

SOCIAL IMPACT ASSESSMENT STUDY

DRAFT REPORT

Entrusted by Revenue (B) Department, Government of Kerala

LAND ACQUISITION FROM AYYAMPUZHA VILLAGE IN ALUVA TALUK IN ERNAKULAM DISTRICT FOR ESTABLISHING "GLOBAL INDUSTRIAL FINANCE & TRADE CITY (GIFT CITY)

9th April 2021`

RequiringBody

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CHAPTER 1

EXECUTIVE SUMMARY

1.1 Project and Public Purpose

The possibilities have been increasing for developing Kochi, the States' financial capital, as a big industrial center in South India. Kochi, located in the central part of Kerala, is among one of the rapidly growing Tier- II cities in the country. The Government of India has envisaged the development of Kochi Coimbatore Industrial Corridor as extension of Chennai Bengaluru Industrial Corridor to achieve accelerated development and regional industry agglomeration in the states of Tamil Nadu and Kerala. The National Industrial Corridor Development and Implementation Trust (NICDIT) has been approved to lead the extension of Chennai Bengaluru Industrial Corridor to Kochi through Palakkad and Coimbatore aiming the integrated industrial development of Kochi. The Government of Kerala via G.O.(Rt)No.662/2020/ID dated 19/08/2020 has been accorded administrative sanction to develop "Global Industrial Finance and Trade City (Gift city" in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor. The said Administrative Sanction stated that the Gift city is planned with Financial/Business centre as an integral part and growth driver for the city complemented with knowledge-based industries. The AS also stated that the project would be providing an integrated eco system for development of globally competitive Hi-tech services and financial hub which may put Kochi in global map. The project is proposed to be implemented in 220 hectare land identified from Block No.19 of Ayyampuzha village in Aluva Taluk. The Government is visualised that the location in the vicinity of Cochin International Airport identified will be suitable to develop Gift City in Kochi since there is availability of a skilled workforce, a quality business environment and a good market access with a range of different financial service companies. It is envisaged that this project will act as catalyst in bringing more investments with direct and indirect employment.

The preliminary report of the project was submitted to the Government by C.H.2 M Hill International Limited who have been entrusted by National Industrial Corridor Development Corporation Limited (NICDCL) to prepare the Master Plan of the Gift City project. Those report stated that Global city is planned with Financial/Business centre as an integral part and growth driver for the city, complemented with knowledge based industries. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality. The preliminary report also stated that the project will put Kochi on Global Map as a destination with State-of-the-art infrastructure and will create more direct and indirect employment opportunities.

1.2 Location

The Gift city project is proposed to be implemented in 220 hectare land lays behind the region from Amalapuram to Uppukallu junction, and includes in 8th, 6th and 9th wards of Ayyampuzha Panchayath which locates near to the forest land comes under Malayattoor forest division and in north-east of Ernakulam district. As per the Notification No. G.O.(P)No.10/2021/RD of Revenue (B) Department, Kerala State Government dated 19/01/2021 which was published in Kerala Gazatte (extra ordinary) No.190 dated 19th January 2021, the land proposed to be acquired for Gift City project is from 59 resurvey numbers from No.124 to 372 in Ayyampuzha village in Aluva Taluk. This beautiful lands are residential places and agricultural land. It is understand that there residences in the resurvey numbers notified for acquisition. And there are various agriculture includes coconut, nutmeg, rubber and inactive crusher unit and rock mining unit.

The preliminary report submitted by C.H.2 M.Hill International Limited stated that since the area situated in western Ghats and with heavy tree cover in and around all sites an “Ecological approach” shall be taken for land scape development for the project. The report also stated that the Detailed Master Plan will provide open space typology for the

development based on ecological and functional parameters and simultaneously delineate eco-sensitive zones of the site. Suggestions were given in the preliminary report to help the implementers of the project to do a good land scape design which will ensure carbon sequestration, evaporative cooling, and mitigating impact of urban heat island effect, conservation of soil, water and biodiversity. The said suggestions are included in the 2nd chapter (2.6) of this report.

1.3. Size and attributes of land acquisition

As per the Notification of Revenue (B) Department, Government of Kerala G.O.(P)No.10/2021/RD dated 19/01/2021 the land proposed to be acquired for the Gift city project is 220 hectares of land belongs to 59 resurvey numbers ie resurvey Number 124 to 372 of Ayyampuzha village in Aluva Taluk. The land details published in Kerala Gazette (extra ordinary) Number 190 dated 19th January 2021 as per the said Notification are given in Table 1.3.1.

Table 1.3.1. : Details of the Land to be Acquired

<i>Village</i>	<i>Taluk</i>	<i>Survey Number</i>	<i>Extent of land to be acquired</i>
Ayyampuzha	Aluva	124, 125pt, 126, 127, 128, 129, 130, 143, 144, 206, 251, 254, 255, 256, 258, 259, 260, 261, 262, 264, 266, 267, 268, 269, 270, 271, 272, 273, 274, 276, 277, 279, 281, 282, 288, 289, 290, 291, 296, 301, 302, 304, 305, 306, 307, 308, 310, 315pt, 316, 317, 318pt, 323, 324, 327pt, 328, 369, 370, 371, 372	220 hectares

1.4. Alternatives considered

The Administrative Sanction Order of the Government stated that the District Collector, Ernakulam identified and submitted three proposals for acquisition of land for Gift City

Project in Block No.19 and 21 of Ayyampuzha village, Aluva Taluk, Ernakulam district. Among them after much deliberation the proposed land in Block No.19 is found suitable for the project.

Kochi-Bangalore Industrial Corridor Project is proposed to be implemented as 2 nodes; Integrated Manufacturing Cluster (IMC) and GIFT city in Ernakulam and Palakkad districts. KINFRA, the Requiring Body for the land acquisition for the GIFT city project explained that since the proposed land in Ayyampuzha is surrounded by residential areas IMC cannot be done there and hence it is selected for GIFT city project.

1.5. Social Impacts

It is proposed to acquire 220 hectares of land from 59 resurvey numbers of Ayyampuzha village in Aluva Taluk, Ernakulam district for the “Global Industrial Finance and Trade City (GIFT city)” in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor. The Social Impact Assessment study team made a preliminary visit to the project area on 30.01.2021. But the study team could not get a clarity on the project affected houses and properties since the peg marking was done and the stones were not laid in the area. To avoid spending more time for house visit during the Covid 19 epidemic situation SIA unit decided to first collect details over phone from those land owners whose phone numbers are available and later to be clarified by visiting the project area. So the study team contacted 94 land owners of the notified survey numbers and 90 owners were given the details. Later on 02.03.2021 the study team visited the project area. But because of the strong protest of “Ayyampuzha Janakeeya Munnetta Samithi” the organisation formed in the area against the project, the study team could not collect the details in person from the affected families. Hence based on the data received from the telephonic survey with 90 land owners and deliberation with few of the land owners, the possible Social Impacts of the land acquisition identified by the SIA team are analyzing below:

- Loss of land holding/lessening of land holding
- Impacts on Residences
- Loss of agricultural land
- Loss of livelihood/income
- Apprehension among the local people about the Project

a) Loss of land Holding /lessening of land holding

All the project affected land owners may loss fully or lessen their land holdings. Among the 90 land owners studied, most of them were possessed the affected land in between 25 to 40 years before. The emotional difficulties of those who loss the properties fully or partially will be an important impact since 41 of the 90 affected land owners studies were possessed the land from their ancestors and they had been staying or working here for many years. During the survey, out of the 90 land owners studied, 53 were expressed their willingness to give the land for the project. 21 expressed their unwillingness and the remaining 13 land owners were not replied to that question. The name and details of those land owners participated in the telephonic survey conducted by SIA unit are given as Annexure 1.

b) Impacts on Residences

There are residences of the families in the survey numbers notified for GIFT city project. Among the 90 land owners surveyed, residences of 32 land owners are included in their survey numbers. Out of these houses, owners' families are residing in 27 houses, 1 house given on rent for another family, an anganawadi is functioning in 1 house and the remaining 3 houses are closed temporarily. For those residences are included in the land to be acquired, 10 owners are using the land only for residential purpose, 20 families are using the land for residential and agricultural purpose, 1 family is using for residential, agricultural and industrial purposes and the remaining 1 family has given the house on rent for anganawadi. SIA study team could understand that majority of the families residing in the project are emigrated here many years before and those who

are evicted for another project also are included in the present acquisition. It is also realized that most of the families which may be displaced for the project are mainly depending the agriculture in the project area for their livelihood. During the survey 24 families among the 32 families studied whose residence might be affected revealed that their means of livelihood also will be affected when acquiring the land for the project. Hence the study team assessed that the land acquisition may cause various impacts like loss of residence, loss of livelihood/income for those families who might be evacuated for the project. Out of the 32 studied families only 10 families were expressed willingness to co-operate with the land acquisition. 17 families shared their unwillingness and remaining 5 families did not answer to the question related to their willingness to give the land and about the project. Out of the surveyed families the details of those families whose residence may be affected are given in Table 1.5.1.

Table 1.5.1.: The Residences which may be Project affected

Sl.No.	Name & Address	Present Status
1.	Davis Vadakkumchery House Ayyampuzha.P.O, Kollakkod 9846420686	Owner and Family staying
2.	Manoj.M Moolan House Ayyampuzha.P.O, Kollakkodu 9544546147	Owner and Family staying
3.	Sunny Mangaly Mangaly House Ayyampuzha.P.O, Kollakkodu 9048069974	Owner and Family staying
4.	Elsy Antony Meppurath veedu Ayyampuzha.P.O, Kollakkodu 9846356572	Owner and Family staying
5.	Alex Payyappilly Payyappilly House Ayyampuzha.P.O, Pannamchira 9446217066	Owner and Family staying

6.	Chakkappan Vadakkumchery House Ayyampuzha.P.O, Pannamchira 9946689177	Owner and Family staying
7.	Jose Vadakkumchery Vadakkumchery House Ayyampuzha.P.O, Pannamchira 9633218385	Owner and Family staying
8.	Thankkachan Joseph Muttappillil House Ayyampuzha.P.O, Pannamchira 9544364825	Owner and Family staying
9.	Paul Aannissery Aannissery Ayyampuzha.P.O, Kollakkodu 904853948	Owner and Family staying
10.	Philomina Paathaadan House Ayyampuzha.P.O Kadukulangara 8943578837	Owner and Family staying
11.	Pouly Paathaadan House Ayyampuzha.P.O Kadukulangara 8943578837	An Anganwadi is functioning
12.	Devassy Mariam Kachappilly House Ayyampuzha.P.O Amalapuram 8606318661	Owner and Family staying
13.	Jose.P.V Paalaatty House Ayyampuzha.P.O, Kollakkodu 9846760193	Owner and Family staying
14.	Varghese Palaatty Paalaatty House Ayyampuzha.P.O, Kollakkodu 9446436211	Owner and Family staying
15.	Joy Kavukaattu Kavukaattu House Ayyampuzha.P.O, Kollakkodu 9745344098	Closed
16.	Yohannaan Kunnumparambil Kunnum parambil House	Owner and Family staying

