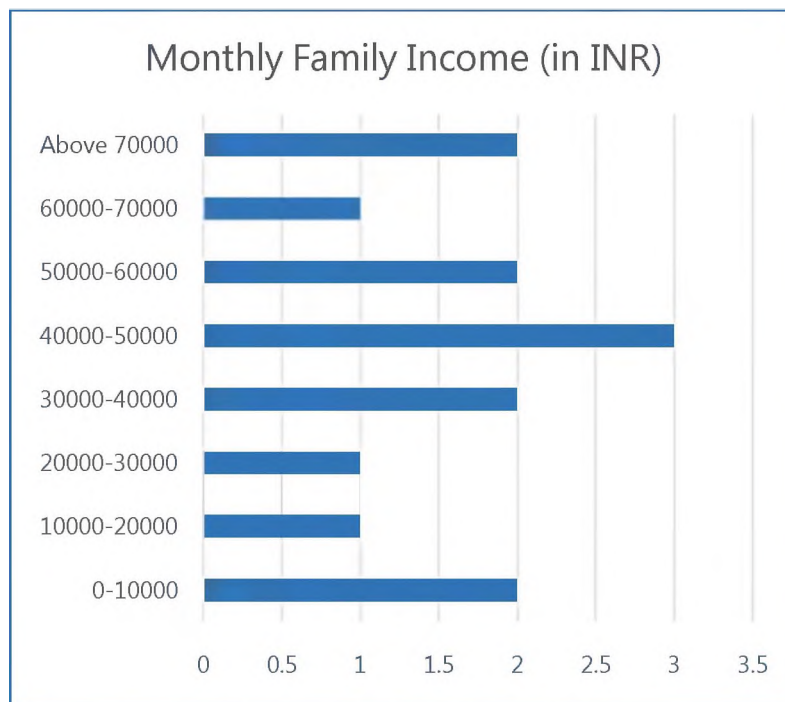
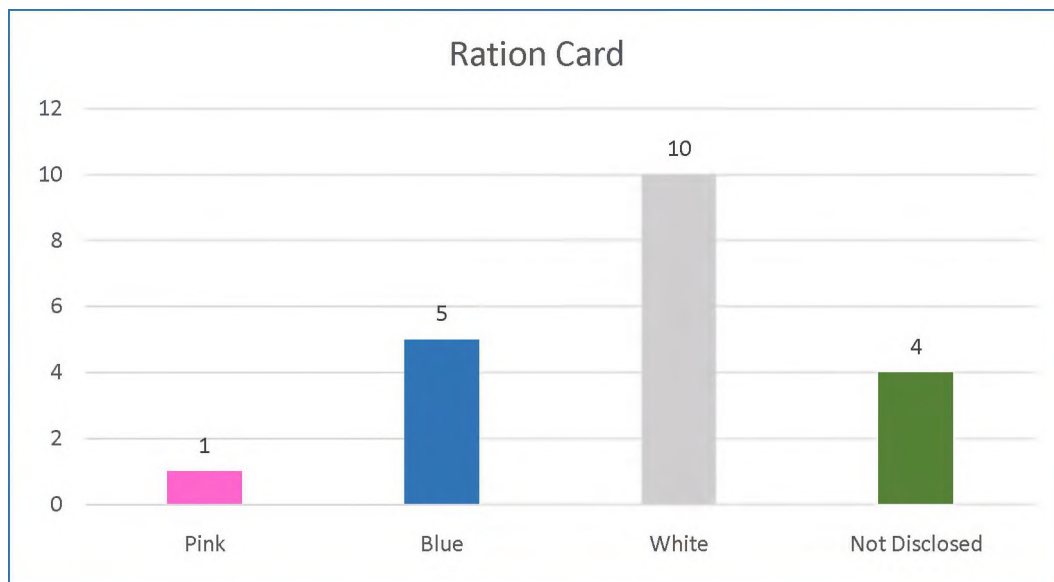


Figure (6.2.2)



6.3 Vulnerable groups

The project spreads across a 1.00 KM stretch in Pattom and Kowdiar villages of Thiruvananthapuram district. Though major aspects of Human Development Index such as education, income, health etc. are found to be positive, there are certain vulnerable groups who would require special attention while implementing the project. No. of Children under 5 years of age is 5 and elders (11) whose age is above 60 years would make a major part of the surveyed population. And there are 3 widows among the respondent families, who require special consideration. All these categories are qualified to be amongst vulnerable groups.

6.4 Land use and livelihood

As furnished in Figure 4.7.1, 90 % of the land to be acquired is dry land. Two (2) of the plots in the affected area owned by the government are used by Kerala PSC and Kendriya Vidyalaya Sangathan establishments. Some of the public land has been used to build roads leading to the residential and commercial plots of the affected entities.

Majority of the private plots are used to run commercial establishments and to be rented for commercial purposes. No one in the project area relies on agriculture for their livelihood.

6.5 Local economic activities

Entrepreneurship and rental/lease returns constitute the main sources of income for the affected parties in the project area. Families gain income as Salary/wages are also included in the affected parties. Bakery, Footwear, Textiles, Mobile Store, Sale of Fish, Nutrition products, Food, Pet Shop, etc. are the few varieties of businesses you will get to see in the project area. Since the project area being in a urban setup with residential properties, no agricultural or industrial activity is present.

6.6 Factors that contribute to local livelihoods

The project falls in one of the prominent urban centres of the city. Many of the administrative and bureaucratic setups of the district and the state are situated in the nearby localities. Thiruvananthapuram has one of the major IT Parks of the nation

and the city hosts various other corporate houses and industries. Most of the affected persons, rely on the returns/income from entrepreneurship for their livelihood. Salary or wages from working in the governmental machinery or in the various IT and other companies in and around the city is an equally important source of income for many respondents.

6.7 Kinship patterns and social and cultural organization

As observed by the expert team of SIA, people generally live in harmony and work together for the development of the region. A school of the Kendriya Vidyalaya Sangathan is presently functioning in the project area. The region is reported to have residential associations and other such social organizations to promote civil harmony in the region.

6.8 Administrative organization

Pattom village and Kowdiar village that come under the Thiruvananthapuram taluk administration are the major administrative organisation present in the project area.

6.9 Political organization

The Fly Over is planned in such a way that the individual and common properties are affected in the least possible manner. No political organisation is observed to be located in the vicinity of the project location.

6.10 Community based and civil society organizations

Though the project area has presence of all major religions, Hinduism is the dominant religion. There are two Christian spiritual centres in the project area. Besides, a Hindu Worship Stone has been found at Plamoodu junction in the project area. The location is in the immediate vicinity of the various major religious centres of the city.

6.11 Regional dynamics and historical change processes

The project spreads across a 1.00 KM stretch in Pattom and Kowdiar villages of Thiruvananthapuram district. Pattom is one of the important urban localities of the city of Thiruvananthapuram. The entire area was ruled and controlled by erstwhile

Kingdom of Thiruvithamkoor before independence and the residence of the King and Queen of the erstwhile Kingdom, is situated in the Kowdiar village, currently under the protection of the Government.

It has always been a semi-urban locality and an important bureaucratic centre since the erstwhile Kingdom had its seat in the Kowdiar village. With the economy and administrative scenario developing, now the area has become a full blown urban centre. Since the development of road infrastructure of the city, that connects the area to the various important locations of the district, the project locality has emerged to be an important corridor for the commercial vehicles.

6.12 Quality of the living environment

Majority of the population in the project area live Above Poverty Line with access to facilities such as Schools, Hospitals, Civil Organisations, Social Groups etc.. Due to its proximity to the central part of the Thiruvananthapuram City, the State's capital, the facilities in the city are well equipped and available for use of the community in the project area. Major health, religious, educational, commercial and administrative systems are close by. The distance to major Railway Station and Bus Station (Thambanur) and Airport (Trivandrum International Airport) is with an hour travel only.

Chapter 7

Social Impact Management

7.1 Approach to mitigation

- Compensation for the land owners as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 & Kerala Rules 2015.
- The Rehabilitation and Resettlement package as per the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLAR&R Act 2013 shall be provided to the affected land owners.
- Reinstall common facilities and way to residential/ other properties which are expected to affect due to the implementation of the project
- The sewage system and other public amenities like water supply, electricity lines, should be reworked and rebuilt, to alleviate problems and benefit the community in their daily requirements.
- Distribute saplings or take initiatives to replant plants/trees which will be lost due to the project
- Recreate livelihood opportunities as far as possible for the affected persons whose income is dependent on the commercial units in the project area
- Safety of the people while constructing the road and healthy disposal of wastages arise out of construction, should be ensured.

7.2 Measures to avoid mitigate and compensate impact

The proposed construction of the Pattom Fly Over covering a distance of 1.00 KM is planned by the requiring body by minimising the risk in the most possible manner. Two residential buildings are being affected completely and most of the commercial establishments in the area will be affected in one way or another. 51affected owners

will have to face some adverse effects and the measures mentioned in 7.1 may be taken to avoid, mitigate and compensate impact

7.3 Measures that are included in terms of Rehabilitation and Resettlement and Compensation as outlined in the Act

- Compensation for the land owners as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and Kerala Rules 2015.
- The Rehabilitation and Resettlement package as per the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLAR&R Act 2013 shall be provided to the affected landowners.

7.4 Measures that the Requiring Body has stated it will introduce in the project proposal

The requiring body has stated enough measures in the project proposal for mitigating issues that may arise due to the project and also sufficient fund has been reserved for compensating the affected people/entities.

