GOVERNMENT OF TAMIL NADU
HIGHWAYS DEPARTMENT
TAMIL NADU ROAD SECTOR PROJECT PROJECT
(World Bank Loan No. 4706 IN)

PRESENTATION ON
“LAND ACQUISITION, RESETTLEMENT & REHABILITATION
AND
SHIFTING OF UTILITIES”
(On 01.11.2006)

By
JOINT PROJECT DIRECTOR,
TNRSP, Chennai – 600 020.
Project Description

Upgradation Component: Widen + Strengthen to 2 lane

TNRSP 01 – 393 Km including 9 bypasses covers 7 districts.
TNRSP 02 – 116.6 Km including 3 bypasses covers 4 districts.
TNRSP 03 – 99.8 Km covers 2 districts.
TNRSP 04 – 117.9 Km covers 2 districts.
TNRSP 05 – 15 Km (Ramnad & Kumbakonam bypass Extn.)

Maintenance component: 2000 km of roads in four year cycle and Black Spots improvement works in 50 locations.
## Magnitude of impacts

<table>
<thead>
<tr>
<th>Item</th>
<th>Target</th>
<th>Progress</th>
<th>Progress %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Land</td>
<td>391.67 Ha</td>
<td>294.26 Ha</td>
<td>75%</td>
</tr>
<tr>
<td>Govt. Land</td>
<td>198.74 Ha</td>
<td>186.49 Ha</td>
<td>93%</td>
</tr>
<tr>
<td>No. of title holders for loss of land</td>
<td>10758</td>
<td>7831</td>
<td>72%</td>
</tr>
<tr>
<td>No. of title holders for loss of structure</td>
<td>2870</td>
<td>1748</td>
<td>60%</td>
</tr>
<tr>
<td>No. of household alternative resettlement</td>
<td>569</td>
<td>239</td>
<td>42%</td>
</tr>
<tr>
<td>No. of squatters./ encroachers</td>
<td>2159</td>
<td>942</td>
<td>43%</td>
</tr>
<tr>
<td>No. of household alternative shop plot</td>
<td>77</td>
<td>33</td>
<td>42%</td>
</tr>
<tr>
<td>Tenants provided assistance</td>
<td>465</td>
<td>114</td>
<td>25%</td>
</tr>
<tr>
<td>No. of household for IGA</td>
<td>63</td>
<td>55</td>
<td>87%</td>
</tr>
<tr>
<td>Common Property Resources</td>
<td>1617</td>
<td>922</td>
<td>57%</td>
</tr>
</tbody>
</table>
Land Acquisition

Involves Private lands, Government lands & HR & CE lands.

Government lands - By transfer proposals
H R & CE lands - Separate G.O. issued.

By Private Negotiation

Private lands

By TNHW Act
(where negotiation fails)
Private Negotiation

Compensation - 150% Guideline value +
9% towards registration.
- 5% increase in Guideline value per annum.

Land Purchase Grant

Other allowances
- Severance Allowances

Structure value - Compensation
- Residential without depreciation
- Commercial

Trees - Compensation as per the norms of Forest and Agriculture Department.

Advantage - Original LA Act – Time consuming.
- Private Negotiation – Quick process.
## Details of Land Acquisition under Private Negotiation

**District:** Thiruvannamalai  
**Stretch:** Arani Bypass

<table>
<thead>
<tr>
<th>Name of village</th>
<th>Survey No.</th>
<th>Date of Private Negotiation</th>
<th>Date of Registration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sevoor</td>
<td>175/1B</td>
<td>30.01.2006</td>
<td>15.03.2006</td>
</tr>
<tr>
<td></td>
<td>174/5A</td>
<td>30.01.2006</td>
<td>15.03.2006</td>
</tr>
<tr>
<td></td>
<td>164/8D</td>
<td>30.01.2006</td>
<td>16.03.2006</td>
</tr>
<tr>
<td></td>
<td>275/1A2</td>
<td>30.01.2006</td>
<td>21.03.2006</td>
</tr>
</tbody>
</table>
Tamil Nadu Highway Act 2001

Reasons

1. Not willing for Private Negotiation
2. Absentee pattadars (Titleholders)
3. Non resident pattadars (Titleholders)
4. For which ownership apportionment could not be arrived.

Stages

- Land Acquisition Officer issues show cause notice under section 15(2)
- Publication of 15(1) in Government Gazette
- On publication, HD can proceed to enter upon land
Resettlement & Rehabilitation

- Resettlement Action Plan approved by Government of Tamil Nadu as per World Bank Guidelines.

