

Resettlement Plan

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SRI: Additional Financing for National Highway Sector Project

Katukurunda – Nagoda section of Katukurunda – Neboda (B207) Road

Prepared by Road Development Authority, Ministry of Ports and Highways

For the

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CURRENCY EQUIVALENTS

(as of July 2011)

Currency unit – Sri Lanka Rupee (Rs)

US \$ 1.00 = Rs. 110

ABBREVIATIONS

ADB	Asian Development Bank
AI	Agricultural Instructor
CEA	Central Environmental Authority
CEO	Chief Engineer's Office
CSC	Construction Supervision Consultant
CV	Chief Valuer
DH	Displaced Household
DMS	Detailed Measurement Survey
DD	Detailed Design
DH	Displaced Household
DSD	Divisional Secretariat Division
DS	Divisional Secretary
ESD	Environment and Social Division, RDA
PIB	Public Information Booklet
PS	Pradeshiya Saba
GN	Grama Niladhari
GND	Grama Niladhari Division
GOSL	Government of Sri Lanka
GRC	Grievance Redress Committee
Ha / ha	Hectare
KM / km	Kilometer
LA	Local Authority
LAA	Land Acquisition Act
LARC	Land Acquisition and Resettlement Committee
LARD	Land Acquisition and Resettlement Division, RDA

LAO	Land Acquisition Officers
LAR	Land Acquisition & Resettlement Unit
LARS	Land Acquisition and Resettlement Survey
MOPH	Ministry of Ports and Highways
MOL	Ministry of Land and Land Development
NEA	National Environmental Act
NGO	Non-governmental Organization
NHSP	National Highways Sector Project
NIRP	National Involuntary Resettlement Policy
PD	Project Director
PEA	Project Executing Agency
PIU	Project Implementation Unit
PMU	Project Management Unit
RF	Resettlement Framework
RP	Resettlement Plan
RDA	Road Development Authority
ROW	Right-of-Way
Rs.	Sri Lankan Rupees
SD	Survey Department
SES	Socio Economic Survey
SEW	Southern Expressway
SPS	ADB Safeguards Policy Statement, 2009
TA	Technical Assistance
TL	Team Leader
IOL	Inventory of Losses
UC	Urban Council

TOR	Terms of Reference
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NOTE

In this report, "\$" refers to US dollars.

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EXECUTIVE SUMMARY

PROJECT DESCRIPTION

This updated version is essentially the revised account of the draft RP submitted by the Road Development Authority to ADB in May 2011 on the Katukurunda – Nagoda 2.72km long road section of Katukurunda-Neboda (B 207) Road of 16.49km in length. The proposed road project is one of the six road projects that are considered for rehabilitating and upgrading under the National Highways Sector Project (NHSP) Southern Link Roads, by the Road Development Authority (RDA). Rehabilitating and upgrading works are to be funded by the Asian Development Bank (ADB) as an Additional Financing for National Highways Sector Project (Loan 2217 SRI SF). The proposed development will widen the ROW from 14m to 18m including cycle lanes, drains and shoulders. As per the preliminary plans prepared, there are 263 lots that are identified for the acquisition and the road section traverses through six Grama Niladari divisions.

Resettlement planning process of the Katukurunda – Nagoda road development project commenced in 2007 by a team of officers of NHSP, conducting LARS and SES for information gathering. In this updating exercise, a fresh survey was conducted by the consultant based on the preliminary plans available with the PMU. Further, few consultation activities also were carried out during the updating exercise.

LEGISLATIVE AND POLICY FRAMEWORK

The Land Acquisition Act (LAA) of 1950 is the most important legal provision which 'Makes provisions for acquisition of the Lands and Servitudes for public purposes and provides for matters connected with or incidental to such provision'. It provides the payment of compensation at market rates for lands, structures and crops. It has several amendments and the latest being the version of 1986 and the Revised Regulations, 2008 gazetted as No. 1585/ 7 on Tuesday, 20th of January 2009. Further, National Environment Act (NEA), National Involuntary Resettlement Policy (2001) and ADB's Safeguard Policy Statement (2009) are key policy instruments supporting resettlement planning and implementation in the country.

SCOPE OF LAND ACQUISITION AND RESETTLEMENT

As per the preliminary plans prepared by the Dept. of Survey, 263 lots in the extent of 429 perches need to be acquired. The land affected over 10% impact level (279 perches) accounts for 72.2% of the total land area (385.8 perches) under residential and commercial category. This is a significant loss for a large number of DPs and they need resettlement support to re-establish their affected lives. 52 DPs have lost 56 primary structures in the categories of shops, houses and shop cum houses while 117 DPs have lost secondary structures like parapet walls and other small structures. 5 shops and 3 shop-houses belonged to 8 DPs need relocation elsewhere while all other structures can be reconstructed on same lots, shifting little backward. 20 DPs (12 paid workers and 8 shop owners) have

lost their livelihood permanently due to displacing of their shops. 18 DPs loose rental accommodation.

SOCIOECONOMIC PROFILE

The area falling within the road project is urban and semi-urban in composition. Majority of the residents of the area is gainfully employed and has reasonable standard of living. The DP population of the area is 731, of which 361 are males and 370 are females. The total number of households is 225. The entire population of the project area belongs to Sinhalese, the major ethnic community in the country

The majority of HHs are male being 212 of the total of 225HHs. Male and female gender distribution ratio of the population is almost around 50%: 50%. Education status shows that 87% of household members of displaced families have reached secondary or above level education. The level of education attainments between male and female is similar in all levels having similar percentage values. Only one female DP was earning less than Rs. 5000/- and only one male DP was earning between Rs. 5,000- Rs.7, 500 a month. Income of most DPs is fallen between Rs.7, 500 and Rs. 100,000/- amounting to 50 DPs out of 53 total numbers of DPs. The average income level seems to be between Rs. 7500/- and Rs.25, 000/- earned by 35 persons.

INFORMATION DISSEMINATION, CONSULTATION AND PARTICIPATORY PROCESS

Information dissemination, consultation and participatory process involved with DPs and other stakeholders maintained transparency throughout the RP process. This openness reduces potential conflicts; minimize risk of project delays and help PMU to formulate resettlement and rehabilitation to suit the needs of DPs. As described above, after the initial familiarization discussions held with the officials of the relevant state departments, prior to the commencement of land acquisition process, series of public information disclosure events were launched to create awareness among DPs on land acquisition process and mitigation efforts to counteract negative impacts. Divisional Secretary/Kalutara and his staff played an important role in organizing and participating at awareness creation sessions with DPs.