7.5 Alterations to project design and additional measures that may be required to address the extend and intensity of impacts across various groups as identified during SIA

Not Applicable

7.6 Detailed Mitigation Plan including detailed activities to be carried out for each mitigation strategy, timelines for each mitigation strategy

The Rehabilitation and Resettlement package as per the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLARR Act 2013 shall be provided to the affected land owners.

Table (7.6)

S #	Mitigation Strategy	Activities	Timeline
1	Compensation and Resettlement	Assessing the impact	As per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement act 2013 and Kerala Rules 2015.
		Calculation of Compensation	
		Acquisition of land and Disbursement of Compensation	
2	Recreation of Common Facilities	Construction of common facilities along with road & fly over construction	
3	Livelihood Impact Mitigation	Recreate livelihood opportunities as far as possible for the affected persons whose income is dependent on the commercial units in the project area	
4	Environmental Mitigation	Distribute saplings or take initiatives to replant plants/trees which will be lost due to the project	
5	Mitigation to ensure safety and continuous transportation	Plan and implement safety measures and develop plan of action for the uninterrupted transportation and to dispose construction wastages	

7.7 The SIA plan indicating which measures the Requiring Body has committed to undertake and those that have been proposed, but not committed to be undertaken by the Requiring Body

Not Applicable

Chapter 8

Social Impact Management Plan Institutional Framework

8.1 Description of institutional structures and key person responsible for each mitigation measures

The project for constructing the Fly Over connecting Pattom Junction and Plamoodu Junction in Thiruvananthapuram district is proposed by KRTL, the Requiring Body. Government of Kerala has appointed various key persons through formal order with clear roles and responsibilities in accordance with the Right to Fair Compensation and Transparency in Land Acquisition, Resettlement and Rehabilitation RFCTLAR&R Act, 2013 and Kerala rules 2015.

RFCTLAR&R Act, 2013 defines the Administrator appointed by the State Government would be the person responsible for Preparation of Rehabilitation and Resettlement Scheme for affected families of Land Acquisition. Subject to the superintendence, directions and control of the appropriate Government and the Commissioner for Rehabilitation and Resettlement, the formulation, execution and monitoring of the Rehabilitation & Resettlement Scheme shall vest in the Administrator.

As per G.O. (Ms) No.485/2015/RD, dated 23/09/2015, The Kerala State Policy for Compensation and Transparency in Land Acquisition, the District Level Fair Compensation, Resettlement and Resettlement Committee comprising:

- District Collector, Administrator for resettlement and rehabilitation,
- Land Acquisition officer
- Finance Officer
- Representatives of the requiring body to take financial decisions on its behalf
- Representatives of Local Self Government Institution to monitor the Rehabilitation Action Plan

8.2 Specify role of Non-Governmental Organizations

Not applicable

Chapter 9

Social Impact Management Plan Budget and Financing of Mitigation Plan

9.1 Costs of all resettlement and rehabilitation costs

For the construction of new Fly Over of 1.00KM as defined in the project plan, satisfactory compensation as per the prevailing rules and regulations will be brought in for the land acquisition by KRTL, Thiruvananthapuram.

9.2 Annual budget and plan of action

Not Applicable

9.3 Funding sources with break up

Not Applicable

Chapter 10

Social Impact Management Plan Monitoring and Evaluation

10.1 Key monitoring and evaluative indicators

The New Fly Over Project between Pattom and Plamoodu Junctions will affect fifty two (54) individual land owners and two (2) government plots. The key monitoring and evaluative indicators are

- Fair compensation and resettlement measures as per RFCTLAAR Act, 2013
- Timely disbursement of funds to the affected families
- Implementation of the proposed project in the timeframe defined
- Safety and environmental measures
- Recreate livelihood opportunities

10.2 Reporting mechanisms and monitoring roles

Rehabilitation and Resettlement procedures as stated in the Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015 will be applicable.

10.3 Plan for independent evaluation

Not Applicable

Chapter 11

Analysis of Costs and Benefits and Recommendation on Acquisition

11.1 Final conclusions on assessment of public purpose, less displacing alternatives, minimum requirements of land, the nature and intensity of social impacts, and viable mitigation measures will address costs

The proposed Fly Over between Pattom and Plamoodu Junctions in Thiruvananthapuram Taluk of Thiruvananthapuram District was initially proposed under the Light Metro Project in Thiruvananthapuram. The project is expected to ease the traffic congestion and smooth out the traffic flow in the Pattom region as well as at Plamoodu Junction. The proposed fly over covers a total stretch of 1.00 KM with a road width of 7.5 Meters for each lane and overall width of 18.80 Meters. 3,215 Sq. M. of land spread across Pattom and Kowdiar villages have identified and aligned by KRTL and is deemed fit to be categorised for public purpose.

With the current land mapping done for the project two residences will be fully affected. Livelihoods of businesses that run in the affected plots in the project area and their employees will be affected. Besides, some of the commercial establishments along with land used for public purposes such as road, transportation, drainage, water connection, electricity lines, bus stops, etc. are reported to be affected. Suitable Resettlement/Rehabilitation/Compensation measures should be taken to mitigate the impact of the affected.

For a span of 1.00 KM, 3,215 Sq. M. of land is identified to be acquired from 54 private owners and the government. The alignment of the road was made in such a way as to avoid residential dwelling coming under the proposed fly over to a minimum and further, the principles of shortest route serving maximum population, minimum drainage crossing, minimum impact to the commercial establishments etc. have been followed.

The nature of impact varies from one to another. Displacement of families/commercial establishments and loss of employment is understood to be the most intense impact. Reduction in ownership and possession of land etc. has also emerged as other major impacts to mitigate. Fair compensation and R & R Package based on RFCTLAAR Act, 2013 and recreating livelihood opportunities are expected to be the major mitigation measures. In general, the affected persons are positive on the proposed construction of the fly over as it is expected to reduce traffic, improve connectivity with other locations and is likely to appreciate the commercial value for land and other assets.

11.2 The above analysis will use the equity principle as a framework of analysis for presenting a final recommendation on whether the acquisition should go through or not.

Based on the analysis and assessment of the positive and negative impacts of the Fly Over project in between Pattom and Plamoodu Junctions, SIA Team recommends the project to implement with the existing land mapping and acquisition plans. The project is expected to improve quality of living in the region especially in case of transportation and the same is empathised by many of the affected persons despite the negative impact the project brings. The following are recommended to mitigate the impact

- Compensation for the land owners as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 & Kerala Rules 2015.
- The Rehabilitation and Resettlement package as per the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLAR&R Act 2013 shall be provided to the affected land owners.
- Reinstall common facilities and way to residential/ other properties which are expected to affect due to the implementation of the project
- The sewage system and other public amenities like water supply, electricity lines, should be reworked and rebuilt, to alleviate problems and benefit the community in their daily requirements.
- Distribute saplings or take initiatives to replant plants/trees which will be lost due to the project
- Recreate livelihood opportunities as far as possible for the affected persons whose income is dependent on the commercial units in the project area
- Safety of the people while constructing the road and healthy disposal of wastages arise out of construction should be ensured.

References

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Department
- Annexure 8 : Details of affected families

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Government of Kerala
2019



Regn. No. KERBIL/2012/45073
dated 5-9-2012 with RNI
Reg. No. KL/TV(N)/634/2018-20

കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
PUBLISHED BY AUTHORITY

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		1940 ഫാൽഗുനം 29 29th Phalguna 1940	

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[ചട്ടം 11(3) കാണുക]

വിജ്ഞാപനം

നമ്പർ കെ 4-136263/18.

2019 മാർച്ച് 8.

ചുവടെ പട്ടികയിൽ വിവരിക്കുന്ന ഭൂമി ഒ പൊതു സ്വത്തുസ്വരൂപത്തിൽ അതായത് കേരള നാപ്പിഡ് ട്രാൻസറ്റ് കേ.പി.എസ്.എസ്. ലിമിറ്റഡിന് പട്ടണത്തിൽ ലൈറ്റ് മെട്രോ പദ്ധതിയുമായി ബന്ധപ്പെട്ട പട്ടം ജംഗ്ഷനിൽ മേൽപ്പാലം പണിയുന്നതിനായി ആവശ്യമുണ്ടെന്നോ ആവശ്യമുണ്ടായേക്കാമെന്നോ കേരള സർക്കാരിന് ബോധ്യപ്പെട്ടതിനാലും;

ഭൂമി ഏറ്റെടുക്കലിൽ ന്യായമായ നഷ്ടപരിഹാരത്തിനും സുതാര്യതയ്ക്കും പുനരധിവാസത്തിനും പുനഃസ്ഥാപനത്തിനുമുള്ള ആക്ട് 2013-ലെ (2013-ലെ 30-ാം കേന്ദ്ര ആക്ട്) 4-ാം വകുപ്പിന്റെ (1)-ാം ഉപവകുപ്പനുസരിച്ച് കേരള സർക്കാരിൽ നിക്ഷിപ്തമായിട്ടുള്ള അധികാരം വിനിയോഗിച്ച് താഴെ പട്ടികയിൽ വിവരിക്കുന്ന പ്രദേശത്ത് ഒരു സാമൂഹ്യ ആലാത വിലയിരുത്തൽ നടത്താൻ തീരുമാനിച്ചിട്ടുള്ളതാണ്.