Land Acquisition in Ayyampuzha village in Ernakulam district for Gift City project

	Ayyampuzha.P.O Amalapuram 9526881043	
17.	Poulose.T.V Thiruthanathil House Ayyampuzha.P.O, Kollakkodu 8281187510	Owner and Family staying
18.	Binoy Joseph Varayilaan House Ayyampuzha.P.O, Kollakkodu 8593953125	Owner and Family staying
19.	Manu Anand , Madhu Anand, Chandrika Anand & Maya Nandakumar Chandramani Estate Kollakkodu 9447084053	Closed
20.	Philomina Antony Ouseph Aalukka House Naduvattom.P.O 9447811921	Closed
21.	Rosy Pappachan Punnakkan Kilukkan House Ayyampuzha, Kadukulangara 9744492832	Owner and Family staying
22.	K.P.Chakkappan & Mary Chakkappan Kilukkan House Ayyampuzha, Kadukulangara	Owner and Family staying
23.	Augusthy Kottekkalil veedu Manjapra Angamaly 9846799792	Staying a rental family
24.	Johnson & Eliakutty Chullikkaran veedu Ayyampuzha.P.O Amalapuram 9388476996	Owner and Family staying
25.	Poulose Jose Chullikkaran veedu Ayyampuzha.P.O Amalapuram 8078358161	Owner and Family staying

26.	Rosy Antu Varghese Punnakkan Kilukkan House Ayyampuzha, Amalapuram 9744492832	Owner and Family staying
27.	Vareed Periyappadan veedu Ayyampuzha.P.O Amalapuram 9605875077	Owner and Family staying
28.	De vassy Paathaadan Pathadan House Ayyampuzha.P.O Amalapuram 9747995113	Owner and Family staying
29.	Rosily Sunny, Sibil Sunny, Sunny.M.C Mangaly veedu Ayyampuzha.P.O Kadukulangara 9946170326	Owner and Family staying
30.	Davis, Eliamma & Jifsy Palatty house Ayyampuzha.P.O Pannamchira 9446719209	Owner and Family staying
31.	Dinto.C.P Chully House Ayyampuzha.P.O 7510892522	Owner and Family staying
32.	Poulose, Mary & Martin Poonachil House Ayyampuzha.P.O 9961961757	Owner and Family staying

c) Loss of Agricultural land

There are agriculture like rubber, coconut, tapioca, plantain, vegetables etc. are in most of the land to be acquired for the project. And costly trees like teak, Mahagani etc are also there in the area. Out of the 90 surveyed land owners 76 are doing cultivation in their land. And in most of the affected land there are agricultural infrastructure like wells, ponds, sheds etc.

d) Loss of Means of Livelihood/Income

It is understood that while acquiring the respective land for GIFT city project, there is a possibility of losing the means of livelihood/income of many who are the residents of the region and land owners. Since majority of the land are using for agricultural purpose not only the land owners but also of the localities who are laboring in this land will lose their means of livelihood. But the survey couldn't find labours who works in a particular land for more than 3 years. Out of the 90 land owners surveyed, in the land of 2 owners have 1 each labours who serves as watchman for more than 3 years and while acquiring these lands they will lose their means of livelihood. Among the 90 surveyed land owners 51 will lose their means of livelihood. Even though it is not their means of livelihood, 12 owners responded in survey that they will lose the income from the affected land.

e) *Apprehension among the local people about the Project*

Through the various visits in the project area the SIA study team could understand there are apprehensions existed in the project area related to the project and land acquisition. Protests are going on in the area under the leadership of "Ayyampuzha Janakeeya Munnetta Samithi", which is formed against the project and land acquisition. Because of the strong protection under the leadership of this samithi, the SIA unit could not visited the houses to verify the details received through the telephonic survey and to collect the details from the remaining houses. During the meeting with the Protest Samithi leaders they revealed that the main reasons behind their protection are there is no clarity about the project to be implemented in the area and since it is residential area, approximately 280 families may be evicted due to the project. Besides they also feared that the project will destroy the peacefulness and will cause environmental pollution in the area which is an agricultural land. Hence they demanded that avoiding the residential and agricultural land, the project should be implemented in the unauthorized 171.4700 hectare land in resurvey number 112 of block number 21.

Note: The above data is arrived as per the information provided by the respondents during the Survey. Supporting documents need to be verified during Land acquisition.

1.6 Mitigation Measures

The following measures shall be taken to mitigate the above mentioned impact due to the land acquisition from Ayyampuzha village in Aluva Taluk, Ernakulam district for the “Global Industrial Finance and Trade City (GIFT city)” in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor.

- Compensation shall be provided to the affected families as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015.
- R&R package shall be provided for the affected properties as per the Policies vide G.O.(Ms)No.485/2015/RD dated 23/09/2015 and 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 RFLTLARR Act 2013.
- Since among the residents in the survey numbers proposed for acquisition are included those who were evicted for another project and most of the residents are greatly anxious about losing their residences, the acquisition for the project should be done by avoiding the residences as far as possible is desirable.
- For avoiding residential problems of the families, timely rehabilitation measures shall be taken for the affected houses.
- Timely rehabilitation measures should be taken without affecting the day to day needs of the families for those who lose their means of livelihood.

- Based on their qualification and skill consideration should be given to the project affected family members for the temporary and permanent employment opportunities which may be occurred in the proposed projects.
- Based on the reasonable documents consider the labours for R&R package who have been who have been depending on the affected land for their livelihood for 3 and more years
- Before the further land acquisition procedures details of the projects to be implemented in the area should be given to the affected families as well as to the public.
- The measurement of the land to be acquired should be clarified by doing peg marking.
- For the protection of the environment perpetuate the trees in the affected area as far as possible and measures should be taken for replantation in lieu of the destroyed trees

CHAPTER 2

DETAILED PROJECT DESCRIPTIONS

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

The National Industrial Corridor Development and Implementation Trust (NICDIT) has been formed under the Ministry of Industry, Government of India to integrate the industrial corridors of the country. NICDIT has been approved to lead the extension of Chennai Bengaluru Industrial Corridor to Kochi through Palakkad and Coimbatore as part of integrated development of industrial corridors in the country. This perspective plan of the industrial corridor aims to integrate Kerala and Western Tamil Nadu with a network of economic and industrial corridors of the country. The proposal intends to integrate all planned developments in the region focusing on increasing the share of manufacturing, facilitating existing and upcoming manufacturing units through world class service industry, promoting balanced regional growth, and building upon manufacturing potential of southern India. The Government of India programme "Make in India", to promote manufacturing sector in a comprehensive manner aims to facilitate investment, foster innovation, enhance skill development, protect intellectual property, and build best-in-class manufacturing infrastructure.

The Government of India has envisaged the development of Kochi-Coimbatore Industrial Corridor as extension of Chennai-Bengaluru Industrial Corridor to achieve accelerated development and regional industry agglomeration in the States of Tamil Nadu and Kerala. Government of Kerala has accorded administration sanction (G.O.(Rt) No.662/220/ID dated 19/08/2020) for the "Global Industrial Finance and Trade City (GIFT city) in Kochi as an Early Bird Project as part of Kochi-Bengaluru Industrial Corridor. National Industrial Corridor Development Corporation Limited (NICDCL) has entrusted C.H.2 M HILL International Limited to prepare the Master Plan of the GIFT city project. C.H.2 M HILL International Limited submitted the preliminary report to the government. The said Land Acquisition in Ayyampuzha village in Ernakulam district for Gift City project

report is stated that the GIFT city is planned with financial/business centre as an integral part and growth driver for the city, complemented with knowledge based industries.

As per the Notification No. G.O.(P)No.10/2021/RD dated 19/01/2021 of Revenue (B) Department, Government of Kerala which was published in Kerala Gazette (extra ordinary) No.190 dated 19th January 2021, the land proposed to be acquired for the GIFT city project belongs to 59 resurvey numbers ie Resurvey Number 124 to 372 of Ayyampuzha village in Aluva Taluk. The Preliminary report submitted by the .H.2 M HILL International Limited insisted that an “ecological approach” will be appropriate for site development since the project area is situated in western ghats and with heavy tree cover in and around all sites. The Preliminary report also stated that the Detailed Master Plan will provide open space typology for the development based on ecological and functional parameters and simultaneously delineate eco-sensitive zones in the site.

Administrative Sanction (G.O.(Rt)No.662/2020/ID dated 19.08.2020) for land acquisition for GIFT City project has been accorded to KINFRA, which is entrusted as the Nodal Agency of Kochi-Bengaluru Industrial Corridor Project via G.O.(RT)No.1152/2019/ID dated 20.11.2019 of Government of Kerala. Hence KINFRA will be implemented the land acquisition for the project.

2.2. Rationale for project including how the project fits the public purpose criteria listed in the Act

The central objective of the project is to develop a Model Future City considering the best international practices for development, implementation, maintenance and management. The city would thrive on world class infrastructure built on smart city concept by integrating water, power and connectivity to integration of IT services in managing various public utilities of the area. The project is expected to bring economic development in the State and also may create technical employment opportunities. The project is proposed to be implemented in 220 hectare land includes in Block No.19 in

Ayyampuzha village, Aluva Taluk, Ernakulam district. Government assessed that the strategic location in the vicinity of Cochin International Airport identified for the will be suitable to develop a Global city in Kochi with availability of skilled workforce, a quality business environment, a good market access with a range of different financial service companies. It is also assessed that this project will act as a catalyst for development bringing in additional investments and will provide huge direct and indirect employment.

Project of industrial corridors as designated in the National Manufacturing Policy is included in the public causes listed in RFCTLARR Act in section 2 as b(iii). Hence the land acquisition for GIFT city project, as an Early Bird Project as part of Kochi-Bengaluru Industrial Corridor comes under the public purposed enlisted in RFCTLARR Act 2013.

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

The GIFT city project is proposed to be implemented in 220 hectare land in Block No.19 of Ayyampuzha village in Aluva Taluk in Ernakulam district. It is proposed to develop a project, as an Early Bird project as part of Kochi-Bengaluru Industrial Corridor project. submitted the report to the government. The preliminary report submitted by the C.H.2 M HILL International Limited, who is entrusted to prepare the master plan of the GIFT city project, is sated that the GIFT city is planned with financial/business centre as an integral part and growth driver for the city, complemented with knowledge based industries. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality. Since the project areas are residential and agricultural land, compensation, rehabilitation and resettlement as per the act shall be provided to the affected families. According to the Administrative Sanction Order of Kerala Government G.O.(Rt)No.662/2020/ID dated

19.08.2020, Rs.540 crores , the total expenditure expected for land acquisition proposed to be availed from KIIFB assistance subject to Government guarantee.