During the RP updating exercise, consultations were carried out with DPs. The consultations were also planned for the future. The provision of the final RP to affected DSD and distribution of the Sinhala version of the entitlement matrix to DPs are important activities under the planned consultation activities.

ENTITLEMENTS

Under the existing land laws those who own land or servitudes are the primary beneficiaries eligible for statutory compensation. However, most of the non-title holders of above categories don't have testimonial evidence to suit statutory requirements of the land acquisition process and therefore they are often left out from statutory compensation processes. NIRP is an attempt to expand the coverage of beneficiaries affected from acquisition described as non-titleholders who don't have strong testimonial evidence for their

relationship to land. Ex-gratia package introduced by the Ministry of Ports and Highways is a complementary instrument goes with the LAA to accelerate acquisition process. Mainly, it provides DPs the difference between statutory compensation and replacement cost and concessions for a range of DPs affected economically and socially. The Entitle Matrix is a crucial part of the Resettlement Plan with necessary information to decide compensation for different categories of claim holders. GOSL will provide necessary funds to pay compensation as shown in the Entitle Matrix.

GRIEVANCE REDRESSES MECHANISM

Grievance Redress Mechanism is necessary to support genuine claimants to resolve their problems through mutual understanding and consensus reaching process with relevant parties. This is in addition to the available legal institutions for resolving unsatisfied DP's appeals against the disagreeable decisions. GRC approach gives an opportunity for DPs bring their unsolved grievances to the committee established for the said purpose by way of requests and appeals against any disagreeable decisions or practices arising out of project activities. GRC is not the only body that DPs can approach for grievances solving. There are series of formal bodies; some are with special focus on certain matters, available for DPs to take their unsolved grievances, problems and issues. PMU's responsibility is to make DPs knowledgeable and familiar with these institutional arrangements and play the role of a facilitator if DPs wish to process their grievances and claims through those institutions for better judgements.

RELOCATION OF HOUSING AND SETTLEMENTS

The PMU with the assistance of Divisional Secretaries will take adequate measures to help DPs to relocate in the best possible manner as wished by DPS. The decision on relocation is in the hands of DPs and PMU will see that DPs have sufficient information for their decisions. There are mainly two options for DPs to relocate after handing over their properties to the project; 1) DPs could obtain the replacement cost of the properties and other entitlements and relocate in a location selected by himself or 2) resettle in a site develop by the PMU subject to availability of lands in the area in consultation with DPs. PMU will assist wherever possible to find alternate locations to re-establish business of the displaced.

INCOME RESTORATION AND REHABILITATION

Twenty three business premises are partially affected, and the number of fully affected premises is sixteen. Out of this, only eight business establishments need relocation elsewhere as remaining eight business establishments could re-establish on same premises. As project road runs through an urban area, impact on agricultural pursuits is near zero level, except one agricultural lot is permanently affected while one such lot is temporarily affected. The loss of income due to temporary disruption to business during readjustment period will be compensated as per the provisions made in the entitlement matrix. Those who lost income from their business, industries and services are eligible receive substantial income depending on their previous income received from their respective engagements.

RESETTLEMENT BUDGET

Total resettlement budget is financed by funds provided by the GOSL. The total budget is around Rs. 117 million equivalents to US\$ 1.06 million. This includes cost of statutory compensation, replacement cost, administrative cost and contingencies involved in the RP implementation.

IMPLEMENTATION SCHEDULE

The implementation schedule carries the time frame of accomplishment of each and every activity of the plan. Resettlement activities will commence from 1st March 2011 with the recruitment of team leader/consultants, resettlement assistants and supporting staff. The resettlement plan will be implemented during a period of one and half years from March 2011.

INSTITUTIONAL FRAMEWORK FOR RESETTLEMENT

The overall implementing responsibility of the project lies with the GOSL and the Ministry of Ports and Highways (MP&H) is the execution line ministry for the matters pertaining to the highway sector. RDA being the execution agency for road development has administrative responsibility for implementation of the project under general supervision of the Ministry of Ports and Highways. MP&H has established Project Management Units (PMU) for execution of specific projects come under RDA under the supervision of RDA with direct linkages and access to MP&H. Thus PMU is the focal agency for implementation of the RP.

MONITORING AND REPORTING

Resettlement Monitoring Means the collection, analysis, reporting and use of information on the progress of resettlement, based on the RP. Monitoring focuses on physical and financial targets and the delivery of entitlements to persons Displaced. Monitoring is usually conducted internally by the executing agency. For this project, external agency will be hired by PMU for external monitoring to ensure quality of monitoring and safeguard compliance.

Chapter 1 - PROJECT DESCRIPTION

1.1. Description of the Road Project

1. The proposed road, Katukurunda – Nagoda with a distance of 2.72km, is a section of 16.49km long Katukurunda-Neboda (B 207) Road. This section is one of the six road projects which will be rehabilitated and upgraded under the National Highways Sector Project (NHSP) Southern Link Roads, by the Road Development Authority (RDA). Rehabilitating and upgrading works will be funded by the Asian Development Bank (ADB) as an Additional Financing for National Highways Sector Project (Loan 2217 SRI SF).

2. This road section starts from (00.00 km) at Katukurunda Junction of Colombo – Galle – Wellawaya (A 002) road and ends at 2.72 km at Nagoda, traversing through an area with commercial and residential settlements developed along the road stretch. At Nagoda, this road joins with Nagoda-Kalawellawa-Bellapitiya (B 304) road in the right direction and Kalutara-Nagoda (B 191) road in the left direction. Townships of Dodangoda and Matugama are situated on Nagoda-Kalawellawa-Bellapitiya (B 304) Road, within 4.5 km and 11.2 km from Nagoda respectively. Dodangoda is an important township near Nagoda as it has an interchange with the Southern Expressway (SEW) at its 34+700 chainage, 8 km off Nagoda. The location map of the project road is given in figure 1.1. Refer Annexure 1.1 for detailed location map based on Google earth imagery.