ന.ക.ക്കാർ പ്രസ്ഥാനമുഖേന സ്വപ്രബ്ധനാൽ തിരുവനന്തപുരം പബ്ലിക് വർക്ക്സ് സെൻട്രൽ പ്രസ്സിന് അച്ചടി പ്രസിദ്ധീകരിച്ചത്. 2019

92/13/4 2019 S-25

ആയതിനാൽ, ആകെ പരാമർശിക്കുംപ്രകാരം സാമൂഹ്യ ആഘാത വിലയിരുത്തൽ പഠനം നടത്തുന്നതിനും സാമൂഹ്യ ആഘാത നിർവ്വഹണ പദ്ധതി തയ്യാറാക്കുന്നതിനും തിരുവനന്തപുരം ജില്ലയിലെ സാമൂഹ്യ ആഘാത വിലയിരുത്തൽ പഠന യൂണിറ്റായ രാജഗിരി ഔട്ട് റീച്ച്, രാജഗിരി കോളേജ് ഓഫ് സോഷ്യൽ സയൻസ്, രാജഗിരി പി. ഒ., കളമശ്ശേരി, എറണാകുളം എന്ന സ്ഥാപനത്തിന് അനുമതി നൽകിയിരിക്കുന്നു. ടി പ്രവൃത്തി ഒരു മാസ കാലയളവിനുള്ളിൽ പൂർത്തീകരിക്കേണ്ടതും യാതൊരു കാരണവശാലും ആറു മാസത്തിൽ അധികമാകാൻ പാടില്ലാത്തതുമാണ്.

പട്ടിക

ജില്ല—തിരുവനന്തപുരം.

താലൂക്ക്—തിരുവനന്തപുരം.

(ഏകദേശ വിസ്തീർണ്ണമാണ് കൊടുത്തിരിക്കുന്നത്.)

ക്രമ നമ്പർ	വില്ലേജ്	ബ്ലോക്ക് നമ്പർ	വിസ്തീർണ്ണം (ഹെക്ടറിൽ)
1	പട്ടം	21 (ഭാഗം)	0.0998
2	പട്ടം	59 (ഭാഗം)	0.0005
3	പട്ടം	68 (ഭാഗം)	0.0014
4	പട്ടം	69 (ഭാഗം)	0.0787
5	പട്ടം	72 (ഭാഗം)	0.0805
6	കവടിയാർ	24 (ഭാഗം)	0.0510
7	കവടിയാർ	78 (ഭാഗം)	0.0015

(ഒപ്പ്)

ജില്ലാ കളക്ടർ,
തിരുവനന്തപുരം.

Socio Economic Survey for Social Impact Assessment Study
Land Acquisition for Construction of Flyover at Pattom Junction
as part of Thiruvananthapuram Light Metro Project (Owner)

SIA Ref No	
Interviewer's Name	
Survey Date	
Supervisor's Name	
Data Entry Staff Name	
Data Entered Date	
Data verified by, and Date	

Name of the Respondent: _____

Name of the Affected Family (Head): _____

Name and Address of the Affected Person: _____

Phone Number: _____

Household Demographic Information:

Q.1 Village/Place: _____

Q.2 Ward No.: _____

Q.3 Name of Corporation: _____

Q.4 Religion: Hindu ☐ Muslim ☐ Christian ☐ Others ☐
 Please Specify

Q.5 Social Group: SC ☐ ST ☐ OBC ☐ General ☐ Others ☐
 Please Specify

Q.6 Ration Card: PINK ☐ BLUE ☐ WHITE ☐ N.A ☐

Q.7 Monthly Family Income: _____

Q.8 Monthly Family Expenditure:

Q.9 Major Source of Income:

Q.10 No. of Earning Members in the Family:

Q.11 No. of Dependents:

Q.12 Total Land Area Owned by Members in the Family (in Cents)

Details of the Land Proposed for Acquisition

Q.13 Type of Land:

Purayidam

Nilam

NilamNikathuPurayidam

Q.14 Present Use:

Unused

Agriculture

Residential

Commercial

Q.16 Forms of Ownership: Inherited

Bought

Rented/Leased

Encroached

Q.17 Total Extent of Land (in Cents):

Address of the Affected Property (with pincode)	Communication Address of the owner (with phone number & pincode)

Name of title holder/s of the property
(specify the names of all the members specified
as per the title deed)

Date on which the Land is owned (approx)

Q.18 Have you bought or sold or made any other transactions in the land in the last three years?

Yes

No

If yes, give details

Q.19 Total Extent of Land proposed to be acquired (in Cents):

Q.20 Survey No/s. of the Land to be acquired:

Q.21 Type of Building exist in the land: Concrete ☐ Tiled ☐ Hut ☐

Q.22 Built up Area (In Square Feet):

Q.23 No. of Commercial Units: Family Managed Rented Vacant

Q.24 Type/Nature of Business Unit Managed by the family:

Q.25 Details of Employees in the Family Managed Units:

S #	Name of Employee	Gender	Age	Monthly Salary	No. of Dependents	Date of Joining	Contact No.
1							
2							
3							
4							

(Add in separate sheet if employed more)

Q.26 Presence of Water Source in the Land: Well ☐ Bore well ☐ Pond ☐ N.A ☐

Q.27 Statistics of Farming and existence of major trees/Cash Crops in the Land Proposed to be acquired:

S #	Type of Farming /Tree/ Cash Crops	Specify Units (Area/ Nos.)
1		
2		
3		
4		
5		

Q.28 Monthly Income from the Land to be acquired:

Impact

Q.29 Does the proposed acquisition of land displace you? Yes ☐ No ☐

Q.30 Does the proposed acquisition of Land affect your major source of Income and Livelihood opportunities? Yes ☐ No ☐

If yes, state how _____

Q.31 Does the proposed acquisition of Land affect farming and agriculture you are currently engaged at? **Yes** ☐ **No** ☐

If yes, state how _____

Q.32 Does the proposed acquisition of Land affect your existing water sources? **Yes** ☐ **No** ☐

If yes, state how _____

Q.33 In any form, does the proposed acquisition cause hindrance to your residence/commercial building or other structures in the vicinity such as compound wall etc.? **Yes** ☐ **No** ☐

If yes, state how _____

Q.34 Does the proposed acquisition cause any hindrance to access electricity? **Yes** ☐ **No** ☐

If yes, state how _____

Q.35 Does the proposed acquisition affect your mode of transportation and access to the nearby town, public/social institutions such as Schools, Hospitals, Clubs, and Sports Ground etc.? **Yes** ☐ **No** ☐

If yes, specify _____

Q.36 Are there any users outside your family for the land proposed to be acquired? **Yes** ☐ **No** ☐

If yes, give the details below

S #	Name and Address of the Person	Contact #	Type of Use

Awareness and Attitude

Q.37 Are you aware about the proposed plan of Constructing Fly Over at Pattom Junction for Thiruvananthapuram Light Metro Project and acquisition of your land/Building? **Yes** ☐ **No** ☐

If yes, source of information:

Newspaper		TV/Digital Media	
Community Members		Social Media	
Others (Specify)			

Q.38 Rank the likely positive and negative outcomes of the project:

Positive Outcome	Rank
Better access to important locations	
Low Traffic	
Higher commercial value for land and other properties	
Better infrastructure and access to modern facilities in the locality	
Others (Specify)	

Negative Outcome	Rank
Reduction in ownership and possession of land	
Livelihood means fully or partially affected	
Farming and agriculture negatively affected	
Others (Specify)	

General Comments about the Project: _____

Q.39 FAMILY MEMBERS - DETAILS

Sl.No	Name	Relationship with the Head of the family	Age	Gender	Marital Status(Married/Unmarried/Divorcee/Widow)	Education		Job	Monthly Income	Major diseases/ Disability
						Completed	Continuing			
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

Socio Economic Survey for Social Impact Assessment Study
Land Acquisition for Construction of Flyover at Pattom Junction
as part of Thiruvananthapuram Light Metro Project (Tenant)

SIA Ref No	
Interviewer's Name	
Survey Date	
Supervisor's Name	
Data Entry Staff' Name	
Data Entered Date	
Data verified by, and Date	

Name of the Respondent: _____

Name and Address of the Affected Person: _____

Phone Number: _____

Household Demographic Information:

Q.1 Village/Place: _____

Q.2 Ward No.: _____

Q.3 Name of Corporation: _____

Q.4 Religion: Hindu ☐ Muslim ☐ Christian ☐ Others ☐
Please Specify

Q.5 Social Group: SC ☐ ST ☐ OBC ☐ General ☐ Others ☐
Please Specify

Q.6 Ration Card: PINK ☐ BLUE ☐ WHITE ☐ N.A ☐

Q.7 Monthly Family Income: _____

Q.8 Monthly Family Expenditure: _____

Q.9 Major Source of Income:

Q.10 No. of Earning Members in the Family:

Q.11 No. of Dependents:

Details of the Rented Building/Land Proposed for Acquisition

Q.12 Survey No/s. of the Land to be acquired:

Q.13 Type of Building Rented:

Concrete

☐

Tiled

☐

Hut

☐

Q.13a Built up Area (In Square Feet):

Q.14 Type/Nature of Business Unit Managed:

Q.15 Details of Employees in the Family Managed Units:

S #	Name of Employee	Gender	Age	Monthly Salary	No. of Dependents	Date of Joining	Contact No.
1							
2							
3							
4							

(Add in separate sheet if employed more)

Q.16 Monthly Income from the Commercial Units:

Impact

Q.17 Does the proposed acquisition of land displace you or your commercial unit?

Yes

☐

No

☐

Q.18 Does the proposed acquisition of Land affect your major source of Income and Livelihood opportunities?