2.4 Examination of alternatives

The Administrative Sanction Order of Kerala Government G.O.(Rt)No.662/2020/ID dated 19/08/2020 revealed that the District Collector, Ernakulam identified and submitted three proposals for acquisition of land in block No.19,21 of Ayyampuzha village, Aluva Taluk, Ernakulam district and among them, after much deliberation the land proposed for project in Block No.19 was found to be suitable for GIFT city project.

The Kochi-Bangalore Industrial Corridor Project is proposed to be developed as 2 nodes in Ernakulam and Palakkad districts as Integrated Manufacturing Cluster (IMC) and Gift city. KINFRA, the Requiring Body stated that the IMC cannot be done in the land proposed for GIFT city because it is surrounded by residential areas hence it is selected for GIFT city.

2.5 Phases of the project construction

“Global Industrial Finance and Trade City (Gift city)” is planned in Ayyampuzha village as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor project. The preliminary report of the project was submitted to the Government by C.H.2 M Hill International Limited who have been entrusted to prepare the Master Plan of the Gift City project. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality. The land acquisition will be done as single phase, according to KINFRA, who is entrusted for the land acquisition procedures of GIFT city project.

2.6 Core design features and size and type of facilities

The project is planned as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor project. The preliminary report submitted by the C.H.2 M HILL International Land Acquisition in Ayyampuzha village in Ernakulam district for Gift City project

Limited, who is entrusted to prepare the master plan of the GIFT city project, is stated that the GIFT city is planned with financial/business centre as an integral part and growth driver for the city, complemented with knowledge based industries. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality.

The preliminary report submitted by C.H.2 M.Hill International Limited stated that since the area situated in Western Ghats and with heavy tree cover in and around all sites an “Ecological approach” shall be taken for land scape development for the project. The report also stated that The Detailed Master Plan will provide open space typology for the development based on ecological and functional parameters and simultaneously delineate eco-sensitive zones of the site. Suggestions were given in the preliminary report to help the implementers of the project to do a good land scape design which will ensure carbon sequestration, evaporative cooling, and mitigating impact of urban heat island effect, conservation of soil, water and biodiversity. According to the preliminary report, the land scape strategy for the project should cover the following aspects:

- Design should facilitate storm water management naturally
- Appropriate area should be demarcated, and relevant technology identified for rainwater harvesting. Appropriate bench marking standards should be referred to stipulate storage of rain water
- Suitable Micro-climatic conditions should be considered while designing the landscape for site, since it has an impact on irrigation requirement.
- The external landscape should be barrier free and ensure safety and comfort for all age groups and gender.
- Appropriate strategies should be undertaken for noise abatement
- Due consideration of soft scape and hard scape materials, to ensure resilience against urban flooding and ensuring ground water recharge.

- A site maintenance plan can be developed, that enlists long term goals and short term strategies to achieve resource efficiently in a sustainable manner
- Use of native plants and vegetation that are endemic to the region should be promoted.

2.7 Need for ancillary infrastructural facilities

Only the land acquisition procedures for the project has been undertaken presently so ancillary infrastructural facilities not required now.

2.8 Work force requirements (temporary and permanent)

There is no clarity about the workforce requirements for the project construction activities since only the land acquisition procedures are undertaken now. submitted the preliminary report to the government. However the preliminary report submitted by C.H.2 M HILL International Limited stated that the GIFT city is planned with financial/business centre as an integral part and growth driver for the city, complemented with knowledge based industries and the project may cause to create many direct and indirect job opportunities. KINFRA stated that similar project in Hyderabad is having about employment generation of 65000.

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

No social impact assessment/environment impact assessment/technical feasibility studies were conducted already for the project. This is the draft report of the Social Impact Assessment study conducting now. National Industrial Corridor Development Corporation Limited (NICDCL) has entrusted C.H.2 M HILL International Limited to prepare the Master Plan of the GIFT city project and C.H.2 M HILL International Limited submitted the preliminary report to the government.

2.10 Applicable legislations and policies

The applicable laws on land acquisition, with regards to compensation, rehabilitation and resettlement for the proposed land acquisition from Ayyampuzha village in Aluva Taluk in Ernakulam district for “Global Industrial Finance and Trade City (Gift city)” as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor project are the following:

- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
- Kerala The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015
- 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 RFCTLAR&R 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

Notification of Additional Secretary to Government, Revenue (B) Department, Government of Kerala (By order of Governor of Kerala) G.O.(P)No.10/2021/RD dated 19/01/2021 entrusting Rajagiri outREACH, the social service wing of Rajagiri College of Social Sciences, Kalamassery, to conduct the Social Impact Assessment Study of the acquisition of 220 hector land from Ayyampuzha village, Aluva Taluk in Ernakulam district for “Global Industrial Finance and Trade City (Gift city)” project, Kochi, an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor project, as insisted in Section 4 of RFCTLARR Act 2013 was published in Kerala Gazette (Extra ordinary) No.190 dated 19/01/2021. In accordance with another notification issued by Revenue (B) department, Government of Kerala G.O.(P)No.32/2021/RD dated 23.02.2021 was published in Kerala Gazette (extra ordinary) No.939 dated 24.02.2021. Further, the study team of the SIA unit has been conducted the social impact assessment of the project in different phases.

3.1 List of all team members with qualification

The study team comprises of 13 members headed by the Director of Rajagiri outREACH, who is also the Chairperson of the SIA unit was done the collection, analysis and coordination of the data for the SIA study and prepared the Draft report. Details of the study team is given in Table 3.1.1.

Table 3.1.1. Study Team

Sl.No	Name	Qualification & Position	Experience
1	Dr.Binoy Joseph	Ph.D.,M.A(HRM),LLB Consultant (Principal, Rajagiri College of Social Sciences)	26 years experience in teaching and research
2	Dr.Fr.Saju.M.D.	M.Phil,Ph.D Consultant	13 years experience in teaching and research
3	Fr.Shinto Joseph	MSW, M.Phil. Consultant	5 years experience in teaching and research
4	Meena Kuruvilla	MSW Chairperson	33 years experience in development sector
5	Maria Tency V.S.	M.A.,D.S.S. Research Associate	27 years experience in developmental sector
6	Biju.C.P.	B.A. Development Officer	24 years experience in developmental sector
7	George.V.A	MSW Research Associate	28 years experience in developmental sector
8	Ligi.V.E	MSW Research Associate	22 years experience in developmental sector
9	Gigin P.S	MSW Research Associate	2 years experience in developmental sector
10	Albin Noble	MSW Research Associate	1 year experience in developmental sector
11	Elizabeth Penelop Lobo	MBA Research Associate	33 years experience
12	Philomina.K.A	Data Entry Operator	27 years experience
13	Indira.V.V	Data Entry Operator	29 years experience

3.2. Description and rationale for the methodology and tools used to collect information for the social impact assessment

Estimation of the number of project affected families and individuals, estimation of the project affected properties, finding out the social impacts of the project and prepare Social Impact Mitigation Plan are the objectives of Social Impact Assessment study. The primary and secondary sectors have to be studied in detail to collect the data for the preparation of Social Impact Assessment Study.

Land Acquisition in Ayyampuzha village in Ernakulam district for Gift City project

A questionnaire was prepared to collect the details from the project affected families based on the investigation and primary visit of the study team in the project area on 30.01.2021. The questions related to the type of the land to be acquired, present usage of the affected land, period of possession, demographic details of the affected families, socio-economic status of the families, opinions of the families about the land acquisition and the project etc. were included in the questionnaire. But the study team could not get a clarity on the project affected houses and properties during the preliminary site visit since the peg marking was done and the stones were not laid in the area. To avoid spending more time for house visit during the Covid 19 epidemic situation SIA unit decided to first collect details over phone from those land owners whose phone numbers are available and later to be clarified it by visiting the project area. So the study team contacted 94 land owners of the notified survey numbers and 90 owners were given the details. Later on 02.03.2021 the study team visited the project area. But because of the strong protest of “Ayyampuzha Janakeeya Munnetta Samithi” the organisation formed in the area against the project, the study team could not collect the details in person from the affected families. Hence the primary data for the study was collected through the preliminary visit to the project area, telephonic socio-economic survey with land owners and deliberation with few of the land owners and stake holders.

The secondary details for the study was collected from the Requiring Body and office of the Land Acquisition Officer. Besides, the compensation and R&R package procedures related to the RFCTLARR Act 2013 were also studied by the team. In short, the steps taken for the study are as follows:

- Preliminary visit to the Project area
- Preparation of Socio-economic survey questionnaire
- Telephonic survey with the affected land owners
- Project area visit to clarify the data received in telephonic survey
- Meeting with few land owners and data collection

- Meeting with the stake holders
- Analysis of the received data
- Study of the documents received from the Requiring Body related to the project
- Preparation of Draft Report of Social Impact Assessment

3.3 Sampling Methodology Used:

The impact of each family is different and as the Social Impact Assessment Study requires the data of the entire affected families and individuals. Therefore instead of sampling methods the study of all universe is suitable for Social Impact Assessment Study. Hence it was appropriate to collect details from all the owners of the proposed affected land of the GIFT city project. But because of the COVID 19 epidemic situation exists to avoid spending more time for house visit SIA unit decided to first collect details over phone from those land owners whose phone numbers are available and later to be clarified it by visiting the project area. Study team contacted 94 land owners of the notified survey numbers and 90 owners were given the details. Later the study team visited the project area on 20.03.2021 to see the affected families directly. But because of the strong protest of “Ayyampuzha Janakeeya Munnetta Samithi” the organisation formed in the area against the project, the study team could not complete the effort. SIA unit met few of the land owners participated in telephonic survey and stakeholders.

3.4 Overview of information/ data sources used

The primary data requires for the study was collected through the telephonic survey with the project affected land owners by using the questionnaire which was prepared based on the observation and preliminary visit to the project area by the SIA study team. The questions related to the type of the land to be acquired, present usage of the affected land, period of possession, demographic details of the affected families, socio-economic status of the families, opinions of the families about the land acquisition and the project etc. were included in the questionnaire. Because of the strong protest of “Ayyampuzha Janakeeya Munnetta Samithi” the study team could not complete the effort to clarify the data by visiting the residences of the project affected families. Any way the study team directly

met few of the affected land owners participated in the telephonic survey and some stake holders and verified the collected data.

The secondary details were collected from the Requiring body and the Revenue department. The Notifications and other details related to the land acquisition procedures were received from the office of the Deputy collector (L.A), Ernakulam. The relevant pages of the Preliminary report of the GIFT city project which was prepared and submitted by C.H.2 M.Hill International Limited, Administrative Sanction Order and other orders issued by the government related to the project, Google coordinates of the land to be acquired were availed from KINFRA Hitech Park Office, Kalamassery. Moreover RFCTLARR Act and the Rule and Policies framed by the State government in lieu of the Act were also examined.