3. The present width of this road section is between 6.5 - 7.5 meters throughout the road length and clearly it is insufficient to meet present traffic levels; around 14,500 veh/day at the starting point at Katukurunda and 11,120 veh/day at 2km, the terminal point at Nagoda. Linking of Nagoda-Kalawellawa-Bellapitiya (B 304) road to the SEW at Dodangoda would add a large volume of traffic to this road section as it is the key access between Kalutara town (and number of other townships near to Kalutara along A002 road) and the expressway. Already, Nagoda-Dodangoda road (section of B 304 road) has been widened and improved by RDA to facilitate enhanced traffic between Nagoda and Dodangoda. As per RDA estimates, once the SEW is commissioned, traffic would be around 19,800 and 16,500 veh/day at the starting and terminating points respectively.

4. Therefore, proposed rehabilitation and improvements are necessary to enhance transport facility by reducing time of travelling and cost of transportation. Reducing travelling time and cost are positively linked with the economic efficiency of all production units of the project area and also the neighboring areas. This is contributing for increased production and employment in the area with direct positive impact on income levels of the people. For majority of the displaced persons, the road improvement will create an opportunity to increase their income; for some as businessmen and some as labor force members with the improved market conditions that can be expected with better transport facilities. This has special relevance for this road section as nearly a half of the housing units along the project road on both sides have links with commercial and retail businesses in some or other manner.

5. This updated version of Resettlement Plan (RP) has fundamental insights from the National Policy on Involuntary Resettlement adopted by GOSL in 2001 (NIRP) and ADB

Safeguard Policy Statement, 2009 (SPS). According to these guidelines, the preparation of a RP acceptable to the Ministry of Land and Land Development (MOL) and ADB is a principal requirement prior to commence construction work of the project. In addition, the Land Acquisition Act 9 of 1950, with the latest amendment in 1986, the Road Development Authority Act of 1981, the National Environment Act of 1980 (amended in 1988) are some of the basic legislations and policy documents often referred to in this exercise. Asian Development Bank has played a leading role in promoting safeguarded compliance in road development in Sri Lanka and support extended for preparation of Resettlement Framework (RF) for National Highway Sector Project (NHSP) in 2006. This is an example for combining conceptual insights with operational realities. Therefore, Resettlement Framework adopted by RDA with ADB inputs (SPS) has become a central piece of guidelines for preparation of Resettlement Plans by RDA.

6. In case of Kataukurunda-Nagoda road improvement, preparation of a comprehensive resettlement plan is a necessary condition as number of physically and economically displaced households exceed 20 units.

1.2. Project Profile and objectives

7. The road section of Katukurunda-Neboda (B207) Road to be rehabilitated and upgraded is 2.72 km in length. This section begins at Katukurunda (A002 – B207 road Junction, chainage 0+000) and ends in Nagoda (chainage 2+720). At Nagoda terminal point, Katukurunda-Neboda (B207) road intersects Nagoda-Kalawellawa-Bellapitiya (B 304) Road, on which Dodangoda and Matugama towns are situated, 4.5 km and 11.2 km off Nagoda, respectively.

8. As existing carriage width of this road section is insufficient to meet the growing traffic demand, especially with its linkage to SEW interchange at Dodangoda, project is aiming at to improve the entire road stretch of 2.72km with 1), two-lane standards, each having 3.5m width (7m dual carriage way), 2), 2m cycle lanes each with 1.5m on either side,3), 2m wide semi-paved shoulders 4),drains to carry surface drainage with new culverts 5), reconstruction and repairing six box culverts and two bridges 6) provision of bus bays and 7) establishing road signs and markings¹. With this proposed development, the formation width of the road section will be 7m and ROW will be 18m as against their present average values of 5.5m and 14m respectively.

9. Rehabilitating and improving this section of B207 road will provide greater economic benefits to the project area and the economy of the country in terms of vehicle operational costs and travel time. It will also reduce prevalence of road accidents occur due to substandard road conditions and relieve people from prolonged harmful exhaust emissions due to frequent vehicle congestions of the road. This is an obvious blessing for children, especially children of early age who are very sensitive to air with vehicle exhaust substance.