Yes

☐

No

☐

If yes, state how _____

Q.19 Does the proposed acquisition of Land affect farming and agriculture you are currently engaged at? Yes ☐ No ☐

If yes, state how _____

Q.20 Does the proposed acquisition of Land affect your existing water sources? Yes ☐ No ☐

If yes, state how _____

Q.21 In any form, does the proposed acquisition cause hindrance to your residence/commercial building or other structures in the vicinity such as compound wall etc.? Yes ☐ No ☐

If yes, state how _____

Q.22 Does the proposed acquisition cause any hindrance to access electricity? Yes ☐ No ☐

If yes, state how _____

Q.23 Does the proposed acquisition affect your mode of transportation and access to the nearby town, public/social institutions such as Schools, Hospitals, Clubs, and Sports Ground etc.? Yes ☐ No ☐

If yes, specify _____

Awareness and Attitude

Q.24 Are you aware about the proposed plan of Constructing Fly Over at Pattom Junction for Thiruvananthapuram Light Metro Project and acquisition of your land/Building? Yes ☐ No ☐

If yes, source of information:

Newspaper	<input type="checkbox"/>	TV/Digital Media	<input type="checkbox"/>
Community Members	<input type="checkbox"/>	Social Media	<input type="checkbox"/>
Others (Specify)	<input type="checkbox"/>		

Q.25 Rank the likely positive and negative outcomes of the project:

Positive Outcome	Rank
Better access to important locations	
Low Traffic	
Higher commercial value for land and other properties	
Better infrastructure and access to modern facilities in the locality	
Others (Specify)	

Negative Outcome	Rank
Reduction in ownership and possession of land and Building	
Livelihood means fully or partially affected	
Farming and agriculture negatively affected	
Others (Specify)	

General Comments about the Project: _____

Q.26 FAMILY MEMBERS - DETAILS

Sl.No	Name	Relationship with the Head of the family	Age	Gender	Marital Status(Married/Unmarried/Divorcee/Widow)	Education		Job	Monthly Income	Major diseases/ Disability
						Completed	Continuing			
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

Annexure - III (a)

മാധ്യമം

2019 ജൂലൈ 25 • വ്യാഴം

ഫോറം - 5 ചട്ടം 14 (1) കാണുക നോട്ടീസ്

നമ്പർ: 27/SIA TVM/2019

തീയതി: 23.07.2019

തിരുവനന്തപുരം ജില്ലയിൽ തിരുവനന്തപുരം താലൂക്കിലെ പട്ടം കവടിയാർ വി
ഭാഗത്തിൽ സ്ഥിതി ചെയ്യുന്നതും ഇതോടൊപ്പം ചേർത്തിട്ടുള്ള പട്ടികയിൽ
വിവരിച്ചിട്ടുള്ളതുമായ ഭൂമി ഒരു പൊതു ആവശ്യത്തിന് അതായത് കേരള റാ
ഷ്യൽ ട്രാൻസിറ്റ് കോർപ്പറേഷൻ ലിമിറ്റഡിന് ലൈറ്റ് മെട്രോ പദ്ധതിയായി
ബന്ധപ്പെട്ട പട്ടം ഭാഗത്തിൽ മേൽപ്പാലം നിർമ്മിക്കുന്നതിനായി ഭൂമി ഏറ്റെ
ടുക്കലിൽ ആവശ്യപ്പെടുന്നതും ആവശ്യപ്പെടേണ്ടതാണെന്നോ കാണുന്നതും
അയതിനു വേണ്ടി ഭൂമി ഏറ്റെടുക്കലിൽ ന്യായമായ നഷ്ടപരിഹാരത്തിനും
സ്വത്തുവസ്തുക്കളും പുനരധിവാസത്തിനും പുനർസ്ഥാപനത്തിനുമുള്ള അവ
കാശ ആക്ട് (2013ലെ കേന്ദ്ര ആക്ട് 30) 4-ാം വകുപ്പ്, 1-ാം ഉപവകുപ്പ് പ്രകാരം
കേരള ഗസറ്റ് (അസാധാരണം) 752-ാം നമ്പർ ആയി 2013.08.13ൽ പ്രസിദ്ധീകരിചി
ട്ടുള്ളതാണ്. ജില്ലാ ഭരണകൂടത്തിൽ നിന്നും ലഭിച്ചിട്ടുള്ള K 4-136263/18. തീയതി
08.03.2019 ഉത്തരവ് പ്രകാരം സാമൂഹ്യ പ്രയോജന പഠന വിലയിരുത്തൽ റി
പ്പോർട്ട് തയ്യാറാക്കുന്നതുമായി ബന്ധപ്പെട്ട താഴെ പ്രസ്താവിക്കുന്ന ഭൂമിയിൽ
അവകാശങ്ങളെ പുറം നോട്ടീസ് പ്രകാരം 2019 ആഗസ്റ്റ് 8-ാം തീയതി വ്യാഴാഴ്ച മുതൽ
കഴിഞ്ഞ് 3 മാസങ്ങൾ പട്ടം പാലട്ട് ഭാഗത്തിൽ ഉള്ള സോണാ മരിയ കോൺവെ
ന്റിൽ വെച്ച് നടത്തുന്ന പബ്ലിക് ഹിയറിംഗിന് ഹാജരാകേണ്ടതാണ് ഇതി
നാൽ അറിയിച്ചുകൊള്ളുന്നു. (പട്ടം പാലട്ട്, ബ്ലോക്ക് നമ്പർ (ഭാഗം) 21, 59, 68,
69, 72 & കവിടിയാർ വില്ലേജ് ബ്ലോക്ക് നമ്പർ (ഭാഗം) 24, 78)

Sd/- ചെയർപേഴ്സൺ

സാമൂഹ്യ പ്രയോജന പഠന വിലയിരുത്തൽ നിർണ്ണയ ബോർഡ്
രേഖാവിതരനായും, രാജഗിരി കോളേജ് ഓഫ് സോഷ്യൽ സയൻസസ്
കളക്ടർ, കൊച്ചി - 683 104

ദേശാഭിമാനി 2019 ജൂലൈ 24 ബുധൻ

നമ്പർ: 27/SIA TVM/2019

Sd/- ചെയർപേഴ്സൺ

രാജഗിരി ഓട്ടറിച്ച്, രാജഗിരി കോളേജ ഓഫ് സോഷ്യൽ സയൻസസ് കളക്ടറുടെ, കൊച്ചി 683 104

Annexure - IV

ഫോറം - 5 ചട്ടം 14 (1) കാണുക
നോട്ടീസ്

നമ്പർ 27/SIA TVM/2019

തീയതി : 23.07.2019

തിരുവനന്തപുരം ജില്ലയിൽ തിരുവനന്തപുരം താലൂക്കിലെ പട്ടം കവടിയാർ വില്ലേജ് കളിൽ സ്ഥിതി ചെയ്യുന്നതും ഇതോടൊപ്പം ചേർത്തിട്ടുള്ള പട്ടികയിൽ വിവരിച്ചിട്ടുള്ള തുമായ ഭൂമി ഒരു പൊതു ആവശ്യത്തിന് അതായത് കേരള റാപ്പിഡ് ട്രാൻസിറ്റ് കോർപ്പറേഷൻ ലിമിറ്റഡിന് ലൈറ്റ് മെട്രോ പദ്ധതിയുമായി ബന്ധപ്പെട്ട പട്ടം ജംഗ്ഷനിൽ മേൽപ്പാലം നിർമ്മിക്കുന്നതിനായി ഭൂമി ഏറ്റെടുക്കലിൽ ആവശ്യമുണ്ടെന്നോ ആവശ്യമുണ്ടായേക്കാമെന്നോ കാണുന്നതും ആയതിനു വേണ്ടി ഭൂമി ഏറ്റെടുക്കലിൽ ന്യായമായ നഷ്ടപരിഹാരത്തിനും സുതാര്യതയ്ക്കും പുനഃരധിവാസത്തിനും പുനഃസ്ഥാപനത്തിനുമുള്ള അവകാശ ആക്ട് (2013ലെ കേന്ദ്ര ആക്ട് 30) 4-ാം വകുപ്പ്, 1-ാം ഉപവകുപ്പ് പ്രകാരം കേരള ഗസറ്റ് (അസാധാരണം) 752-ാം നമ്പർ ആയി 20.03.2019 ൽ പ്രസിദ്ധീകരിച്ചിട്ടുള്ളതാണ്. ജില്ലാ ഭരണകൂടത്തിൽ നിന്നും ലഭിച്ചിട്ടുള്ള K 4-136263/18. തീയതി 08.03.2019 ഉത്തരവ് പ്രകാരം സാമൂഹ്യ പ്രത്യാഘാത പഠന വിലയിരുത്തൽ റിപ്പോർട്ട് തയ്യാറാക്കുന്നതുമായി ബന്ധപ്പെട്ട് താഴെ പ്രസ്താവിക്കുന്ന ഭൂമിയിൽ അവകാശമുള്ള എല്ലാ വ്യക്തികളും 2019 ആഗസ്റ്റ് 8-ാം തീയതി വ്യാഴാഴ്ച ഉച്ചകഴിഞ്ഞ 2.30 മണിക്ക് പട്ടം, പ്ലാമുട് ജംഗ്ഷനിൽ ഉള്ള സാന്താമരീയ കോൺവെൻറിൽ വെച്ച് നടത്തുന്ന പബ്ലിക് ഹിയറിംഗിന് ഹാജരാകേണ്ടതാണെന്ന് ഇതിനാൽ അറിയിച്ചുകൊള്ളുന്നു. (പട്ടം വില്ലേജ്, ബ്ലോക്ക് നമ്പർ (ഭാഗം) 21, 59, 68, 69, 72 & കവടിയാർ വില്ലേജ് ബ്ലോക്ക് നമ്പർ (ഭാഗം) 24, 78).