3.5 Schedule of consultations with key stakeholders and brief description of public hearings conducted

Details of the various procedures conducted for the study are given below:

- ❖ Preliminary visit to the Project area : 30/01/2021
- ❖ Meeting with the officers of the Requiring Body : 05/02/2021
- ❖ Meeting with officers of the L.A office : 29/01/2021
- ❖ Meeting with the leaders of Ayyampuzha Janakeeya Munnetta Samithi : 30/01/2021
- ❖ Participated in the Grama sabha in the project area : 07/02/2021
- ❖ Socio-economic survey with the project affected land owners over telephone : February and March 2021
- ❖ Visit to the project area : 02/03/2021

- ❖ Meeting with the project affected land owners : 02/03/2021
- ❖ Meeting with the President and 8th ward Member of Ayyampuzha Grama Panchayath : 04/02/2021

Besides the above, a Public Hearing is proposed to be held on 30/04/2021 at 11 am at Ayyampuzha Grama panchayath hall. The notices for the same will be given to the land owners and also the information will be displayed in the area.

CHAPTER 4

LAND ASSESSMENT

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

The Gift city project is proposed to be implemented in 220 hectare land lays behind the region from Amalapuram to Uppukallu junction, and includes in 8th, 6th and 9th wards of Ayyampuzha Panchayath which locates near to the forest land comes under Malayattoor forest division and in north-east of Ernakulam district. The area is situated in western Ghats and with heavy tree cover in and around all sites. As per the Notification No. G.O.(P)No.10/2021/RD of Revenue (B) Department, Kerala State Government dated 19/01/2021 which was published in Kerala Gazatte (extra ordinary) No.190 dated 19th January 2021, the land proposed to be acquired for Gift City project is from 59 resurvey numbers from No.124 to 372 in Ayyampuzha village in Aluva Taluk. This beautiful lands are residential places and agricultural land. It is understand that there residences in the resurvey numbers notified for acquisition. And there are various agriculture includes coconut, nutmeg, rubber and inactive crusher unit and rock mining unit.

The preliminary report submitted by C.H.2 M.Hill International Limited stated that since the area situated in Western Ghats and with heavy tree cover in and around all sites an “Ecological approach” shall be taken for land scape development for the project. The report also stated that the Detailed Master Plan will provide open space typology for the development based on ecological and functional parameters and simultaneously delineate eco-sensitive zones of the site.

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

The Government of Kerala via G.O.(Rt)No.662/2020/ID dated 19/08/2020 has been accorded administrative sanction to develop “Global Industrial Finance and Trade City (Gift city” in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial

Corridor. The said Administrative Sanction stated that the Gift city is planned with Financial/Business centre as an integral part and growth driver for the city complemented with knowledge-based industries. The A.S. order also stated that the project would be providing an integrated eco system for development of globally competitive Hi-tech services and financial hub which may put Kochi in global map. It is envisaged that this project will act as catalyst in bringing more investments with direct and indirect employment. The preliminary report of the project was submitted to the Government by C.H.2 M Hill International Limited who have been entrusted by National Industrial Corridor Development Corporation Limited (NICDCL) to prepare the Master Plan of the Gift City project. Those report stated that Global city is planned with Financial/Business centre as an integral part and growth driver for the city, complemented with knowledge based industries. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality. The preliminary report also stated that the project will put Kochi on Global Map as a destination with State-of-the-art infrastructure and will create more direct and indirect employment opportunities.

Based on the information provided by the Initial study report of the GIFT city project, even though the project may have the merits explained above, the SIA study team could understand that the land acquisition for the project may cause various impacts like evacuation of families, loss of means of livelihood etc. The land notified to be acquired for the project is 220 hectores which belongs to 59 resurvey numbers of Ayyampuzha village in Aluva Taluk in Ernakulam district. Even though the Social Impact Assessment study team made a preliminary visit to the project area since the peg marking was not done and the stones were not laid in the area the study team could not get a clarity on the project affected houses and properties. To avoid spending more time for house visit during the Covid 19 epidemic situation SIA unit decided to first collect details over phone from those land owners whose phone numbers are available

and later to be clarified by visiting the project area. So the study team contacted 94 land owners of the notified survey numbers and 90 owners were given the details. Based on the data received from the telephonic survey with 90 land owners and deliberation with few of the land owners and the visits to the project area the possible Social Impacts of the land acquisition identified by the SIA team were analyzed in detail in as 1.5 in chapter 1 .

4.3 Total land requirement for the project

The Administrative Sanction Order from Government of Kerala G.O.(Rt)No.662/2020/ID dated 19/08/2020 stated that the Gift city is planned with Financial/Business center as an integral part and growth driver for the city complemented with knowledge-based industries. National Industrial Corridor Development Corporation Limited (NICDCL) entrusted C.H.2 M Hill International Limited to prepare the Master Plan of the Gift City project and they had submitted only the preliminary report of the project now. The total land proposed to be acquired for Gift City project is 220 hectares which belong to 59 resurvey numbers ie from resurvey No.124 to 372 in Ayyampuzha village in Aluva Taluk as per the Notification No. G.O.(P)No.10/2021/RD of Revenue (B) Department, Kerala State Government dated 19/01/2021. The afore said Notification showing the land details was published in Kerala Gazette (extra ordinary) No.190 dated 19th January 2021.

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

Any public used land are not included in the land to be acquired. Pannamchira Lake, for which the residents depends on for agricultural purpose is in the vicinity of the project area. Besides a canal of Edamalayar irrigation project flew through the vicinity of the project area.

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

No land is already purchased, alienated or leased for the project. The preliminary report of the project was submitted to the Government by C.H.2 M Hill International Limited who have been entrusted by National Industrial Corridor Development Corporation Limited (NICDCL) to prepare the Master Plan of the Gift City project. Those report stated that Global city is planned with Financial/Business centre as an integral part and growth driver for the city, complemented with knowledge based industries. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality. No information was available on the intended use for each plot of land to be acquired.

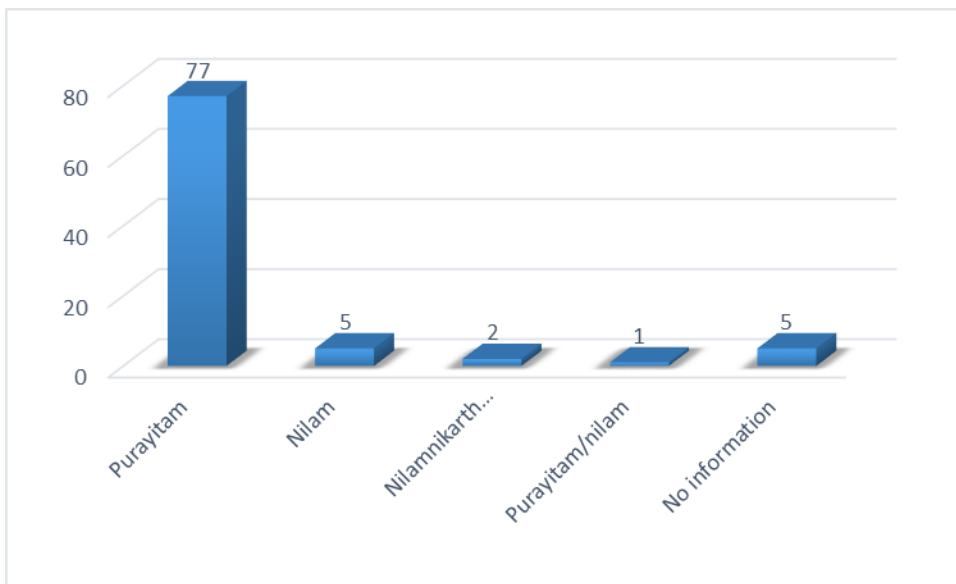
4.6 Quality and location of land proposed to be acquired for the project

As per the Notification No. G.O.(P)No.10/2021/RD of Revenue (B) Department, Kerala State Government dated 19/01/2021 which was published in Kerala Gazette (extra ordinary) No.190 dated 19th January 2021, the land proposed to be acquired for Gift City project is from 59 resurvey numbers from No.124 to 372 in Ayyampuzha village in Aluva Taluk. The said land lays behind the region from Amalapuram to Uppukallu junction, and includes in 8th, 6th and 9th wards of Ayyampuzha Panchayath which locates near to the forest land comes under Malayattoor forest division and in north-east of Ernakulam district. This beautiful lands are residential places and agricultural land. It is understand that there residences in the resurvey numbers notified for acquisition. And there are various agriculture includes coconut, nutmeg, rubber, plantain and inactive crusher unit and rock mining unit.

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

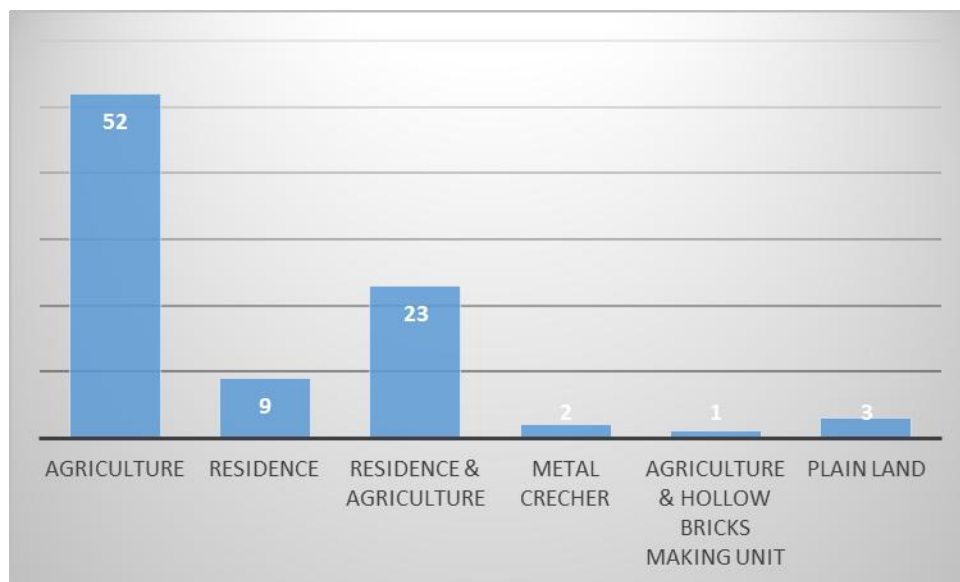
The land notified for the project is residential lands, agricultural lands and the land in which crusher units are functioning. Rubber, Plantain, tapioca, nut meg, coconut, vegetables etc are cultivating here. The families depends on Pannamchira lake and well and lakes in the locality for agricultural irrigation purpose. They type of land hold by 90 land owners surveyed by the SIA unit is diagrammatized below:

Figure 4.7.1. Type of the Affected Land



During the survey it is revealed that out of the 90 land owners surveyed, land of 77 owners belongs to “Purayidam” category, land of 5 owners belongs to “Nilam” category and land of 2 owners belongs to “Nilamnikarthu Purayidam”. The land of 1 owner belongs to both in “Purayidam” and “Nilam”. The said details were not received from 5 land owners.