¹ Egis Becom detailed design drawings, 2011

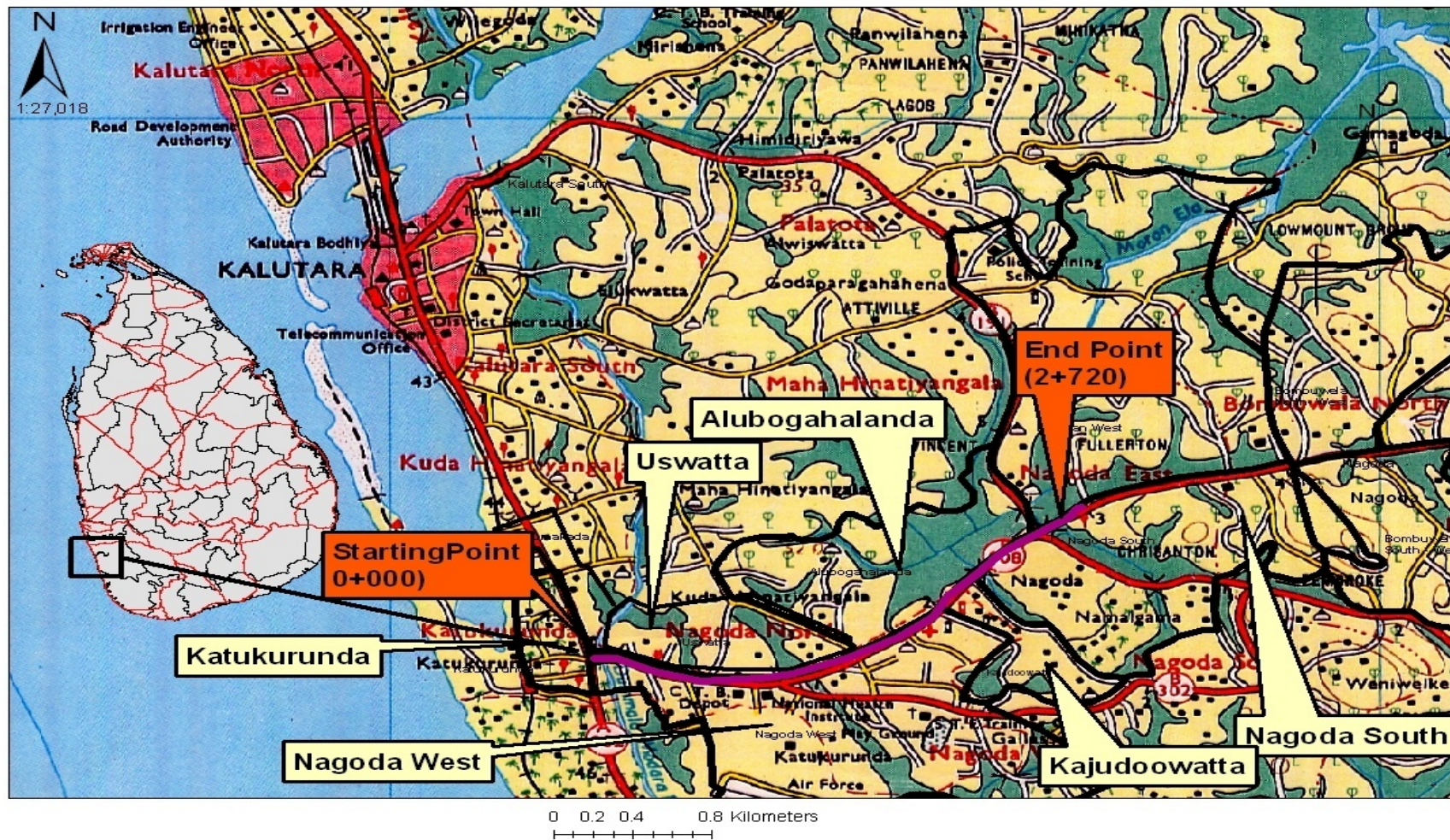


Figure 1.1. Location map of candidate section of B207 road

1.3. Administrative Boundaries of the Road Project

10. This project is located in Kalutara Divisional Secretariat Division (DSD) of Kalutara district and includes six Grama Niladari Divisions (GNDs) and 20 villages. Refer table 1.1 for the Grama Niladari divisions affected by the project. The road project falls within the local council boundaries of the Kalutara Urban Council (UC) and Kalutara Pradeshiya Sabah (PS). As per the preliminary plans there are 263 land lots to be acquired.

Table 1.1. Affected Grama Niladari Divisions of the DS Division

DS Division	Number of GNDs	Names of GNDs
Kalutara	6	Katukurunda 730 B, Uswatta 729E, Alubogahalanda 729A, Nagoda West 729B, Nagoda South 729 and Kajuduwawatta 229E

Source: Preliminary Plans prepared by the Dept. of Surveys for B207 Road and consultation with DS staff.

1.4. Objectives of the Resettlement Plan

11. The main objective of this RP is to overcome adverse effects caused by the land acquisition associated with the road improvement project. It aims at improving Displaced Persons' (DPs') own capacity to restore, if not improve their living conditions and livelihoods by paying their due entitlements appropriately and in a timely manner and by assisting them in identifying options and opportunities for livelihood restoration. This updated version of the RP is made with the availability of Preliminary Plans (PPs) prepared by the Dept. of Surveys giving exact locations, boundaries of individual lots and names of the persons who have legitimate claims for such land lots. These PPs are made under section 6 of the Land Acquisition Act (LAA) are expected to be published through gazette notifications under section 7 of LAA. PPs have been prepared based on the detailed designs and acquisition drawings. Therefore, PPs prepared for statutory requirements are considered as very reliable documents with regard to their accuracy.

12. A RP was prepared for this road section during the Feasibility Study (FS) with the aim to ensure that the land acquisition and resettlement impacts caused by the proposed road construction from Katukurunda- Nagoda section of Katukurunda-Neboda (B 207) road are identified, mitigated and compensated in accordance with the applicable legal enactments, policies and principles of the Government of Sri Lanka (GOSL). Special attention was paid to adhere to the policies and principles of the Asian Development Bank with the focus on its Safeguard Policy Statement (SPS, 2009). ADB is the funding agency of the project. NIRP (2001) is the key policy document of the GOSL on resettlement planning. PMU will hold prime responsibility for execution of this Resettlement Plan.

13. The RP prepared during the FS needs to be up dated to include exact/ accurate information on Displaced Persons (DPs), land acquisition, resettlement and compensation package.

14. Hence this RP (updated version) was prepared based on the legitimately prepared PPs, which provide accurate information on lands and structures that need to be acquired.

Therefore the figures presented in this updated RP version supersede the rough estimates made in the previous RPs which were based on the likely centre line of the road stretch.

1.5. Methodology

15. Resettlement planning process for the development of this road section commenced in year 2007 under NHSP resettlement staff. The process included both Socio Economic Survey (SES) and survey on Land Acquisition and Resettlement (LARS). Refer Annexure 1.2 for the LARS questionnaire. The resettlement staff of the PMU was given an orientation and adequate training by the ESD branch of the RDA. Prior to the surveys, an awareness meeting was held under the chairmanship of the Divisional Secretary, Kalutara with the participation of senior officers from the relevant agencies such as Grama Niladharies, Samurdi Officers, and Agricultural Assistants etc. In addition, the clergy, office bearers of community organization, and a considerable number of DPs have participated in this meeting. A concise note on the project profile and detail description on compensation package had been distributed among the displaced persons during the survey.

16. During the Detailed Design (DD) stage a review and updating exercise of the initial RP was done by a team of consultants. The resettlement Consultants studied the above data and information and rechecked with the existing field status of the project and found that there are serious changes on the ground to be considered except for 120 meters added to the original length (2.60 km original length/2.72 km proposed length) of this road project where two informal sector DPs (temporary structures) were identified and included.

17. In this updating exercise in July 2011, present resettlement consultant studied information available in the previous RPs and the filled questionnaires of SES and LARS during the initial survey. A fresh survey based on the PPs was conducted to update the information available in RP prepared during DD stage and to include any new developments in the project area which have not been considered in the previous RPs. This survey made special focus on private lands as the impact of acquisition of such lands have a significant impact on resettlement compared to the impacts of acquiring public/ common lands.

18. Although an initial awareness programme/ public consultations were conducted by the PMU and latter during the detailed designs, few consultations with the public were carried out during this assignment. The main purpose of such consultation was to ascertain information about the effectiveness of the previous two attempts on information dissemination to the public about the development project, especially about the compensation package to the DPs. Knowledgeable persons such as Notary Public, lawyers and long standing residents were interviewed wherever possible to obtain latest land values of the project area.