Sd/-ചെയർപേഴ്സൺ

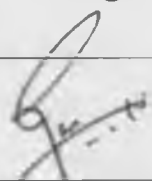


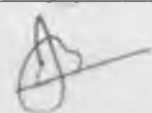




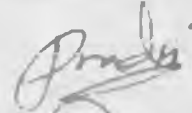

സാമൂഹ്യ പ്രത്യാഘാത പഠന വിലയിരുത്തൽ നിർണ്ണയ യൂണിറ്റ്
രാജഗിരി ഔട്ട്റീച്ച്, രാജഗിരി കോളേജ് ഓഫ് സോഷ്യൽ സയൻസസ്, കളമശ്ശേരി, കൊച്ചി - 683104



PUBLIC HEARING*Land Acquisition for the Construction of**Pattom Fly Over - Light Metro Project, Thiruvananthapuram****Participant list***

Date: 08/08/2019

Place: Santha Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
1.	SIVARAMAKRISHNAN Kuma	WOODLAND ESTATE LTD. 9020787 040	
2	S. Thulasidharan	T.C. 12/59 Plamood Pattom	
3	G. SUNIL KUMAR	T.C. 12/12(K5) Plamood	
4	Babu Joxu	9447892831	
5.	V.S. Ajith Kumar	T.C. 12/85 9847151151 Anjane Pooles, Plamood	
6	Sivprasad E.R	N. K. J. S. S. S.	
7	S. Vimalakumaran	Vimala Furnishings Pattom K.V.V.E.S. Pattom 9645624481	
8	Suresh-S.A.	Madhuvil Towers Plamood Pattom 9458911936	
9	K. PRADEEP KUMAR	DSP medicals Plamood 9446904712	
10	T. P. R. Prasad	No-8, N.W. Lane Plamood. Pattom	





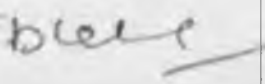

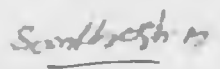

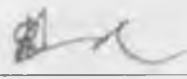
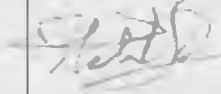
PUBLIC HEARING

*Land Acquisition for the Construction of
Pattom Fly Over – Light Metro Project, Thiruvananthapuram*

Participant list

Date:08/08/2019

Place: Santha Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
11.	JAYA PRAKASH J	ROHINI, TC 3/2287(2) PATTOM 9946405201	
12.	M. Sanjeev	Nilanjam Sawa Pattom, Tvm 8547455106	
13.	R. Suresh	9947-861962	
14.	Mohamed Javed	9935362250	
15.	G. Dileepkumar	ABM. Indian Bldg Pattom	
16.	Sam Kumar	9846046861	
17.	Santhosh M	9387431546	
18.	Varghese J	9847222695	
19.	Balachandran K	9495287859	
20.	Michel David	9495923028	

PUBLIC HEARING

*Land Acquisition for the Construction of
Pattom Fly Over – Light Metro Project, Thiruvananthapuram*

Participant list

Date:08/08/2019

Place: Santha Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
21	Jacobs John	9847868866 JOHN STUDIO	
22	Ighel	9875881290	
23	Sunilkumar	9947647645	
24	Thomas Thomas	9497592862	
25	MOHAN J Pattom CPC (AAB) Building	9145910662 Pattom CPC (A) Association	
26	Tejas	Cafe one way 9995 777755	
27	Giridharan S	9895199921	
28	Mohana Shan	9495826401	
29	Subesh	9847297368	
30	Pradeep Kumar Bk	8281634697	


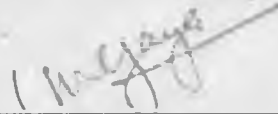

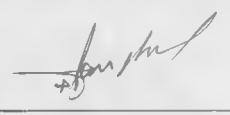

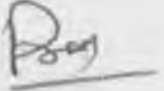


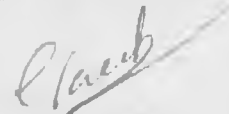

PUBLIC HEARING

*Land Acquisition for the Construction of
Pattom Fly Over – Light Metro Project, Thiruvananthapuram*

Participant list

Date: 08/08/2019

Place: Santha Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
31	C. K. K. Ajith K S	GRS Retail Ltd.	
32	M C. Jaya	TC 12/128, Manyar, Plamood Pattom P.O. Triv. 695004 Ph. 8547301933	
33	Santha Mariya Convent SR. SHUBHA	Alc. Thiruvananthapuram Home For The Blind, Plamood	
34	James B. Wilk	Jesus Calls Plamood 9446417323	
35	Mr. M. 206214	Vo. 1, 206214	
36	V. Premas	Natrigone Plamood 8547591341	
37	Adv. ARUN BRIN	Tc 3/2621	
38	Vinodlal/Sudhan 9847369136	VINOD BHAVAN MATHRA. PO FUNALUR KOLLAM DIST	
39	George Jacob	Jesus Calls Plamood (Pattom) 9447182998	
40	Prathap G.S.	Prathap Tricops Ltd Nikroops 82nd. off PSC office Pattom 0471-2524454	

PUBLIC HEARING


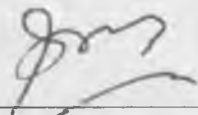

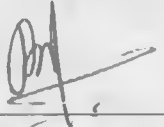
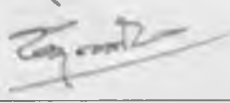
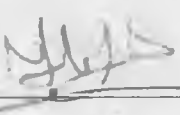

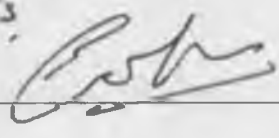
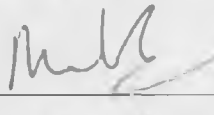

Land Acquisition for the Construction of

Pattom Fly Over – Light Metro Project, Thiruvananthapuram

Participant list

Date:08/08/2019

Place: Santha Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
41	Dineth Sngathan	C. R. Complex B-Block - Pattom 9595402231	
42	S. NIRMALAN	SANJA, PATTOM 9946099727	
43	S. H. MAFEE	91312777 KRASO, Pattom 9816712183	
44	S.R. BAIJU	N ANDHANAY P.O. 11939(4) Plamood. Pattom P.O., Thiruv	
45	V. Preethna Keraar	Meikoon Road Pattom Road Thiruv	
46	N. Lakshman Sreenivas S. Krijunam Abhishek Krijunam	Parthius Textiles 0471-2465164, 2463164	
47	Dileep Kumar D Pollen Vilevaly Pattom. P.O	Lakshmi Vilevaly	
48	Popul Kumar A	GROUND AUTO SPARE PATTOM THIRUV 9847936526	
49	Mami Kamalam R	Videotronics, Pattom, 9846083631	
50	Susseela Sugunan	Rekha - RLNYRA - 40 Pattom. Thiruv - 695064	



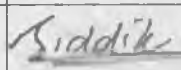
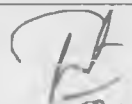


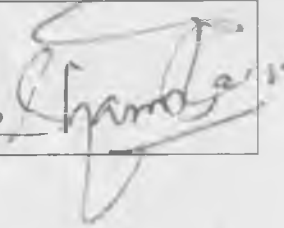
PUBLIC HEARING

Land Acquisition for the Construction of
Pattom Fly Over – Light Metro Project, Thiruvananthapuram

Participant list

Date:08/08/2019

Place: Santha Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
51	Sudhir Anding Joseph	"Pearlodge" PHG-Plamood Road, Pattom Thiruvananthapuram Tc/12/03 9447324711	
52	Santhosh Kumar	Mudumbil Towers, Sriyoga Bhawan Yogi Plamood, TN	 9446554554
53	Yousf Siddique-E	TE 3/2593/2 Krishna BHAVAN Mazhapadam pattom PO TVM.	 9293287902
54	PREM SAI	Nutrizone, Opp Jini hotel, TMC-Plamood cmt way, Plamood	 8548591341
55	B. Bahadur	Newer Anney Hotel	
56	M.S. Suresh	CHC CHC	
57	Shamle Begum	Tc 12/155, Suthana Manila, Plamood Bridge pattom PO 9747710308	

PUBLIC HEARING

Land Acquisition for the Construction of

Pattom Fly Over – Light Metro Project, Thiruvananthapuram

Participant list

Date:08/08/2019

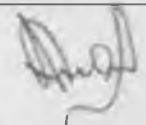


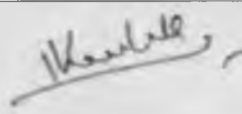


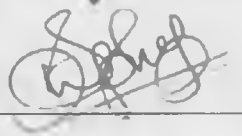
Place: Santha Mariya Convent, Plamood

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PUBLIC HEARING*Land Acquisition for the Construction of**Pattom Fly Over – Light Metro Project, Thiruvananthapuram****Officials list***

Date:08/08/2019

Place: Santa Mariya Convent, Plamood

Sl.no	Name	Address and Phone Number	Sign
1	Anand Elamou (Chief Exec. Mgr., KRTL)	9895577549	
2	Sumithran C. Vch. Asst. Collector	9746933184	
3.	Abdul ali Liaison officer.	9496468930	
4.	Meena Kunnille Chairperson	9895291767	
5	Palayam Rajan Councillor & Chairman PPSC	9447063823	
6	Mannukumar Vb Addl Secy PPSC	9497713029	
7	Stephy J George Councillor Kersavala Panchayat	9400336665	

**GOVERNMENT OF KERALA****Abstract**

Revenue Department – Rehabilitation and Resettlement Package for acquisition of Land in the State in lieu of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 - Approved - Orders issued.

REVENUE (B) DEPARTMENT

G.O.(Ms)No. 448/2017/RD Dated,Thiruvananthapuram,29/12/2017

Read: 1 G.O (Ms) No 419/11/RD dated 15.11.2011.