Figure 4.7.2. Present Use of the Project Affected Land

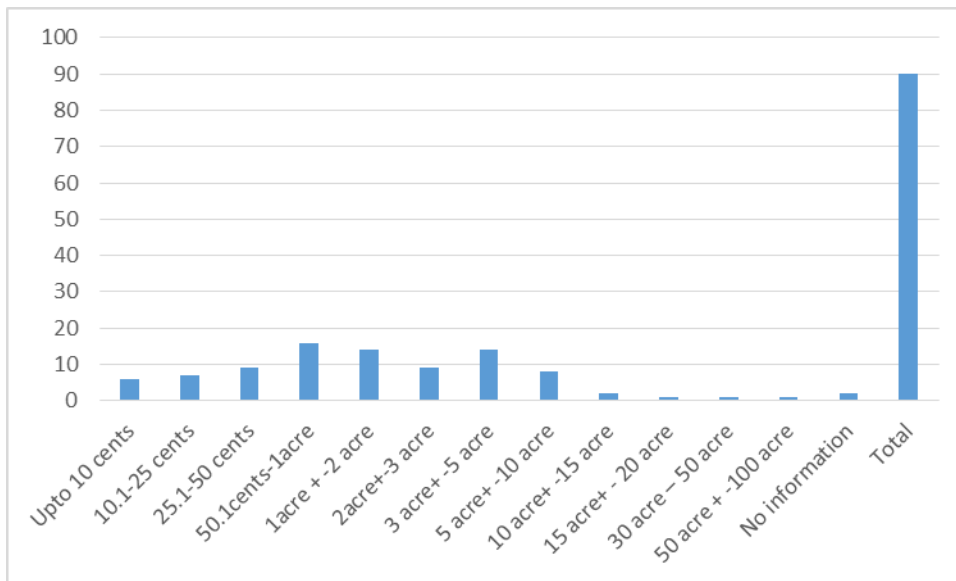


Among the 90 land owners surveyed by the SIA unit 52 land owners are using their land for agricultural purpose only and 9 owners are using for residential purpose only. 23 land owners are using their land for both the residential and agricultural purpose. A crusher unit was functioning in the land of 2 land owners. There is hollow bricks making unit in the land of 1 owner and the same land is having agriculture too. No specific usage was mentioned by 3 land owners.

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

Figure 4.8.1 shows a picture about the size of land possessed in the project area by the 90 land owners surveyed.

Figure 4.8.1: Size of Land of the Land owners possessed in the project area



Regarding the size of land possessed by the affected land owners in the project area, 6 owners have below 10 cents of land, 7 owners have 10-25 cents, 9 owners have 26-50 cents of land, 16 owners have in between 50 cents and 1 acre of land, 14 owners have 1-2 acres of land, 9 owners possess 2-3 acres of land, 14 owners have 3-5 acres of land, 8 owners have 5-10 acres of land and 2 owners have 10-15 acres of land. There is 1 each land owner who possess ranges in 15-20 acres, 30-50 acres and 50-100 acres of land.

Out of the 90 land owners surveyed, possession of 73 land owners is individual ownership, 15 are under joint ownership and 2 properties are owned by companies. The total number of houses in the affected land was not counted as the land to be acquired was not peg marked. There are residential houses in the land of 32 owners participated in the survey.

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

As per the data given by the informants except in property of 1 land owner no transactions have been done for the last 3 years in the property of 90 land owners surveyed.

Among the 90 land owners surveyed by the SIA unit 52 land owners are using their land for agricultural purpose only and 9 owners are using for residential purpose only. 23 land owners are using their land for both the residential and agricultural purpose. A crusher unit was functioning in the land of 2 land owners. There is hollow bricks making unit in the land of 1 owner and the same land is having agriculture too. No specific usage was mentioned by 3 land owners.

CHAPTER 5

ESTIMATION AND ENUMERATION (WHERE REQUIRED) OF AFFECTED FAMILIES AND ASSETS

The GIFT city project is proposed to be implemented in 220 hectares of land which belongs to Block No. 19 of Ayyampuzha village in Ayyampuzha village in Aluva Taluk in Ernakulam district. This chapter deliberates about the details of the project affected families and the impacts which may cause to these families due to land acquisition

5.1 Estimation of families

There will be possibility of direct and indirect impacts when a land acquired for a public purpose. The owners of the land to be acquired would be considered as the families facing direct impact and those who have been depending on the said land for their livelihood/residence/any basic facilities would be considered as the families face indirect impact. It is understood that the land acquisition for the GIFT city project cause direct and indirect impact.

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

As per the Notification of Revenue (B) Department, Government of Kerala G.O.(P)No.10/2021/RD dated 19/01/2021, which was published in Kerala Gazette (extra ordinary) No.190 dated 19th January 2021, the land proposed to be acquired for the Gift city project is 220 hectares which belongs to 59 resurvey numbers ie resurvey Number 124 to 372 of Ayyampuzha village in Aluva Taluk. The land owners of these notified survey numbers are directly affected persons of the project. The Social Impact Assessment study team made a preliminary visit to the project area. But the study team could not get a clarity on the project affected houses and properties since the peg marking was done and the stones were not laid in the area. To avoid spending more time for house visit during the Covid 19 epidemic situation SIA unit decided to first

collect details over phone from those land owners whose phone numbers are available and later to be clarified by visiting the project area. So the study team contacted 94 land owners of the notified survey numbers and 90 owners were given the details. The name and details of the contacted land owners are given as annexure :1.

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

Neither Scheduled Tribe families nor any traditional forest dwellers are being 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

None of the common property resources are being found in the project area.

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 families are residing in the project area.

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

Except the land owners no other families who are residing in the project area for 3 and more 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

It is understand that while acquiring the respective land for GIFT city project, there is a possibility of losing the means of livelihood/income of many land owners and the residents of the region. Since majority of the land are using for agricultural purpose not only the land owners but also of the localities who are laboring in this land will lose their

means of livelihood. But the survey couldn't find labours who works in a particular land for more than 3 years. Out of the 90 land owners surveyed, in the land of 2 owners have 1 each labours who serves as watchmen for more than 3 years and while acquiring these lands they will lose their means of livelihood. Among the 90 surveyed land owners 51 will lose their means of livelihood.

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

Since majority of the land are using for agricultural purpose not only the land owners but also of the localities who are laboring in this land will lose their means of livelihood. But the survey couldn't find labours who works in a particular land for more than 3 years. Out of the 90 land owners surveyed, in the land of 2 owners have 1 each labours who serves as watchmen for more than 3 years and while acquiring these lands they will lose their means of livelihood

5.6.2 Inventory of productive assets and significant lands.

The proposed project area of the GIFT city project locates near to the forest land and in most of the areas cultivating crops like rubber, coconut and also having agriculture like tapioca, plantain, vegetables etc. Besides there are huge trees like Teak, Mahagani etc in and around the project area. Among the 90 surveyed land owners 76 owners are doing agriculture in their land. There are wells, Ponds and sheds in most of the land which are using for agriculture. A metal crusher unit was functioning in the land of 2 owners and there was a rock mining unit in the land of 1 owner.

CHAPTER 6

SOCIAL ECONOMIC AND CULTURAL PROFILE (AFFECTED AREA AND RESETTLEMENT SITE)

This chapter contains information about the socio-economic and cultural aspects of the project affected families. It includes the demographic details, economic status, vulnerability among the affected families, local economic activities in the area, enumeration of the livelihood affected families and other related information.

6.1 Demographic details of the population in the project area

There are residences of the families and agricultural land in the land notified for GIFT city project. Social Impact Assessment study team could not clearly identified the houses and properties which may be affected since the land to be acquired was not peg marked or laid stones. Among the 90 land owners surveyed there are houses in the land of 32 owners. Out of these houses, owners' families are residing in 27 houses, 1 house given on rent for another family, an Anganawadi is functioning in 1 house and the remaining 3 houses are closed temporarily. The demographic details of 27 surveyed affected families are analyzing in the following sessions.

Table 6.1.1. Age and sex of the members of the project affected families reside in the project area

<i>Age</i>	<i>Female</i>	<i>Male</i>	<i>Total</i>
0-18	21	19	40
18-35	15	5	20
35-45	11	11	22
45-60	11	16	27
60 and above	17	12	29

Total	75	63	138
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The total population of the 27 surveyed, project affected families reside in the project area is 138. The table 6.1.1. shows that out of these total population 75 are females and 63 are males. Among the family members 19 boys and 21 girls are below 18 years of age. Among the adult male members 5 are in the age group of 18-35, 11 are in the age group of 35-45 and 16 are in the age group of 45-60. There are 12 male members who are aged 60 and above. Regarding the number of adult female members in project affected families, 15 in the age group of 18-35, 11 in the age group of 35-45, another 11 in the age group of 45-60 and 17 members are aged 60 and more.

6.1.a. Religion and Social Group of the Project Affected Families

All the 27 project affected and resident families in the project area who was surveyed by the SIA unit belong to Christian religion and in General category (Syrian Catholics)

6.2. Income and poverty levels

Out of 90 surveyed land owners whose land belongs to the notified survey numbers, 2 are companies. Details of ration card possessed by the affected land owners as per the Public Distribution system are given in table 6.2.1.

Table 6.2.1.: Details of the Ration Cards possessed by the Project Affected Land Owners

<i>Colour of Ration Card</i>	<i>Number of Owners</i>
Yellow	2
Pink	13
Blue	32
White	37
Not applicable	2
Information not received	4

Total	90
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The table reveals that 37 land owners possess white ration card, 32 owners possess Blue ration card and 13 owners possess Pink ration card. Yellow card is possessed by 2 owners. The said information was not received from 4 owners. The information was not applicable to 2 land owners which are companies.

It is understood that the project land is an active agriculture land cultivated with Nut meg, Coconut, Rubber, Plantain, tapioca, vegetable etc. and which is means of livelihood of most of the families. During the survey out of the 90 surveyed 51 land owners responded that they are depending only on the agriculture of the affected land for their livelihood. 12 land owners responded that they are getting a good income from the affected land even if it is not their livelihood.

6.3 Vulnerable groups

There is no socially backward families among the surveyed families. There are 29 elderly and 40 children who is below 18 years in the 27 resident families surveyed who may be evacuated from the project area. Besides members of these families includes 6 widows and 1 widower; and among 5 widows and 1 widower are the owners of the land.

6.4 Land use and livelihood

The land in notified survey numbers comprises of residential areas, agricultural land and a land in which crusher unit was functioning. Rubber, plantain, nut meg, coconut, tapioca, vegetable etc. are cultivating here. The area is having heavy tree cover in and around all sites locates near to the forest land comes under Malayattoor forest division and in north-east of Ernakulam district. The area is situated in Western Ghats and having heavy tree coverage.

Among the 90 land owners surveyed by the SIA unit 52 land owners are using their land for agricultural purpose only and 9 owners are using for residential purpose only. 23 land owners are using their land for both the residential and agricultural purpose. A crusher unit was functioning in the land of 2 land owners. There is hollow bricks making unit in the land of 1 owner and the same land is having agriculture too. No specific usage was mentioned by 3 land owners.