19. As stated above this RP (updated version) is based on the PPs for this road section which provide legitimate information on the acquisition boundaries, lands and structures (including common properties and utility service lines) that are to be acquired for road development. Thus the information in the RP (updated version) supersedes the information in the previous RPs for this road section.

Chapter 2 - LEGISLATIVE AND POLICY FRAMEWORK

20. This chapter discusses the legislative and regulatory framework for land acquisition and resettlement and policies pertaining to resettlement.

2.1. Legislative Framework

The Land Acquisition Act of 1950 (LAA) and Subsequent Amendments and Regulations

21. The Land Acquisition Act (LAA) of 1950 is the most important legal provision which 'Makes provisions for acquisition of the Lands and Servitudes for public purposes and provides for matters connected with or incidental to such provision'. It provides the payment of compensation at market rates for lands, structures and crops. The Land Acquisition Act of 1950 was modeled mainly on the English Land Clauses Acts, The Acquisition of Land Act 1919 and the Acquisition of Land Authorization Procedure Act 1946 and the Land Acquisition Act amended by Act 28 of 1964 is the premiere and oldest Land Acquisition Act in force today. It has several amendments and the latest being the version of 1986 and the Revised Regulations, 2008 gazetted as No. 1585/ 7 on Tuesday, 20th of January 2009.

22. The operational procedures of the LAA (1950) are as follows;

- a) Preparation of acquisition proposal by the requesting agency and submission to the Ministry of Land and Land Development (MLD) through the Secretary of the Ministry under which the requesting agency is functioning. In case of road projects, this is the Ministry of Ports and Highways.
- b) Approval of the proposal by MLD, posting of notices by the relevant divisional secretary/secretaries (as designated Acquiring Officer/s) and preparation of advanced tracing by the Dept. of Survey on the requisitions issued by relevant divisional secretaries (Section 2 of LAA).
- c) If sec 38 (a) is not invoked, divisional secretary to proceed with Section 4 of the LAA to call objections from the interested parties in the land. Even after inquiring of the objections called under section 4, if the relevant land is required to be acquired ,the requirement will be conveyed by the line ministry (in case of roads, Ministry of Ports and Highways) to the Ministry of Land and Land Development.
- d) Minister of Land then issues and order under Section 5 confirming the acquisition of the relevant land which will be followed up through a gazette notification in all three languages. In the same order Ministry of Land and Land Development directs the divisional secretary to take action to prepare the primary plans (PPs).
- e) Based on the Minister's order under Section 5, DS issue a requisition to the Superintendent of Surveys of the district to prepare and submit the plan.
- f) On receipt of PP the DS will published in Government gazette notification in all three national languages (Sinhala, Tamil and English) that he/she intends to conduct inquiries under section 9 of LAA and request people to submit their claims for ownership of land before the date mentioned by him in the gazette notification. In

addition to the gazette notification a paper notice will be published by the DS in all three languages for information of the stake holders.

- g) Then inquiries will be conducted to determine the ownership and DS will issue an order declaring ownership under Section 10 (i) of LAA.
- h) Acquiring officer either makes the decision on the claims or refers the claims to the district courts or primary courts if he is unable to determine the ownership.
- i) Acquiring officer (Divisional Secretary of the area) holds an inquiry into the market value of the land, the claims for compensation and the legality of claimants (advised by valuation officers) and award of compensation under section 17 of LAA.
- j) Then the possession will be taken over under Section 38 or in an urgent situation in made section 38 (a) even though the LAA permits to takeover possession before paying compensation any land acquired by the state. At present possession of land is taken over **ONLY** by paying compensation in full. This is a very positive outcome of the NIRP and SPS, 2009 of ADB. After taking over the possession DS will take action to vest the properties acquired under the name of relevant beneficiary/ies (RDA for road development) under section 44 (j) of LAA and register the title with the registrar of the land of relevant district.
- k) Following the decision (either by the acquiring officer or the courts) the acquiring officer makes an award after determining the persons who are entitled to compensation, the total amount of compensation deemed to be allowed for the acquisition and the apportionment of the compensation among the persons with interest and;
- l) In the event of disputes over the determination of compensation, it may be appealed to either the compensation review Board or Court of appeal within 21 days of the receipt of the notification of the award. If there are no appeals, the compensation will be paid.

Land Acquisition Resettlement Committee (LARC) Process

23. Under LAA, claimants were paid only the depreciated values for structures. Therefore a wide spread general opinion was developed indicating that compensation paid for land through LAA process is very much less than the prevailing market values. This was a main reason for property owners to object any land acquisition irrespective of the benefits going to be accrued by proposed development projects. This had very destructive elements as public objections, distrust, and misgiving related to LAA paved ways and means for destructions to development processes; questioning the intended development projects which were to come after land acquisition. This situation was fertilizing numerous forums of pressure groups of different interests; mostly in the direction of local political arena.

24. Under LAA any aggrieved party on the valuation determined by the Department of Valuation is expected to appeal to the Land Acquisition Review Board within 21 days of receipt of the Section 17 order from the Divisional Secretary. If party is dissatisfied with the decision of the Review Board, the party can made a petition of appeal to the Supreme Court. No stamp duty is charged for this appeal. However, experience showed that the process involved here was time consuming; moreover, in most occasions, variation between the assessment of the Dept. of Valuation and the review board's decision was very marginal.

25. Responding to this situation with the commencement of the Southern Transport Development Project (STDP) land acquisition which involved with taking over 1500 buildings and a large extend of land along a 126km stretch, the government decided to introduce a new scheme to compensate the affected people in 2001, outside the LAA by creating a body called Land Acquisition and Resettlement Committee (LARC). This body set up to determine the replacement cost (not the depreciated value) of the buildings and the market value of the land of the displaced people, composed of the following members;

Composition of the committee

- Relevant DS (Chairman)
- Representative of the valuation Dept
- Representative of the survey Dept
- Representative of the RDA
- Displaced person

26. The notable feature of this committee is that the displaced person himself is a vote carrying member of the board.

Super LARC (Ministerial Compensation Appeal Board)

27. Any displaced person who is not satisfied with the quantum of compensation decided by the LARC will have option of appealing to the super LARC committee which is established by the decision of the cabinet of ministers.

Composition of the super LARC

- Secretary Ministry of Ports and Highways or a person delegated by him/ her.
- Chief Valuer or his representative.
- Secretary Land or his representative
- Survey General or his representative
- Director General of RDA or his representative.