2 Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

3 Minutes of the meeting convened by ACS (Revenue) on 29.05.2017

ORDER

Land acquisition for public purpose in the State is done by invoking the provisions contained in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, National Highways Act, 1956 and by Direct/Negotiated purchase. In view of the introduction of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 the necessity for a clear and transparent policy for rehabilitation and resettlement was felt.

The meeting convened by Additional Chief Secretary (Revenue) on 29.05.2017 inviting Finance Secretary, Law Secretary, Secretary PWD, Transport Secretary, Commissioner, Land Revenue & District Collector, Thiruvananthapuram discussed the various issues related to the formulation of State Policy on Rehabilitation & Resettlement in lieu of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 .

The Committee observed that the State of Kerala is facing several problems with regard to Land Acquisition. Stiff resistance from all corners are being faced by the Land Acquisition Officers (LAO). The Committee viewed that organized resistance from petty traders, shop owners are faced during this entire process. Owing to the experience gained over a past couple of years, the Committee decided to slightly deviate from those

provided under the 2nd schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and give more compensation to the affected parties considering the prevailing conditions existing in the State. On serious and deliberate discussions the Committee unanimously came to the conclusion for providing more assistance rather than included in the 2nd schedule of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

Government have examined the matter in detail and are pleased to approve a comprehensive Rehabilitation and Resettlement Policy as appended to this order for land acquisition in the State slightly deviating from those provided under the 2nd schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and give more compensation to the affected parties considering the prevailing conditions existing in the State. This Rehabilitation and Resettlement Policy will be applicable to all land acquisition cases in the State, ie, by invoking the provisions contained in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, National Highways Act, 1956 and by Direct/Negotiated purchase. This Rehabilitation and Resettlement Policy will have effect from the date of this order where the land acquisition award has not been passed.

By order of the Governor

P H KURIAN

ADDITIONAL CHIEF SECRETARY

To:- The Commissioner of Land Revenue, Thiruvananthapuram.

All District Collectors.

The Public Works/Water Resources/Industries/Power/Transport/Local Self Government/IT Departments.

The Principal Accountant General (Audit), Kerala, Thiruvananthapuram.

The Accountant General (A&E), Kerala, Thiruvananthapuram.

The Finance Department (Vide UO No 514877/Exp-A1/267/201 dated 20.07.2017)

General Administration (SC) Department (Vide Item No 1784 dated 26.12.2017)

Information and Public Relations Department

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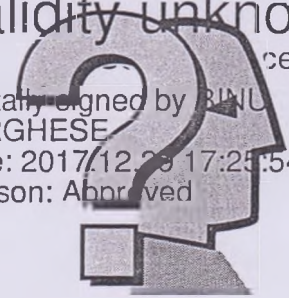
Copy To:-

PS to Chief Minister
PS to Minister (Revenue)
AS to Chief Secretary
PA to ACS (Rev & DM)
CA to Principal Secretary (Finance)
CA to Principal Secretary (PWD/Transport)
CA to Additional Secretary (Revenue/LA)

Forwarded/By order

Validity unknown

Digitally signed by BINU
VARGHESE
Date: 2017.12.28 17:25:54 IST
Reason: Approved



APPENDIX

Sl. No.	State Policy on Rehabilitation and Resettlement
1	<p>Provision of housing units in case of displacement:</p> <p>1. If a house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana specifications. If a house is lost in urban areas, a constructed house shall be provided, which will be not less than 50 Sq mts in plinth area.</p> <p>2. The benefits listed above shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area and which has been involuntarily displaced from such area.</p> <p>PROVIDED that any such family in urban /rural areas which opts not to take the house offered, shall get a one-time financial assistance for house construction, which shall not be less than Rs 300000(three lakhs rupees only) irrespective of their annual financial income.</p>
2	<p>Land for Land</p> <p>In the case of irrigation project, affected family owing agricultural land in the affected area and whose land has been acquired or lost, or who has, as consequence of the acquisition or loss of land, been reduced to the status of a marginal farmer or landless, shall be allotted, in the name of each person included in the records of rights with regard to the affected family, a minimum of one acre of land in the command area of the project for which the land is acquired:</p> <p>PROVIDED that in every project those persons losing land and belonging to the Scheduled Castes or Scheduled Tribes will be provided land equivalent to land acquired or two and a one half acres, whichever is lower.</p>
3	<p>Offer for developed Land:</p> <p>In case the land is acquired for urbanization purposes, twenty percent of the developed land will be reserved and offered to</p>

	<p>land owing project affected families, in proportion to the area of their land acquired and at a price equal to the cost of acquisition and the cost of development:</p> <p>PROVIDED that in cases the land owing project affected family wishes to avail of this offer, an equivalent amount will be deducted from the land acquisition compensation package payable to it.</p>
4	<p>Choice of Annuity or Employment:</p> <p>The appropriate Government shall ensure that the affected families are provided with the following options:</p> <p>(a). Where jobs are created through the project, after providing suitable training and skill development in the required field, make provision for employment at a rate not lower than the minimum wages provided for in any other law for the time being in force, to at least one member per affected family in the project or arrange for a job in such other project as may be required; or</p> <p>(b) One time payment of five lakhs rupees per affected family; or</p> <p>(c) Annuity policies that shall pay not less than three thousand rupees per month per family for twenty years, with appropriate indexation to the Consumer Price Index for agricultural Labourers.</p>
5	<p>Subsistence grant for displaced families for a period of one year</p> <p>Each affected family which is displaced from the land acquired shall be given a monthly subsistence allowance equivalent to five thousand rupees per month for a period of one year from the date of award.</p> <p>In addition to this amount, the Scheduled Castes and the Scheduled Tribes displaced from Scheduled Areas shall be relocated in a similar ecological zone, so as to preserve the economic opportunities, language, culture and community life of the tribal communities.</p>
6	<p>Transportation cost for displaced families:</p> <p>Each affected family which is placed shall get a one-time financial assistance of fifty thousand rupees as transportation cost for shifting of the family, building, materials, belongings and cattle.</p>

7	Cattle Shed/Petty Shops cost: Each affected family having cattle or having a petty shop shall get one-time financial assistance subject to a minimum of twenty five thousand rupees and maximum of Rs. 50,000/- (Fifty thousand rupees) for construction of cattle shed or petty shop as the case may be.
8	One time grant to artisan, small traders and certain others: Each affected family of an artisan, small trader or self employed person or an affected family which owned non agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time financial assistance of fifty thousand rupees.
9	Fishing Rights: In cases of irrigation or hydel projects, the affected families may be allowed fishing rights in the reservoirs.
10	One time Resettlement Allowance: Each affected family shall be given a one-time "Resettlement Allowance" of fifty thousand rupees only.
11	Commercial Tenants One time assistance of Rs. 2,00,000/- (Rupees Two lakhs only) to meet all shifting charges and social costs. Provided, such assistance would not be provided to companies, banks, financial institutions & large shops having a carpet area of more than 2000 sq.ft.
12	Employees working in commercial establishments Rs.6,000/-(Rupees Six thousand only) p.m for 6 months for loss of livelihood for the employees working in the said commercial establishment for 3 years prior to acquisition.
13	Residential family Tenants They will provided a one time shifting allowance of Rs.30,000/-.(Rupees thirty thousand only)
14	Encroachers who live or run their business on puramboke

	<p>land for a minimum period of 3 years preceding the date of 4(1) notification of Right to Fair Compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or date of Preliminary Notification of the concerned Act as the case may be:</p> <ol style="list-style-type: none"> 1. Rs. 5,000/- p.m (Rupees Five thousand only) for 6 months. 2. Value of Structure/improvements on land valued as per The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act.
15	<p>Place of worship.</p> <p>In addition to land and structural value, shifting charge of actual expenditure subject to a maximum of Rs. 1,00,000/- (Rupees One lakh only) wherever necessary.</p>

13856

14/10/15-



GOVERNMENT OF KERALA

Abstract

Revenue Department - State policy for Compensation and Transparency in Land Acquisition - Approved - Orders issued.

REVENUE (B) DEPARTMENT

G.O.(Ms) No.485/2015/RD.

Dated, Thiruvananthapuram, 23/09/2015.

Read : G.O.(P) No.470/2015/RD dated 19/09/2015.

ORDER

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 has been enacted with the objective of ensuring just and fair compensation and rehabilitation for the affected families due to compulsory acquisition of land for public purpose. This Act came into force w.e.f. 01/01/2014. The State Government as per G.O. read above has approved Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Kerala) Rules, 2015.

2. Section 108 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 provides for framing a state law/policy which provides higher compensation than that calculated under this Act for the acquisition of land so that the affected person or his family or member of his family can opt to avail such a higher compensation under such state policy.

3. Therefore, in order to speed up and simplify the procedures of land acquisition for public purpose, Government are now pleased to approve a state policy for compensation in land acquisition as appended to this order. The important objective of this policy is to conduct negotiations with the land owners and reach consensus on compensation and rehabilitation by the District Level Fair compensation, rehabilitation and resettlement committee (DLFC) and approval of the same by the State Level Empowered Committee (SLEC).

(By Order of the Governor)

Dr. Vishwas Mehta
Principal Secretary to Government

To

The Commissioner, Land Revenue, Thiruvananthapuram
All District Collectors
The Public Works /Water Resources/Industries/Power/Transport/
Local Self Government/IT Departments
The Accountant General (Audit/A&E) Kerala, Thiruvananthapuram
The Finance Department
General Administration (SC) Department
Information & Public Relations (W&NM) Department
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Section Officer.