It is understand that while acquiring the land notified for GIFT city project, there is a possibility of losing the means of livelihood/income of many land owners and the residents of the region. Since majority of the land are using for agricultural purpose not only the land owners but also of the localites who are laboring in this land will lose their means of livelihood. But the survey couldn't find labours who works in a particular land for more than 3 years. Out of the 90 land owners surveyed, in the land of 2 owners have 1 each labours who serves as watchmen for more than 3 years and while acquiring these lands they will lose their means of livelihood. Among the 90 surveyed land owners 51 will lose their means of livelihood. Even though it is not their means of livelihood, 12 owners responded in survey that they will lose the income from the affected land. During the survey out of the 32 families surveyed and may be evacuated from the project area, 24 families revealed that they are depending on the agriculture in the project area for their livelihood.

6.5 Local economic activities

The Gift city project is proposed to be implemented in 220 hectare land lays behind the region from Amalapuram to Uppukallu junction, and includes in 8th, 6th and 9th wards of Ayyampuzha Panchayath which locates near to the forest land comes under Malayattoor forest division and in north-east of Ernakulam district. Agricultural activities and rock mining activities are undertaking and also metal crusher units and rice mills are functioning in and around the project area. A branch of State Bank of India is functioning near the project area

6.6 Factors that contribute to local livelihoods

The people in the notified project area and in the nearby localities in Ayyampuzha panchayath are mainly depending on the agriculture and related activities in the area for their livelihood. Besides the localites are also working in the rock mining units and metal crusher units functioning in the area.

6.7 Kinship patterns and social and cultural organization

Most of the families in the Project area nuclear and extended families. The presence of any cultural organization was found in the area. An organization named “Ayyampuzha Janakeeya Munnetta Samithi” is formed in the area opposing the proposed land acquisition for GIFT city project.

6.8 Administrative organization

The notified project area for GIFT city project belongs to 8th, 6th and 9th wards in Ayyampuzha panchayath. None of the institution of administrative organization locates in the project area.

6.9 Political organization

None of the political organizations will be project affected.

6.10 Community based and civil society organizations

No such organizations are being affected by the project.

6.11 Regional dynamics and historical change processes

Ayyampuzha Gramapanchayath belongs to Ayyampuzha village in Ankamaly block, in Aluva Taluk in Ernakulam district. Ayyampuzha panchayath was formed in 1980 by dividing Manjapra Panchayath. Majority of the panchayath was forest and in ancient years only in Chully, Cheenamchira, Amalapuram, Pandupara areas were some families

resided. Later the families started residing as cluster in Plantation Corporation estates formed in 1961. In 1969 in most of the forest area in the Panchayath was immigrated by many families. Those who are evacuated for Idukki dam construction was rehabilitated in Ayyampuzha Panchayath. A metal road to Kalady plantation via Thrissur district and a koop road via Kanimangalam, which was not suitable for travel were the only connectivities in ancient times. The panchayath got connectivity with the outside in 1971 when a new road was constructed from Manjapra to plantation. The long lasted labour strikes in 1966,1972 and in 1975 much influenced the social growth of the panchayath. The nature of Ayyampuzha panchayath is blessed with the presence of diverse living beings. There are hilly rocks in and in between the boundaries of this panchayath.

6.12 .Quality of the living environment

The living environment of Ayyampuzha panchayath is improving. But the people of this panchayath has to depend on Manjapra, Ankamaly and Kalady which situate approximately 20 kilo meter away for higher education after plus two, treatment facilities, commercial facilities and for job related issues. During the night time the travel facilities are limited as the majority of the region have only private bus routes. The nuisance of wild animals experience in the residential areas since the area located very near to the forest land.

CHAPTER 7

SOCIAL IMPACT MANAGEMENT

7.1 Approach to mitigation

The SIA Unit is being assessed the impacts of the project in four phases.

In the first phase, a preliminary visit was conducted in the area and physical observation was held on 30.01.2021 to understand the peculiarities of the area and to assess the possible impacts in general. Based on this observation a questionnaire was prepared to conduct socio-economic survey in the affected families.

By using the prepared questionnaire a socio-economic survey was conducted with the project affected land owners over phone as the 2nd stage. Demographic details of the families, socio-economic background of the families, details of the land to be acquired, the possible impacts of each families while acquiring the land etc. were the details collected over phone. The data was collected over phone to avoid the risk of spending more time for house visit during the Covid 19 epidemic situation.

As the 3rd stage, the study team visited the project area to do the house visit and to clarify the telephonic survey data and also to meet those land owners who were not participated in the telephonic survey. But due to the strong oppose by the “Ayyampuzha Janakeeya Munnetta Samithi”, which was formed in the project area against the project, the study team could not complete it as desired. Later the study team did telephonic interviews some key persons in the area and also discussion was held with few land owners.

As the 4th stage, a Public Hearing will be held on 30/04/2021 at 11 am at Ayyampuzha Gramapanchayath hall. The notice of the Public Hearing will be published in the regional newspaper, displayed in the locality and the same will be given to the land owners directly or over phone. The draft report of the Social Impact Assessment

prepared by scientifically analyzing the data received in socio-economic survey and also including the project details received from KINFRA, the Requiring Body, will be presented in the Public Hearing and the project affected people will get an opportunity to suggest inclusions or deletions to the report. The Officials from the Requiring Body and the Land Acquisition Office will be participated in the Public Hearing. It will be a venue for the project affected people to share their anxieties and doubts on the project and about the land acquisition procedures.

7.2 Measures to avoid mitigate and compensate impact

Various impacts like evacuation of the families, loss of livelihood etc may be occurred due to the land acquisition from Ayyampuzha village in Aluva Taluk, Eranakulam district for the “Global Industrial Finance and Trade City (GIFT city)” in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor for the “Global Industrial Finance and Trade City (GIFT city)” in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor. The following measures are suggested to mitigate those impacts.

- Compensation shall be provided to the affected families as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015.
- R&R package shall be provided for the affected properties as per the Policies vide G.O.(Ms)No.485/2015/RD dated 23/09/2015 and 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 RFCTLARR Act 2013.

- Since among the residents in the survey numbers proposed for acquisition are included those who were evicted for another project and most of the residents are greatly anxious about losing their residences, the acquisition for the project should be done by avoiding the residences as far as possible is desirable.
- For avoiding residential problems of the families timely rehabilitation measures shall be taken for the affected houses.
- Timely rehabilitation measures should be taken without affecting the day to day needs of the families for those who lose their means of livelihood.
- Based on their qualification and skill consideration should be given to the project affected family members for the temporary and permanent employment opportunities which may be occurred in the proposed projects.
- Based on the reasonable documents consider the labours for R&R package who have been who have been depending on the affected land for their livelihood for 3 and more years
- Before the further land acquisition procedures details of the projects to be implemented in the area should be given to the affected families as well as to the public.
- The measurement of the land to be acquired should be clarified by doing peg marking.
- For the protection of the environment perpetuate the trees in the affected area as far as possible and measures should be taken for replantation in lieu of the destroyed trees

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

Measures for providing compensation and Rehabilitation and Resettlement package as per the RFCTLARR Act 2013 and the Policies issued by Revenue (B) Department, Government of Kerala vide G.O.(MS)No.485/2015/RD dated 23/09/2015 and 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 are applicable for the project of land acquisition for Global Industrial Finance and Trade city (GIFT city) project.

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

Requiring body stated that sufficient amount has been accorded for the land acquisition procedures of the project.

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

During the SIA study the regional people suggested to consider the 171.4700 hectare land in Resurvey number 112 in block number 21 in Ayyampuzha village for the project which was recorded in village records as "Kasumavinthottam". SIA study unit contacted the village office it is understand that this land comes under the territory of forest department. If there is not any practical difficulties in taking this land for the project, it can be considered.

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

The SIA unit could not quantitatively assess the impacts of the project as the area to be acquired was neither peg marked nor laid stones. The social impacts of the proposed land acquisition can be mitigated by providing compensation and R&R package to the affected families as per the Policies issued by Revenue (B) Department, Government of Kerala vide G.O.(MS)No.485/2015/RD dated 23/09/2015 and G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the compensation and R & R package for land acquisition in the state in lieu of RFCTLARR Act 2013 by strictly following the time plan and procedures stated in the Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2015. On the basis of the scientific assessment of the data obtained through the SIA study a Social Impact Management Plan is prepared, to mitigate the impacts of land acquisition for Global Industrial Finance And Trade City (GIFT city) which is given in Table 7.6.1

Table 7.6.1. Social Impact Management Plan

Sl. No.	Impacts	Impact Management	Time Plan	Monitoring Indicators
1	Loss of land	Provide compensation as per the 1 st schedule of RFCTLARR Act 2013 and the related policies of Kerala State Government	Time frame as per the Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015.	Sensitize the affected families about the reasonable price and other legal benefits of the land is providing
2	Impact on residences including displacement	Provide compensation and R&R package as per the 1 st & 2 nd schedule of RFCTLARR Act 2013 and the related policies of Kerala State Government		Ensure that no other suitable place for the project in the area and the residences

				<p>avoided from acquisition as far as possible.</p> <p>Speedy resettlement procedures.</p> <p>Resettlement before displacement.</p> <p>Ensure the families will not face difficulty for stay and basic facilities even for a day.</p>
3	Loss of the properties attached to the land	Provide compensation as per the 1 st schedule of RFCTLARR Act 2013 and the related policies of Kerala State Government		Assets should be measured in the presence of the land owners and inform them the procedures of its valuation
4	Loss of livelihood/in come	Provide R&R package as per the 2 nd schedule of RFCTLARR Act 2013 and the related policies of Kerala State Government		Reasonable consideration for the dropping livelihood of the owners and also for the tenants

				and employees who have been working in the affected structure for 3 and more years based on the reasonable documents
5	Apprehension among the local people about the Project	Before the next process of land acquisition sensitize the local people about the project to be implemented in the area. The peg marking of the land to be acquired should be done and give a clear picture about the alignment of acquisition to the land owners	Proceed before 9(1) notification	Ensuring that only those projects which will not cause any environmental consequences to the area are included
6	Waste formation during construction	Scientific and timely disposal of construction waste.	Plan for waste disposal before construction period	Ensure the wastage is properly disposed before the commissioning of the project without causing environmental issues to the area.

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

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CHAPTER 8

SOCIAL IMPACT MANAGEMENT PLAN INSTITUTIONAL FRAMEWORK

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

RFCTLARR Act, 2013 section 43 and The Kerala RFCTLARR Rules 2015 Rule 22 define 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 / control of the appropriate Government and the Commissioner for Rehabilitation and Resettlement, the formulation, execution and monitoring of the Rehabilitation & Resettlement Scheme shall vest with the Administrator. The Deputy Collector (L.A) Ernakulam is the Administrator of the land acquisition for GIFT city project in Ernakulam.