28. The displaced person will also be called for the inquiry and the decision of the super LARC is final.

Land Development Ordinance (1935)

29. By virtue of this ordinance and its subsequent amendments, households that are occupying crown land may request permission from the Divisional Secretary to be regularized on the Land in question. The Acquiring officer (Divisional Secretary) makes an investigation and may recommend giving a one-year permit initially, if the land is not reserved land or not required for any other government purpose. Subsequently, the person may be given a long lease which constitutes a legal title without right to disposal. The term for such titles is 'Swarna Boomi' (golden land) or 'Jaya Boomi' (victorious land).

30. There are two categories of encroachments into crown land. (1) Middle income category, the households that have other agricultural land and (2) Lower income category, the landless households will be given special consideration for allocation of crown land that is not reserved land.

Road Development Authority Act No. 73 of 1981

31. The Road Development Authority Act (1981) provides for the establishment of the RDA and specifies the powers, functions, duties and responsibilities of the RDA. Part II of the Act deals with declaring areas for 'road development', which under the meaning of the Act includes the construction of new roads or the maintenance or improvement of existing roads (Improvements are deemed to include any widening, leveling, provision of footpaths, treatment for mitigation of dust or any other works beyond ordinary repairs).

32. The functions and duties of the RDA include, inter alia, carrying out integrated road planning and development, submitting such plans for government approval, and following approval, implementing the road development plans, works and activities.

33. Under Section 8 of the Act, the Minister, after taking into consideration the requirements of local and national planning and what is expedient for the regulation and control of road development, may declare a 'road development area' following an order or notice (which sets out the requirement and physical boundaries) published in the gazette.

34. Section 22 deals with land acquisition for road development as a "public purpose" and provides for the acquisition by, and transfer to, the RDA of immovable or moveable property within any declared road development area, for which the RDA will pay any sum payable under the LAA [Section 22 (2)]. Therefore, after the Section 2 notice has been published, if land or other property is to be acquired, the procedures to do so are as set out in the LAA.

State Land Ordinance No 8 of 1947

35. This ordinance is known as the State Land Ordinance No 8 of 1947. Section (b) of the ordinance explains the land grants which can be made and the rents to be obtained for the grants. As it is mentioned in section 22, the period of the grant be up to 50 years only and the prescribed form given in the ordinance be filled and signed by the officer authenticated to sign for the grant. A person seeking a crown land has to appeal to the Government Agent of the area. Such person has to pay the rent decided by the Land Commissioner or the Government Agent of the area. Provisions also have provided to officers such as General Manager Railways and chairman of the Colombo Port to rent out the lands under their purview, under special circumstances.

Prescriptive Ordinance No 22 (1871)

36. Under sections 3 and 13 of this ordinance, households who have encroached into private land and have been occupying the land for at least 10 years may apply through the courts for prescriptive rights to the land.

37. Following are the other subsequent statute laws, which enable the compulsory purchase of property for special purposes or have interfered with the compensation in the term of 'Market Value' and has imposed certain restrictions, conditions and circumstances in which value has to be determined, when properties are compulsorily acquired by the State or become vested in the state, by the force of legislations on payment of compensation.

- Urban Development Authority Law No 41 of 1978
- National Housing Development Authority Act No.17 of 1979
- Greater Colombo Economic commission Law No.4 of 1978
- Town and Country Planning Ordinance Of 1946
- Land Reform Law No.1 of 1972 - Land Reform Commission Act. No.26 of 1972
- Colombo District (Low Lying Areas) Reclamation and Development Board Act No.15 of 1968
- Rent Act No.7 of 1972 and amendments thereto, No.55 of 1980 and No.26 of 2002
- Co-operative Societies Law No.5 of 1972
- Ceiling on Housing Property Laws No1 of 1973
- Apartment Ownership Law No.11 of 1973
- Tourist Development Act No.14 of 1968
- Coast Conservation Act
- Agrarian services Act no.58 of 1979
- Roads and Thoroughfares Act no.45 of 1956 and Law no.37 of 1973
- Mahaweli Authority of Sri Lanka Act No.23 of 1979
- Walawe Lands Act No.11 of 1958

National Environmental Act No 47 of 1980 (NEA)

38. These are some provisions in the NEA Act No.47 of 1980, with the amended Act No 56 of 1988 which refers to Involuntary Resettlement. The Hon. Minister in charge of the subject of environment has prescribed projects and undertakings which approval shall be necessary under the provisions of the NEA.

39. The Minister by gazette notification No 858/14 of 23rd February 1995 has determined the types of projects and undertakings which need the approval under the terms of the NEA. The schedule includes item 12 which refers to "involuntary resettlement exceeding 100 families, other than resettlement resulting from emergency situations".

2.2. Policy Framework

40. Land Acquisition Act provides compensation only for land, structures, and crops and provisions are not available to address key resettlement issues to mitigate or avoid impacts on people resulting from land acquisition. In addition, non titled people and other dependents on land cannot be assisted under the LAA.

41. To address the current gaps in the LAA in addressing the key resettlement issues such as exploring alternative project options that avoid or minimize impacts on people, the government of Sri Lanka (through the cabinet of Ministers) adopted the National Policy on

Involuntary Resettlement (NIRP) on the 24th May 2001. The NIRP also highlights the need for consultation of DPs and their participation in the resettlement process actively. The CEA was tasked to review and approve Resettlement Plans (RPs) prepared by project executing agencies. The plans also required to be publicly available.

42. In addition to NIRP, ADBs Safeguard Policy Statement, 2009 have similar requirements and guidelines reinforcing each other.

National Involuntary Resettlement Policy (NIRP) 2001

43. The Government has adopted National Involuntary Resettlement Policy (NIRP) in order to address the adverse social and economic impacts on people who are affected by the acquisition of land by the state for development purposes. The hardships encountered by displaced persons due to compulsory land acquisition often caused for social unrests and miseries adding turmoil to various disruptions. Among these miseries, impoverishment of displaced families due to loss of land and livelihood opportunities, food insecurity, lack of access to common property and public services and disruption to existing social organizations were very noticeable. The development taking place without due consideration to resettlement issues of the displaced persons caused for losing public interest and confidence on development. This led to grow public resistance for development which has very negative implications in the process of development.