- SDU has been established headed by JPD assisted by DC, RSO, DEs, Spl. Tahsildars and Extension Officers to implement the RAP.

- To accelerate speedy implementation of the R & R. Apex / SLC and DLC are in force.
Detailed Entitlement Matrix

- Loss of land
- Private Property
- Squatters / Encroachers
- Agricultural And Non-agricultural workers
- Community Assets
- Tenants
Loss of Private Property

1. Loss of Land
   - Residential

2. Loss of structures
   - Commercial

3. Impacts to tenants
   - Residential
   - Commercial

4. Workers
   - Agriculture
   - Non-agriculture
1. Loss of Structure (Titleholders)

   Residential / Commercial:
   Compensation
   Options:
   a) Alternate built house / shop
   b) IGA option for alternate shop
   c) Self employment training

2. Squatters

   a) Vulnerable - Alternate built house / shop
   b) Option for IGA or built shop
   c) Non-vulnerable – Compensation

3. PAPs – Rental allowance + Shifting allowance for tenants.

   Advantages:
   a) Compensation without depreciation.
   b) 9% towards Registration.
   c) Subsistence Allowance and Shifting Allowance.
1. Titleholders
   (i) Alternative built house / shop
   (ii) Income Generation Asset instead of built shop

2. Squatters

3. 63 opted for Income Generation Asset
Vulnerable

- Below Poverty Line
- SC / ST
- Women headed households

1. Squatters
   (i) Residential / Commercial
       Alternate built house of 20 sqm / built shop 9 sqm
       Subsistence Allowance + Shifting Allowance.
   (ii) Option – IGA for built shop
   (iii) Self Employment Training

2. Titleholders
   Option – Built house / built shop one third charged on compensation.

Loss of structure to Encroachers

Structural Compensation for the affected portions.
Resettlement sites

Houses

Shops
Income Generation Asset
RELOCATION OF COMMON PROPERTY RESOURCE (CPR)

Type of the CPRs

- Pumping station
- Schools
- Water Tank
- Check post
- Statue
- Religious Buildings etc.

Relocation:

- Relocation site to be acquired, if adequate land not available beyond COI within road boundary.
- Cost borne by TNRSP.
- No compensation / Cash settlement
- Relocation of Bus Shelter and enhancement of Pond will be done by main Civil Contractor.
CPR at Kasthambadi village

Old School

New School
R&R implementation Consultancy

PIU appointed four NGOs (CReNIEO, SAFHI, DMT & REEDA) for providing Technical Assistance to implement the RAP. SAFHI contract has been foreclosed and the variation has been issued to other NGO.

- Each has uniform staff pattern to execute work in the field.
- Coordinate along with Revenue and Highways Department for payment of compensation and Cash assistance.
- Work in the field for the betterment of PAHs / PAPs.
- Periodical Report Submission.
- Circulation of Entitlements Brochure to the PAPs.

M & E consultancy

To monitor NGOs and to assist the PIU. MDP Consultant appointed.

Objectives:
1. To assess implementation of the RAP.
2. Monitor the schedule and achievement of targets.
3. To evaluate outcomes of social development objectives of the project.
Factors encountered during LA/ R&R

1. More owners for small portions in Land Acquisition, since it is a Highway.
2. Changes in alignment/ Corridor of Impact (CoI).
3. Non-availability of Resettlement sites.
4. Tsunami and other works.
5. Obtaining NOC for HR & CE lands.
Utility Shifting

- Shifting of Electric Poles / Transformers / Telephone Poles / Optical Fibre Cables / Water mains
- Shifting work is done by the TNEB/TWAD/Telephone Depts.
- TNEB/ TWAD consume much time for shifting of Service Utilities.
- Designs were prepared long before the project commencement, extent of service utilities grossly underestimated.
- Complexity, administrative workload and time involved in preconstruction activities appears to have been underestimated.
Positive impacts

- PAHs & PAPs are being benefited directly
- Compensations reach the PAPs / PAHs without hindrances
- People from different communities living together at the R & R sites.
- School drop-outs rate has been reduced (Eg. Vadamathimangalam)
- No Court reference for compensation due to Private Negotiation.
Lessons Learned

- Delay between Project Preparation and Implementation Phase - to be avoided

- Many agencies like District Collectors, Electricity Board, Water & Drainage Board, Railways, Mines Dept, HR&CE outside the project frame work are involved –
  - Inter departmental coordination committee to be established

- Adoption of R&R policy - PAPs willing to spare their lands/structures due to reasonable Compensation & Rehabilitation.

- LA and R & R should be completed first.
THANK YOU