Policy of the State of Kerala for compensation in land acquisition

Introduction

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 has been enacted with the objective of ensuring adequate compensation and Rehabilitation & Resettlement to Land owners whose land are compulsorily acquired by the State for bonafide public purposes. Section 108 of the Act empowers the Government to frame law or policy which provides a higher compensation than calculated under this Act for the acquisition of land and thereby enabling the land owner to exercise option either to avail such higher compensation for Rehabilitation and Resettlement under such policy of the State or to go by the provisions of the Act. Kerala is a State with high population density and whenever Government resorts to acquisition of land for public purpose, families get displaced from their ancestral properties and lose lands which are often their sole livelihood. In order to ensure that immediate relief by providing enhanced compensation and Rehabilitation & Resettlement package to such affected families, Government of Kerala felt the need for framing an adequate policy on the subject.

Objectives

Government aims to ensure the following relief to the land losers through this policy.

1. The land losers are provided with just and reasonable compensation for land acquired, relieving them from the burden of approaching judicial forums for enhancement of compensation.
2. Rehabilitation & Resettlement policy as provided in the Act along with additional packages including employment/stake holdings in eligible cases according to the nature of the project.
3. Disbursement of compensation before taking possession of land and ensuring Rehabilitation and Resettlement packages including infrastructural amenities as provided in the third schedule of the Act within 18 months of the date of publication of DD.
4. Transparency in procedures and less negative impact ensuring the land losers that their socio-economic status does not fall below what it was before the acquisition.

Frame work of the policy

The general provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 shall apply to all land acquisitions. Social Impact Assessment (SIA) study shall be conducted in projects where it is mandatory and preliminary notification under Section 11 of the Act shall be published after approval of the project by the Expert Committee.

- (1) The Government shall constitute a District Level Fair Compensation, Resettlement and Rehabilitation Committee in every District.
- (2) The District Level Fair Compensation, Resettlement and Rehabilitation Committee shall have the following Members:

- i) District Collector
- ii) Administrator for Resettlement and Rehabilitation
- iii) Land Acquisition Officer
- iv) Finance Officer
- v) Representative of the Requiring Body empowered to take financial decisions on its behalf.
- vi) Representative of the Local Self Government Institution of the area where the land is situated.

Provided that where the affected area covers more than one district, the District Level Fair Compensation, Resettlement and Rehabilitation Committee of the district, where major portion of the land to be acquired belongs to, shall function as District Level Fair Compensation, Resettlement and Rehabilitation Committee to take action in the matter.

- (3) The District Collector will verify the title deeds, non-encumbrance certificate, basic tax receipt, building tax receipt, possession certificate and other relevant records of each parcel of land to be acquired.
- (4) The District Government Pleader or any other advocate specially authorized by the District Collector in this behalf will scrutinize the title deeds, and other documents relating to ownership and possession and give necessary recommendation to the District Collector.
- (5) The District Collector shall, within 7 days of the preliminary notification under Section 11, send the SIA Report and other relevant documents to the District Level Fair Compensation, Resettlement and Rehabilitation Committee.
- (6) The District Level Fair Compensation, Resettlement and Rehabilitation Committee shall fix the parameters and shall define criteria for categorization of land as per the local needs to fix land value and the same may be approved by the Committee. The Committee should take utmost care in determining the criteria for categorization. There should not be any ambiguity regarding classification. The authority to change the categorization once approved by the District Level Fair Compensation, Resettlement and Rehabilitation Committee shall rest only with the SLEC.
- (7) After categorization of lands, land value shall be arrived at as per the provisions of the Right to Fair Compensation and transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and keeping this as the basis land value and taking into consideration the existing market value of the land make negotiation with the land owners and reach consensus with them on the final land value
- (8) The Committee will finalise the estimate of a fair and reasonable price of land and compensation along with the Rehabilitation and Resettlement package to be given to the affected person/family. The Committee shall ensure that eligible affected family is given Rehabilitation & Resettlement as envisaged in the second and third schedule of the Act.
- (9) The District Level Fair Compensation, Resettlement and Rehabilitation Committee shall send the estimate arrived as above, in Annexures I & II to the State Level Empowered Committee for approval.

- (10) The Government shall constitute a State Level Empowered Committee which shall have the following members:
- (i) Chief Secretary
 - (ii) Revenue Secretary
 - (iii) Secretary of the Administrative Department
 - (iv) Law Secretary
 - (v) Finance Secretary
- (11) The State Level Empowered Committee shall approve the estimate or return it for reconsideration by the District Level Purchase Committee with suggestions/observations that it thinks fit.
- (12) The District Level Fair Compensation, Resettlement and Rehabilitation Committee shall, within 15 days of the receipt of such approval with or without changes, send individual notices to the affected families and affected persons apprising them of the provisions of the law or policy and giving them a date to appear before it on a specified date for the purpose of considering settlement of compensation and resettlement and rehabilitation claims on the basis of the policy.
- (13) On the date fixed as above, the District Level Fair Compensation, Resettlement and Rehabilitation Committee shall explain the policy to the affected family or affected person and give them an estimate of the compensation and resettlement and rehabilitation package worked out under the policy.

Provided that the date so fixed may be adjourned for another date for reasons to be recorded, Provided further that the proceedings shall not be adjourned for more than a period of 30 days in all from the first date.

- (14) At the proceedings, the District Level Fair Compensation, Resettlement and Rehabilitation Committee shall present the estimated compensation and resettlement and rehabilitation package to the affected family or affected person and explain the terms and conditions of the same,

Provided that the District Level Fair Compensation, Resettlement and Rehabilitation Committee may change the compensation and relief and resettlement package for the benefit of the affected family or affected persons to the extent of 10% in order to arrive at a mutually acceptable settlement. If District Level Fair Compensation, Resettlement and Rehabilitation Committee feels that a higher payment exceeding 10% is absolutely necessary, then the proceedings may be recorded and sent to SLEC for approval.

- (15) The affected family or affected persons shall thereupon submit their consent to having their claims settled according to such law or policy of the State instead of settling the same under the Act

Provided that the affected families or affected persons who earlier rejected the negotiated settlement may, by a written application to the Collector, shall choose the option of the State policy at any time before passing the final award under Sections 30 and / or 31.

- (16) Upon receiving the consent of the affected person or affected family, the District Level Fair Compensation, Resettlement and Rehabilitation Committee shall submit the consent along with minutes of its proceedings to the Collector for finalizing the conveyance of land in terms of the consent.

- (17) The Collector, upon receiving the consent, shall cause a Sale Deed in terms of the settlement arrived at in the proceedings before the District Level Fair Compensation, Resettlement and Rehabilitation Committee to be executed and registered between himself and the affected family or affected person.
- (18) The Collector shall ensure that the draft declaration under Section 19 of the Act has been published before proceeding with the execution of the sale deed.
- (19) The designated officer of the concerned project authority will take steps to effect necessary changes in the classification of land through the Taluk Tahsildar on the basis of the copy of the registered deed obtained from the Office of the Sub Registrar.
- (20) The Compensation or package received by the affected family or affected person shall not be subject to income tax or any other levy.
- (21) The compensation and package agreed upon shall be paid into the bank account the details of which shall be submitted by the affected family or affected person along with the consent.
- (22) On completion of the conveyance the Collector shall take possession of the land immediately, provided that the Collector may, on a written application by the affected family or affected person, accord sanction for extension of taking of possession of the land by a period not exceeding 30 days.
- (23) No conveyance made under these rules shall be called in question in any court of law on any ground except that the same was executed by a person other than the one who was competent to do so.

Appendix-I

Check List for District Level Purchase Committee

1. Whether the title of the land is clear :
2. Whether any Government land is involved :
3. Criteria for categorization :
4. Criteria for fixing land value :
5. Decision of the DLPC :

FORMAT FOR SUBMITTING PROPOSALS FOR SLEC

I.

Category	Total Extent of land in Ares	No. of title holders	No. of title holders who have given consent	Land value as per BVR in Ares	Land Value 100%+ solatium + 12% additional land value	Land value decided by the DLPC (per Are)	% of increase	Existing fair value
A								
B								
C								
D								
Total								

II Budget provision under H/A 5054-80-800-65 LA for Government purposes

III Amount already released

IV Balance available

V Approx. amount proposed to be released for compensation in the present case

VI Amount recommended for release

VII Whether percentage of increase is justified

List of affected families

S #	Name and Address of the Affected Person	Survey No.	Extent of Acquisition (Square Meter)	Nature of Land
1	Doris David (wife of David) / Elizabeth Villa, TC No. 12/28 185, Plamoodu, Pattom, Trivandrum	2 & 45	328.66	Purayidam
2	Mani M / TC No. 12/2910 Madathuvilakam Muri, Maruthankuzhy, Trivandrum	3 & 46	84.73	Purayidam
3	Suresh R / TC No. 2/1387/1, Mangennorkonam, Pattom, Trivandrum	4 & 47	71.88	Purayidam
4	P Suresh, S/O Velappan and Lakshmi, Madathuvilakam Muri, Plamoodu TC 12/30, Pattom, Trivandrum	72	26.43	Purayidam
5	Suresh, S/O Ramadas, TC 2/1387 (1), Mangannurkonathu House, Madathuvilakam Muri, Pattom, Trivandrum	73	19.94	Purayidam
6	Shamla Beegum, D/P Suhara Beevi, TC.12/155, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum	74	16.75	Purayidam
7	Sapna Maria Gomez, D/O Hester William Gomez, Kannamoolavarambathu, TC 13/1187 (1), Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum	5 & 48	196.67	Purayidam
8	Shamira Said, W/O Shajahan, Mohammed Kundu, Vadakedathu 13, Palakkal North, Thevalakara Village, Kollam	6 & 49	39.68	Purayidam
9	Sudheer Antony Joseph, S/O Ivan Joseph, TC 12/36.20 No, Peace Lodge, Vallivitu Muri, Kowdiar Village	7 & 50	45	Purayidam
10	Mariyamma (Jo Paul George) / Paul & Sons, TC No. 12/404, M N Lane, H No. 29, Plamoodu, Trivandrum	19	18.43	Nilam
11	Jaya M C (Late Mohan Kumar) / Manjari, TC No. 12/128, Plamoodu, Pattom P. O., Trivandrum	33	11.69	Nilam
12	George (Jo Paul George) / Paul & Sons, TC No. 12/404, M N Lane, H No. 29,	34 & 35	65.77	Nilam