As per The Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules,2015 and the Policy framed by the State government via G.O. (Ms) No.485/2015/RD, dated 23/09/2015, 2 committees shall be constituted for the land acquisition in Kerala State.

1. District Level Fair Compensation, Resettlement and Rehabilitation Committee comprises the following members:
 - District Collector
 - Administrator for resettlement and rehabilitation
 - Land Acquisition officer,
 - Finance Officer
 - Representatives of the requiring body empowered to take financial decisions on Its behalf.
 - Representatives of Local Self Government Institution of the project area

2. The State Monitoring Committee for Rehabilitation and Resettlement comprises the following members:
 - Chief Secretary
 - Revenue Secretary
 - Secretary of the Administrative Department
 - Law Secretary
 - Finance Secretary

The District Level Fair Compensation, Resettlement and Rehabilitation Committee will finalize 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 and submit the same to the State Level committee. The State Level Empowered Committee shall approve the estimate or return it for reconsideration with suggestions/observations.

After the approval of the State Level Monitoring Committee 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. 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 the minutes of its proceedings to the District Collector for finalizing the conveyance of land in terms of the consent. 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. On completion of the conveyance the Collector shall take possession of the land.

8.2. Specify role of Non-Governmental Organizations

RFCTLARR Act 2013 section 4 insist to conduct a Social Impact Assessment study whenever the Government intends to acquire land for a public purpose. As per the Rule 9
Land Acquisition in Ayyampuzha village in Ernakulam district for Gift City project

of The Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015, the Government shall empanel the individuals/ organizations as Social Impact Assessment units to conduct the Social Impact Assessment study of the land acquisition. Hence Rajagiri outREACH is entrusted by the Revenue (B) Department, Government of Kerala via Notification No. G.O.(P)No.10/2021/RD dated 19.01.2021 to conduct the Social Impact Assessment Study of the land acquisition for GIFT city project in Ernakulam district. With related to this another Notification (G.O.(p)No.32/2021/RD) dated 23.02.2021 of Revenue (b) Department was issued. Therefore Rajagiri outREACH, the SIA agency is responsible to conduct procedures for Social Impact Assessment including Public Hearing.

8.3. Indicate capacities required and capacity building plan, including technical assistance if any

Not applicable

8.4 .Timelines for each activity

Timeline for each activity of the land acquisition will be as per the Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2015.

CHAPTER 9

SOCIAL IMPACT MANAGEMENT PLAN BUDGET AND FINANCING OF MITIGATION PLAN

9.1 Costs of all resettlement and rehabilitation costs

Administrative Sanction (G.O.(Rt)No.662/2020/ID dated 19.08.2020) for land acquisition for GIFT City project has been accorded to KINFRA, which is entrusted as the Nodal Agency of Kochi-Bengaluru Industrial Corridor Project via G.O.(RT)No.1152/2019/ID dated 20.11.2019 of Government of Kerala. Hence KINFRA will be implemented the land acquisition for the project. Since the project areas are residential areas and there are various agricultural activities are being undertaken, compensation and R&R package as per the act shall be provided to those families who may be evicted or losing land or livelihood. The Administrative Sanction order of Government G.O.(Rt)No.662/2019/ID dated 19.08.2020 stated that for acquiring the land Rs.540 crores may be needed which is proposed to be availed from KIIFB assistance subject to Government guarantee.

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

- Land price and compensation amount
- Timely procedures for compensation, Rehabilitation and Resettlement without affecting the stay and means of livelihood of the families
- Time frame of the Rehabilitation and Resettlement procedures
- Projects which may not cause any environment impact to the area
- Time bound and scientific clearance of construction waste from the site

10.2 Reporting mechanisms and monitoring roles

Reporting mechanisms and monitoring roles of the land acquisition for GIFT city project in Ernakulam district will be as per the Rules stated in the Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015. The Deputy Collector (L.A) Ernakulam is the Administrator of the proposed project and he is responsible for the formulation, execution and monitoring of the Rehabilitation & Resettlement Scheme. A draft of the Rehabilitation & Resettlement Scheme prepared by the Administrator shall be finalized by the District Level Rehabilitation and Resettlement Committee formed for the project and shall be approved by the State Monitoring Committee.

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

It is proposed to acquire 220 hectares of land from 59 resurvey numbers of Ayyampuzha village in Aluva Taluk, Eranakulam district for the “Global Industrial Finance and Trade City (GIFT city)” in Kochi as an Early Bird Project as part of the Kochi-Bangalore Industrial Corridor. The preliminary report of the project was submitted to the Government by C.H.2 M Hill International Limited who have been entrusted by National Industrial Corridor Development Corporation Limited (NICDCL) to prepare the Master Plan of the Gift City project. Those report stated that Global city is planned with Financial/Business centre as an integral part and growth driver for the city, complemented with knowledge based industries. As per the report some of the focus sectors planned within the Global city project are Financial Complex, Multi-tenanted offices, Innovation & incubation centre, Knowledge hub, Health Care Zone, Conference & Exhibition and hospitality. The preliminary report also stated that the project will put Kochi on Global Map as a destination with State-of-the-art infrastructure and will create more direct and indirect employment opportunities.

As per the Notification of Revenue (B) Department, Government of Kerala G.O.(P)No.10/2021/RD dated 19/01/2021 which was published in Kerala Gazette (extra ordinary) Number 190 dated 19th January 2021, the land proposed to be acquired for the GIFT city project is 220 hectares of land belongs to 59 resurvey numbers ie resurvey Number 124 to 372 of Ayyampuzha village in Aluva Taluk. This beautiful lands are

residential places and agricultural land. It is understood that there are residences in the survey numbers notified for acquisition and there are various agriculture includes rubber, nutmeg, coconut, plantain etc. Since the land proposed to be acquired was not peg marked or laid stones, the SIA unit could not clearly understand the amount of land to be acquired from each survey number and quantitative details of the impact to the land owners. However while acquiring land from the notified survey numbers may cause various impacts like evacuation of families, loss of the means of livelihood, loss of agriculture etc. Besides there are huge apprehensions existed in the project area since the land owners or the people in the locality do not have a clarity on the projects to be implemented in the area and also about the land acquisition. Because of that an organization named "Ayyampuzha Janakeeya Munnetta Samithi" was formed and different forms of agitations undertaken in the area under the leadership of this organization. During the survey, out of the 90 land owners studied, 53 expressed their willingness to give the land for the project. 21 expressed their unwillingness and the remaining 13 land owners were not replied to that question. Hence to mitigate the anxieties of the people, it is desirable to clearly sensitize them that only the environment friendly projects are proposed in the area. And the land acquisition should be planned by avoiding the residential places as far as possible.

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.

While analyzing the positive and negative impacts of the land acquisition for GIFT city project in Ernakulam district, even though it may cause negative impacts to the land owners, it is understood that the project is expected to bring development to the region and also to the district and State. Hence the SIA Team recommends the project of Land Acquisition from Ayyampuzha village in Ernakulam district for GIFT city project shall be implemented by considering the following suggestions:

- Compensation shall be provided to the affected families as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 and Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015.
- R&R package shall be provided for the affected properties as per the Policies vide G.O.(Ms)No.485/2015/RD dated 23/09/2015 and 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 RFCTLARR Act 2013.
- Since among the residents in the survey numbers proposed for acquisition are included those who were evicted for another project and most of the residents are greatly anxious about losing their residences, the acquisition for the project should be done by avoiding the residences as far as possible is desirable.
- For avoiding residential problems of the families timely rehabilitation measures shall be taken for the affected houses.
- Timely rehabilitation measures should be taken without affecting the day to day needs of the families for those who lose their means of livelihood.
- Based on their qualification and skill consideration should be given to the project affected family members for the temporary and permanent employment opportunities which may be occurred in the proposed projects.
- Based on the reasonable documents consider the labours for R&R package who have been who have been depending on the affected land for their livelihood for 3 and more years

- Before the further land acquisition procedures details of the projects to be implemented in the area should be given to the affected families as well as to the public.
- The measurement of the land to be acquired should be clarified by doing peg marking.
- For the protection of the environment perpetuate the trees in the affected area as far as possible and measures should be taken for replantation in lieu of the destroyed trees

REFERENCES

1. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
2. Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules 2015.
3. Kerala State Policy issued by Revenue (B) department G.O.(MS)No. 485/2015/RD dated 23.09.2015 for fair compensation and transparency
4. Kerala State Policy for Rehabilitation and Resettlement Package for acquisition of Land in the State in lieu of RCFTLAAR Act, 2013 G.O. (Ms) No. 448/2017/RD dated 29/12/2017
5. Project details received from KINFRA Hi-tech Park, Kalamassery
6. Media News related to the project

Affected families of Land owners

Sl.No.	Name & Address	Land Details
1.	Yacob Kallarackal (Late) Kochuthresya and others Kallarackal House Ayyampuzha.P.O, Kollakkodu PH : 9544546187	56 Cent Agriculture plot
2.	Stephen Kallarackal Kochuthresya Muthalper Kallarackal House Ayyampuzha.P.O, Kollakkodu	44 Cent Agriculture Plot
3.	Davis Vadakkumchery House Ayyampuzha.P.O, Kollakkod 9846420686	50 Cent Agriculture Plot & House
4.	Manoj.M Moolan House Ayyampuzha.P.O, Kollakkodu 9544546147	60 Cent Agriculture Plot & House
5.	❖ Sunny James Omankulathil House Ayyampuzha.P.O, Kollakkodu 8129089893	
6.	Simily George Moolan House Ayyampuzha.P.O, Kollakkodu 9946378595	Agriculture Plot
7.	Sunny Mangaly Mangaly House Ayyampuzha.P.O, Kollakkodu 9048069974	5 Acre Agriculture Plot & House
8.	Jose Eraali Eraali House Ayyampuzha.P.O, Kollakkodu 9747761846	10 Cent Plot

9.	Elsy Antony Meppurath veedu Ayyampuzha.P.O, Kollakkodu 9846356572	70 Cent Agriculture Plot & House
10.	Alex Payyappilly Payyappilly House Ayyampuzha.P.O, Pannamchira 9446217066	10½ Cent Plot & House
11.	Chakkappan Vadakkumchery House Ayyampuzha.P.O, Pannamchira 9946689177	90 Cent Agriculture Plot & House
12.	Jose Vadakkumchery Vadakkumchery House Ayyampuzha.P.O, Pannamchira 9633218385	70 Cent Agriculture Plot & House
13.	Thankkachan Joseph Muttappillil House Ayyampuzha.P.O, Pannamchira 9544364825	4½ Cent Plot & House
14.	Paul Aannissery Aannissery Ayyampuzha.P.O, Kollakkodu 904853948	2 Acre Agriculture Plot & House
15.	Bastin Jose Paarackal House Ayyampuzha.P.O Kadukulangara 9447913665	32 Acre Agriculture Plot
16.	Raphy Mangaly Mangaly House Ayyampuzha.P.O Amalapuram 9567578873	2.65 Acre Agriculture Plot
17.	Paulson Joseph Mangaly House Ayyampuzha.P.O Amalapuram 9567578873	80 Cent Agriculture Plot
18.	Sany Mangaly House Ayyampuzha.P.O Amalapuram 9847322176	6 Acre Agriculture Plot