44. The legislative enactments like LAA and other such provisions and regulations with their amendments are directed towards paying for compensation for land, structures and crops to lawful owners of such assets. These enactments don't have remedial measures for non-titled holders although they are using the land in question over many years. The consequences of land acquisition occurring to them are completely outside matters that have to be solved differently. In addition, apart from provision of funds for compensation payments, project execution agencies didn't have any responsibility for looking after the fate of displaced persons. Even, in the case of title holders, just receipt of compensation doesn't necessarily make them better off. At least majority of them need numerous assistances to restore their lives to pre project levels or to improve better. The non title holders need much more assistance to reinvigorate their new life with shelter, employment and social and economic infrastructure etc.

45. NIRP took these ill-effects of land acquisition in to consideration with the aim of ensuring 'that all efforts are made to minimize involuntary resettlement in projects and where it is unavoidable, affected people are assisted to re-establish their livelihoods' (NIRP Forward). NIRP assign responsibility of implementing a Resettlement Plan addressing key resettlement issues such as (i) exploring alternative project options which avoid or minimize impacts on people; (ii) compensate those who do not have title to land; (iii) consulting displaced persons and host community on resettlement options, (iv) providing for successful social and economic integration of the displaced persons and their hosts; and; and (v) full social and economic rehabilitation of the displaced persons.

46. NIRP was developed thorough a consensus reaching process with the participation of all concerned government agencies and authorities; NGOs and foreign development

agencies and other stakeholders. The steering committee appointed by the government reviewed the existing laws and policies and approved the National Involuntary Resettlement Policy on 5th March 2001 and the government of Sri Lanka adopted it (by cabinet approval) as a National Policy on 24th May 2001.

Objectives of the NIRP

1. Avoid, minimize and mitigate negative impacts of involuntary resettlement by facilitating the reestablishment of the DPs on a productive and self-sustaining basis. The policy also facilitates the development of the DPs and the project by
2. Ensuring that DPs are fully and promptly compensated and satisfactorily resettled. The livelihoods of all displaced persons should be re-established and their standard of living improved;
3. Ensuring that no impoverishment of people shall result as a consequence of compulsory land acquisition for development purposes by the state;
4. Assisting DPs in dealing with the psychological, cultural, social and other stresses caused by land acquisition;
5. Making all DPs aware of process available for redress of grievances, which are easily accessible and immediately responsive; and
6. Having in place a consultative, transparent and accountable involuntary resettlement process with a time frame agreed to by the project executing agency and DPs.

47. NIRP applies 'to all development induced land acquisition and Resettlement Action Plan must be prepared where 20 or more families' (NIRP Forward). NIRP requires that a comprehensive RP be prepared where 20 or more families are displaced. In case where less than 20 families are displaced, the NIRP still requires a RP with lesser level of detail. NIRP applies to all projects irrespective of source of funding.

48. A detailed NIRP which include rationale, objectives, scope, policy principles, institutional responsibilities, monitoring and evaluation etc. are given in the Annexure 2.1

Safeguard Policy Statement, 2009 of ADB

49. The ADB's Safeguard Policy Statement 2009, recognizes and addresses the resettlement and rehabilitation impacts of all the Displaced persons, irrespective of their titles, and requires the preparation of RP in every instance where involuntary resettlement occurs. The ADB policy requirements are:

- (a) avoid or minimize impacts where possible;
- (b) consultation with the displaced people in project planning and implementation;
- (c) payments of compensation for acquired assets at the replacement cost;
- (d) ensure that no one is worse off as a result of resettlement and would maintain at least their original standard of living;
- (e) resettlement assistance to Displaced persons, including non-titled persons; and;
- (f) special attention to vulnerable people/groups.

50. The main policy principles of the SPS are:

- Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- Carry out meaningful consultations with displaced persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and reporting of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when displaced livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.

- Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders.
- Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

2.3. Existing Gaps in LAA and NIRP vis-à-vis SPS

51. There are differences between LAA and the NIRP and SPS in relation to approach to land acquisition and payment of compensation. Although the SPS and NIRP are more or less congruent, there are differences when compared with the LAA and SPS. Even though the LAA is not subordinate to the NIRP, for the payment of compensation the NIRP and SPS are being followed. The gaps in the LAA vis a the NIRP and the SPS are analyzed in the table 2.1.

Table 2.1. Legislative GAP analysis

Aspect	GOSL Laws/Policies	ADB's SPS	Measures to Bridge the GAP
Requirement of an RP	Does not require under the LAA as amended, NIRP requires that a comprehensive RP for projects exceeding displacement of more than 20 families and a RP of lesser detail if the number of families displaced is less than 20. A project affecting 100 families is considered as a prescribed project under the NEA; such project requires the approval of the CEA before implementation but does not address the	RP is required For category A and category B projects.	PMU follow the NIRP which spell out the type of RP to be prepared and implemented.

Aspect	GOSL Laws/Policies	ADB's SPS	Measures to Bridge the GAP
	resettlement issues.		
Compensation for non-title holders	Provided in the NIRP, Not in the Act (LAA)	The borrower will compensate them for the loss of assets other than land such as dwellings and also for any other improvements to the land at the full replacement cost. The entitlements will be provided to those who have occupied the land or structures in the project area prior to the cut-off date for eligibility or resettlement assistance.	Provision is available in the entitlement package approved by the Cabinet of Ministers to make fair and just treatment. Entitlement matrix is a part of RP
Consultation with stake holders	Does not require under LAA as amended. It is a requirement under NIRP	Consultation is required with displaced persons (Same as NIRP)	PMU follow the NIRP and Safeguard Policy Statement, 2009 as indicated in the RP
Public disclosure	Provided in the NIRP, Not required under the LAA as amended. If the project is subject to an IEE or EIA, the report should be available for the information of the public or public comments respectively.	Public disclosure is required	RP will be disclosed to the public and will be available in the website of ESD and ADB. The entitlement matrix will be translated into local language and circulated to DPs.
Income Restoration	LAA does not have provisions. But NIRP stipulates the necessity of income restoration and improving the standard of living.	Income should be restored	PMU follow NIRP and Safeguard Policy Statement, 2009, details are given in the RP
Taking over possession before Payment of compensation	Act provide, NIRP does not allow	Does not allow	PMU will follow the NIRP and Safeguard Policy Statement, 2009 as indicated in the RP
Grievance Redress Mechanism	No provision in the LAA as amended a requirement under the NIRP	Requirement under the Safeguard Policy Statement, 2009	Provided in the RP
Acquisition within 48 hrs on an urgency basis	Under 38(a) of LAA, after 48 hrs, even without paying compensation. But according to NIRP, not without paying replacement cost and reasonable notice NIRP	The borrower /client will ensure that no physical or economic displacement will occur until 1) compensation at full	PMU follow the NIRP and SPS