	Plamoodu, Trivandrum			
13	Sunilkumar, S/O Gopinathan Nair, TC 12/123, Seevilasath House, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum	89	6.9	Nilam
14	Vijayakumar, S/O Gopinathan Nair, TC 12/123, Seevilasath House, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum	91	9.12	Nilam
15	(1) Deepa, D/O Sumangaladevi, TC 6/769, Appura House, Madhavamangalam, Vattiyoorkavu (2) Deepthi, D/O Sumangaladevi, Umagiri, Perumbazhuthoor Village, Neyyatinkara Taluk and (3) Kasthuri G. Nair D/O Gopinathan Nair, TC 12/123, Seevilasath House, Madathuvilakam Muri, Plamoodu, Pattom, Trivandrum	92	4.51	Nilam
16	Giridharan, S/O Sreedharan, Sudharma Vilasam, TC 3/70, Marappalam, Karunganoor Muri, Kowdiar Village	90	0.04	Purayidam
17	Thulasidharan, S/O Sreedharan, Sudharma Vilasam, TC 3/70, Marappalam, Karunganoor Muri, Kowdiar Village	91 & 92	4.68	Purayidam
18	(1) Rajani G. Nair, D/O PG Gopalan Nair, Nallambarakkulathil House, Muthukurishi, Mannarkadu, Palakkad, (2) K. K Yousaf, S/O Soopi Haji, Kandi House, Chathur Kuravayal, Javakundu P.O., Kunnothu Parambu Village, Thalassery, Kannur and (3) Ms. Siksu Ramathu, D/O Ramachandra Kurupu, Ramathu House, Ponmary Parambu, Vilyapalli P.O., Ayanchery Village, Vadakara, Kozhikode	93	3.58	Purayidam
19	Meeran Pilla, S/O Noohukannu, Hameeda Mansil, TC 49/572, Kalippankulam, Irandimuttam Village, Thiruvananthapuram	19 & 95	37.04	Purayidam
20	Ajith Kumar V S / TC No. 11/777, Sree Padmam, Nandancode, Trivandrum	96 & 97	26.07	Purayidam
21	Thankam, W/O Karunakaran, TC 11/3, Nandankode, Valluveetu Muri, Madathuvilakam, Pattom, Trivandrum	20 & 98	17.81	Purayidam

22	Superior General, Carmelites Sisters of St. Teresa, Ernakulam	21 & 99	200.36	Purayidam
23	(1)Susamma, W/O K.C Chacko, Kottanadu, Kuttingandathil Madathil Chalil, Ezhumatoorpakuthi, Tiruvalla and (2) K.C Chacko, S/O K.J Chacko, Kottanadu, Kuttingandathil Madathil Chalil, Ezhumatoorpakuthi, Tiruvalla	32 & 100	333.76	Purayidam
24	For Jesus Calls Trust, 16 Greenways Road, Chennai- 600028 (S Jaya Paul, Director- National Affairs, M 46/4 Ist Main Road, Besanth Nagar, Chennai-600090)	101	127.17	Purayidam
25	Dr. Vinitha Prasad, D/O Raghuprasad, Patmashree House, No.8, TC 12/321, M N Lane, Plamoodu, Pattom Village	128*	40.46	Purayidam
26	(1) Satheesh Kumar, S/O Soma Sundaran Pillai, Sumalayam, Arunootimangalam Desom, Mangadu Village, Kollam and (2) Santhosh Kumar,S/O Soma Sundaran Pillai, Sumalayam, Arunootimangalam Desom, Mangadu Village, Kollam	45	22.48	Purayidam
27	Jobin Baby, Kalaykadu Tharayil, Changanassery Village, Kottayam	47	8.43	Purayidam
28	Prasannakumari,W/O Muraleedharan, Neelima, TC No. 3/2287 (1), Pattom P.O., Kowdiar Village, Trivandrum	48	9.96	Purayidam
29	(1) Jayaprakash, S/O Janardhana Pillai, Jyotsna, TC 3/802, Kesavadasapuram, Madathuvilakam Village, Thiruvananthapuram, (2) Ranjith, S/O Janardhana Pillai, Jyotsna, TC 3/802, Kesavadasapuram, Madathuvilakam Village, Thiruvananthapuram and (3) Jyotsna, D/O Sharadama, Jyotsna, TC 3/802, Kesavadasapuram, Madathuvilakam Village	49	3.46	Purayidam
30	(1) Priyakumari, D/O Jyotsna, TC 3/2287, Pattom P.O., Kowdiar Village and (2) Preetha J, D/O Jyotsna, TC 3/2287, Pattom P.O., Kowdiar Village	50	19.56	Purayidam
31	Jose P A, S/O Antony P.O., Jose Gold Traders and Jewellers	51	32.34	Purayidam

32	Sugunan K Das, S/O Kumara Das, Banes Compound, Nanthancode, Madathuvilakam	52	5.7	Purayidam
33	Lakshman Sreenivas, S/O Nagarajalu, Parthas, TC 5/2352 (2), Golf Links Road, Sastamangalam Village, Thiruvananthapuram (For Parthas Infopark Pvt. Ltd.)	87	52.97	Purayidam
34	(1) Anitha Elisabeth, (2) Varsha Elsa Thomas and (3) Vaniya Lis George, Puliyei, TC 3/2170, LIC Lane, Pattom	89	46.18	Purayidam
35	Gowthaman S, S/O Chembaka Moorthy, TC 2/2155 (11), AN-234, Adarsh Nagar, Pattom (For QRS Retail Ltd.)	92	61.52	Purayidam
36	(1) Sujathadevi Saradamani, Saradavilasam Bungalow, Pattom Valluheetumuri, (2) S Krishnakumar, MD, Nikunjam Constructions Pvt. Ltd., TC 4/2554-3, Indraprastham, Pattom, Kowdiar and (3) Thomas John Muthoot, MD, Muthoot Fin Corp Ltd., Muthoot House, TC 4/1241, Kuravankonam Village, Kowdiar	93	75.54	Purayidam
37	Anil Kumar, S/O Ramachandradas, TC No. 25/1124, Usha Bhavan, Plamoodu, Trivandrum	22	13.94	Nilam
38	(1) George K G, S/O Joseph George, Karukathara House, Madathuvilakathu Muri, Pattom and (2) Raju George, S/O George K K, Karukathara House, Madathuvilakathu Muri, Pattom	23	19.63	Nilam
39	Anjaleena Florence Isaac, D/O Dr. Edward M, TC 10/1579, Badhani Bhavan, Valluheetu Muri, Kowdiar Village	27	20.55	Nilam
40	Sivaprasad, S/O Vidyadharan, MD, Condor Properties Pvt. Ltd., TC 2/2421, Pattom, Palace P.O.	89 & 92	20.76	Nilam
41	Sivakala, D/O Pankajakshi, AalumMootu House, MadathuvilakAM Muri, Pattom Village	93	3.08	Nilam

32	Sugunan K Das, S/O Kumara Das, Baner Compound, Nanthancode, Madathuvilakam	52	5.7	Purayidam
33	Lakshman Sreenivas, S/O Nagarajulu, Parthas, TC 5/2352 (2), Golf Links Road, Sastamangalam Village, Thiruvananthapuram (For Parthas Infopark Pvt. Ltd.)	87	52.97	Purayidam
34	(1) Anitha Elisabeth, (2) Varsha Elsa Thomas and (3) Vaniya Lis George, Puliyeel, TC 3/2170, LIC Lane, Pattom	89	46.18	Purayidam
35	Gowthaman S, S/O Chembaka Moorthy, TC 2/2155 (11), AN-234, Adarsh Nagar, Pattom (For QRS Retail Ltd.)	92	61.52	Purayidam
36	(1) Sujathadevi Saradhamani, Saradavilasam Bungalow, Pattom Valluvelumuri, (2) S Krishnakumar, MD, Nikunjam Constructions Pvt. Ltd., TC 4/2554-3, Indraprastham, Pattom, Kowdiar and (3) Thomas John Muthoot, MD, Muthoot Fin Corp Ltd., Muthoot House, TC 4/1241, Kuravankonam Village, Kowdiar	93	75.54	Purayidam
37	Anil Kumar, S/O Ramachandradas, TC No. 25/1124, Usha Bhavan, Plamoodu, Trivandrum	22	13.94	Nilam
38	(1) George K G, S/O Joseph George, Karukathara House, Madathuvilakathu Muri, Pattom and (2) Raju George, S/O George K K, Karukathara House, Madathuvilakathu Muri, Pattom	23	19.63	Nilam
39	Anjaleena Florence Isaac, D/O Dr. Edward M, TC 10/1579, Badhani Bhavan, Valluvelu Muri, Kowdiar Village	27	20.55	Nilam
40	Sivaprasad, S/O Vidyadharan, MD, Condor Properties Pvt. Ltd., TC 2/2421, Pattom, Palace P.O.	89 & 92	20.76	Nilam
41	Sivakala, D/O Pankajakshi, AalumMootu House, MadathuvilakAM Muri, Pattom Village	93	3.08	Nilam



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