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19.	Jose Mangaly House Ayyampuzha.P.O Amalapuram	3.6 Acre Agriculture Plot
20.	Franko Mangaly House Manjapra.P.O, 9447169022	Agriculture Plot
21.	❖ Ittira Joji Poonoly house Ayyampuzha.P.O 9446802377	Agriculture Plot
22.	❖ Davis Poonoly house Ayyampuzha.P.O	
23.	Mathew Joseph Paarackal House Manjapra.P.O 9447737131	Agriculture Plot & Quarry
24.	Esthappaanos Kavunga veedu Ayyampuzha.P.O 0484-2690234	Agriculture Plot
25.	❖ Ittira Jolly Poonoly house Ayyampuzha.P.O 9446802377	Agriculture Plot
26.	Philomina Paathaadan House Ayyampuzha.P.O Kadukulangara 8943578837	5 Cent Plot & House
27.	Pouly Paathaadan House Ayyampuzha.P.O Kadukulangara 8943578837	9 Cent Plot & House
28.	Shijop Eraali Eraali House Ayyampuzha.P.O, Kollakkodu 6235280717	55 Cent Agriculture Plot
29.	Devassy Mariam Kachappilly House Ayyampuzha.P.O Amalapuram 8606318661	28 Cent Plot & House

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30.	Jose.P.V Paalaatty House Ayyampuzha.P.O, Kollakkodu 9846760193	5 Acre Agriculture Plot & House
31.	Varghese Palaatty Paalaatty House Ayyampuzha.P.O, Kollakkodu 9446436211	15 Acre Agriculture Plot & House
32.	Poulose Manickathan Manickathan House Ayyampuzha.P.O, Kollakkodu 9605796039	2 ½ Acre Agriculture Plot
33.	Vargheswe.E.D Eraali House Ayyampuzha.P.O, Kollakkodu 9495764350	Agriculture Plot
34.	Joy Kavukaattu Kavukaattu House Ayyampuzha.P.O, Kollakkodu 9745344098	Agriculture Plot & House
35.	Paul Sebastian Kolaattukudi House Manjapra.P.O Ayyampuzha. 8129293906	Agriculture Plot
36.	Jose Chacku Eraali House Manjapra.P.O Ayyampuzha 9846419994	49 Cent Agriculture Plot
37.	Yohannaan Kunnumparambil Kunnum parambil House Ayyampuzha.P.O Amalapuram 9526881043	12 Cent Plot & House
38.	Kunjappan Athikkaakuzhi Athikkaakuzhi House Manjapra.P.O Thavalappaara 9249994715	Agriculture Plot
39.	Saju Joseph Vadakkumcherry House Puthumanan, Manjapra 9846425585	Agriculture Plot

40.	Varkey Devassy Oliyappuram House Manjapra.P.O 9778033260	Agriculture Plot
41.	Ouseph Domini Parambi veedu Manjapra.P.O 8086873930	95 Cent Agriculture Plot
42.	Gopinadh.C.S Kuzhippilliyil veedu Ashraman Road Kalady 9400948392	8.93 Ares Agriculture Plot
43.	Poulose.T.V Thiruthanathil House Ayyampuzha.P.O, Kollakkodu 8281187510	4 Acre 10 Cent Agriculture Plot & House
44.	Binoy Joseph Varayilaan House Ayyampuzha.P.O, Kollakkodu 8593953125	4 Acre Agriculture Plot & House
45.	Devassykutty Mathew Kavunga veedu Manjapra 9526901213	116.72 Ares Agriculture Plot
46.	Jimmy Thomas Aalukka veedu Manjapra 9895845283	73.51 Ares Agriculture Plot
47.	Manu Anand , Madhu Anand, Chandrika Anand & Maya Nandakumar Chandramani Estate Kollakkodu 9447084053	10 Acre Agriculture Plot & House
48.	Philomina Antony Ouseph Aalukka House Naduvattom.P.O 9447811921	2 Acre 23 Cent Agriculture Plot & House
49.	Kuriakose.T.O Thiruthanathil house Manjapra.P.O Puthuvana 0484-2692147	1 Acre 60 Cent Agriculture Plot

50.	Shiji Avarachan Kolenchery veedu Manjapra.P.O 9847276583	3.5 Acre Agriculture Plot
51.	Jerry & Elizabeth (Dr. Jerry Cheriyan) Mangaly House Eramangalam.P.O Ponnani, Malappuram 7012246839/9446279991	Agriculture Plot
52.	Rosy Pappachan Punnakkan Kilukkan House Ayyampuzha, Kadukulangara 9744492832	Agriculture Plot & House
53.	K.P.Chakkappan & Mary Chakkappan Kilukkan House Ayyampuzha, Kadukulangara	17 cent Agriculture Plot & House
54.	Devassy Augusthy, Devassy Poulose, Devassy Lonappan & Devassy Thomas Vadakeppurathan veedu Ayyampuzha.P.O Amalapuram	Agriculture Plot
55.	Mary Ittichan Punnikkal veedu Ayyampuzha.P.O Amalapuram 9497029191	40 cent Agriculture Plot
56.	Johnson Mangaly Mangaly House Ayyampuzha.P.O Manjapra 9995376939	5 Acre Agriculture Plot
57.	Sunny Thomas Parackal house P.O.Manjapra Amalapuram	Agriculture Plot
58.	Bessy George & George Joseph Parackal house P.O.Manjapra Amalapuram 9995492730	Agriculture Plot & Quarry
59.	Ouseph, George, Antony, Babu, Devassy Muthalper Poonoly veedu	Agriculture Plot

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	Manjapra 9895978534	
60.	Georgegekutty Joseph, Jis George, Jikku, Mejamma Mangaly House Manjapra 9895205054	Agriculture Plot & Hollow bricks company
61.	Babu Cherian, Jiji babu Mangaly House Manjapra 9446128538	Agriculture Plot
62.	Jose.J.Parackal Parackal house Manjapra Angamaly	Agriculture Plot
63.	Joshy Pappachan Kandamangalathan house Manjapra Angamaly 7025532208	Agriculture Plot
64.	Devassy Joseph Parackal house Manjapra Angamaly 9447913665	Agriculture Plot
65.	Augusthy Kottekkalil veedu Manjapra Angamaly 9846799792	5½ cent Plot & House
66.	Devassykutty Kadayaatty veedu Ayyampuzha.P.O Amalapuram 7592906954	1 Acre 10 cent Agriculture Plot
67.	Augustine Aavuppadan House Ayyampuzha.P.O, Kollakkodu 9446605631	2.5 Acre Agriculture Plot
68.	Johnson & Eliakutty Chullikkaran veedu Ayyampuzha.P.O Amalapuram 9388476996	1 Acre 75 cent Agriculture Plot & House
69.	Poulose Jose	68 cent Agriculture Plot &

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	Chullikkaran veedu Ayyampuzha.P.O Amalapuram 8078358161	House
70.	Rosy Antu Varghese Punnakkan Kilukkan House Ayyampuzha, Amalapuram 9744492832	90 cent Agriculture Plot & House
71.	Vareed Periyappadan veedu Ayyampuzha.P.O Amalapuram 9605875077	10 cent Plot & House
72.	De vassy Pathadan Pathadan House Ayyampuzha.P.O Amalapuram 9747995113	10 cent Plot & House
73.	Joy (Joseph), Rosy Joy, Mathew Joy, Neethu Mathew Mangaly veedu Ayyampuzha.P.O Amalapuram 9288035627	6.28 Hector Agriculture Plot
74.	Jolly.M.M, Jose Jolly, Nayomi, Joby Jose, Moncy Jolly, Sajitha Moncy, Mathai Mathew Mangaly veedu Ayyampuzha.P.O Amalapuram 9605316261/6282667995	7 Hector 81 Ares Agriculture Plot
75.	Rosily Sunny, Sibil Sunny, Sunny.M.C Mangaly veedu Ayyampuzha.P.O Kadukulangara 9946170326	6½ Acre Agriculture Plot & House
76.	Thomas.M.V & Saji Thomas Mangaly veedu Ayyampuzha.P.O Amalapuram 9495814562	5 Acre 20 Cent Agriculture Plot
77.	Mathai Varghese Kilukkan veedu Ayyampuzha.P.O	Agriculture Plot

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	Kadukulangara 9447811682	
78.	Paul Mangaly Mangaly veedu Ayyampuzha.P.O Amalapuram 9447162522	1.19 Hector Agriculture Plot
79.	Davis, Eliamma & Jifsy Palatty house Ayyampuzha.P.O Pannamchira 9446719209	1 Acre 94 cent Agriculture Plot & House
80.	Dinto.C.P Chully House Ayyampuzha.P.O 7510892522	21 cent Plot & House
81.	Joby.P.V Punnakkal House Manjapra.P.O 9847081685	80 cent Plot
82.	Molly Poly W/o. Poly Mangaly veedu Manjapra. 9400790751	8 cent Plot
83.	Jessy Ouseph Kuppamala House Ayarkkunnam Kottayam 9447812435(Denny)	1 Acre 60 Cent Agriculture Plot
84.	Binu.K.Simon Kunniyil House Malayattoor.P.O Kadappara 8589897889 (Biju)	3 Acre 38 Cent Agriculture Plot
85.	Poulose Punnakka Kilukkan veedu Manjapra 9961965861	1 Acre 50 Cent Agriculture Plot
86.	Santhosh Areekkal Kuriakose C/o. Baby pullan Varghese Pullan House Nedungapra.P.O - 683545	5 Acre 17 Cent Agriculture Plot

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87.	Varghese.P.K Painadath House Ayyampuzha.P.O 9744217762	28 Cent Agriculture Plot
88.	Raju Antony Painadath House Ayyampuzha.P.O 9846112847	43 ½ Cent Agriculture Plot
89.	Poulose, Mary & Martin Poonachi House Ayyampuzha.P.O 9961961757	50 Cent Agriculture Plot & House
90.	Devassy Kavunga House Ayyampuzha.P.O 9526901213	2 Acre 7 Cent Agriculture Plot
91.	Denny.E.D Kuppamala vedu Marygiri 9447812435	1 Acre 62 Cent Agriculture Plot
92.	Varkey.O.D Oliyapurathan House Manjapra	1 Acre Agriculture Plot
93.	Angel Granaites & Creches (P) Ltd C/o. Greenworth Infrastructures (P) Ltd., Bldg.No.41/1077, 1078, Kochappilly Appachan Road, Padivattom, Kochi - 682024 0484 2805172/9544099185	Crusher Unit
94.	Angel Rocks & Sands (P) Ltd C/o. Greenworth Infrastructures (P) Ltd., Bldg.No.41/1077, 1078, Kochappilly Appachan Road, Padivattom, Kochi - 682024 0484 2805172/9544099185	Crusher Unit

* Details not given