Aspect	GOSL Laws/Policies	ADB's SPS	Measures to Bridge the GAP
	does not supersede the LAA since it is a statutory act. But in order to provide relief to the displaced people, NIRP is being implemented on a directive by the Cabinet of Ministers of the GOSL.	replacement cost has been paid to each displaced person 2) other entitlements listed in the RP have been provided to the DPs 3) A comprehensive income and livelihood rehabilitation program supported by adequate budget is in place for the DPs	
Replacement Cost	Provided in the NIRP, replacement cost according to regulation gazetted on 20 th January 2009.	At full Replacement Cost	Project will follow the NIRP and Cabinet approved entitlement matrix
Assistance for vulnerable people	LAA is silent on this aspect. NIRP require special treatment for the vulnerable groups.	Safeguard Policy Statement, 2009 requires a special assistance for the vulnerable people.	Provision is available in the RP
Compensation by installments	LAA provides statutory compensation to be paid in installments, but NIRP does not agree	As per SPS full compensation at the replacement cost has to be paid to the displaced person before any physical or economic displacement will occur.	RP provides statutory compensation to be paid in one lump sum.

Source: Consultations, NIRP, Safeguard Policy Statement 2009 and LAA.

52. It is proposed to bring amendments to the Land Acquisition Act, during this process the gaps that exist between Act and the NIRP might be considered in order to give legislative muscle to the policy on involuntary resettlement. The SPS and NIRP are almost similar in context.

Chapter 3 - SCOPE OF LAND ACQUISITION AND RESETTLEMENT

53. The information available with the primary plans prepared by the Dept. of Survey for this road section indicates that 263 lots² spreading over 429 perches will be acquired for this road development project. This total land area is consisted of 386 perches of private lands, 9 perches of common land and 34 perches of government owned lands. Sections of structures within the acquired portion of land will also be demolished for road improvement works.

54. This entire land extent is located within Kalutara DS division of Kalutara district. Table 3.1 below shows administrative distribution of the land area under acquisition.

Table 3.1: Distribution of affected land lots among DSDs

District	DSD	No. of Affected Lots	Affected Area (perches)
Kalutara	Kalutara	263	429

Source: Preliminary Plans of Survey Dept. 2011

3.1. Impact to Private land and Structures

55. Compared to acquiring public/ common property land, impacts of acquiring private lands have a far more effect on the DPs. Thus the RP made special focus on private lands affected by the acquisition in view of taking appropriate measures to mitigate negative impact falling on private individuals. Refer Annexure 3.1 and 3.2 for list of affected persons of affected land and structures. These land lots were identified with the type of their use to make remedial resettlement interventions. Thus table 3.2 below gives the distribution of private lands on different uses.

Table 3.2: Number of households and lots acquired disaggregated by type of use - Private lands

Type	No. of Lots	%	No. of HHs	%	Affected Area (perches)	%
Residential	77	32.6	75	33.3	142.2	36.8
Commercial	137	58.0	128	56.8	193.9	50.2
Agricultural	4	1.6	4	1.7	15.6	4.0
Non Agricultural	18	7.6	18	8	34.0	8.8
Total	236	100	225	100	385.8	100

Source: Field Survey June, 2011 (RP updation)

56. A great majority of land lots to be acquired are commercial and residential properties amounting to 90.6 percent of the land lots under private ownership. These lots represent

² Land lot is a parcel of land with identified boundaries recorded at the Land Registry. A lot can be owned by one or more persons and similarly they can own more than one lot.

87.0 per cent of the area in extent earmarked for acquisition. The resettlement implication with these land lots are that their values are high and mostly owned by economically and socially better off group of people whose expectations and aspirations are also high with increased demand for restoration of their lives. The land use for agricultural purpose accounts for 1.6 per cent of the lots with 4.0 per cent area representation, accounting for 1.6 perches. This shows relative insignificance of agricultural land use in the area, being its predominance in commercial activities. Similarly, land use for non-agriculture purposes looks meager in the project area showing only 7.6 per cent of land lots for the said purpose. The non-agriculture lot covers an area without a house or any other structure, but may have trees or bare land portions without generating any income.

57. Table 3.3 below summarizes various forms of impact caused by different losses in quantitative terms.

Table 3.3: Summary of Land Acquisition/Resettlement Impacts

Impact	Extent Affected	Unit	No of DPs
Permanent loss of private Residential/Commercial land			
10% or less of land affected	57	Perch	104
11-50% of land affected	197		94
50% -100%of land affected	82		5
100% of land affected	0		0
Permanent loss of Agricultural/Non Agricultural land			
10% or less of land affected	9	Perch	7
11-50% of land affected	41		15
50% -100%of land affected	0		0
100% of land affected	0		0
Loss of Structures			
Shops	28	No of Structures	25
Houses	17		16
Shop Houses	11		11
Other secondary structures (Parapet walls, toilets, wells, huts...etc.)	121		117
Relocation			
Shops	5	No of	5

Impact	Extent Affected	Unit	No of DPs
Houses	0	Structures	0
Shop Houses	3		3
Permanent loss of Livelihood			
Owners of displaced shops	8	Persons	8
Workers from displaced shops	12		12
Loss of crops/trees	90	Trees/crop plants	
Loss of rental accommodation	18	Persons	18

Source: Field Survey June, 2011 (RP updation)

58. The above table shows that there are no DPs with 100 % impact with regard to loss of residential or commercial land, and 104 DPs, owing 57 perches have less significant impact affecting less than 10% loss to their land in this category. However, still 99 DPs owing 279 perches are fallen over 10% impact level with regard to the losses incurred to their residential and commercial land. The land affected over 10% impact level (279 perches) accounts for 72.2% of the total land area (385.8 perches) under residential and commercial category. This is a significant loss for a large number of DPs and they need resettlement support to re-establish their affected lives.

59. Displaced Persons amounting to 52 have lost 56 primary structures in the categories of shops, houses and shop cum houses while 117 DPs have lost secondary structures like parapet walls, toilets and wells etc. Five (5) shops and three (3) shop-houses belonged to eight (8) DPs need relocation. 20 DPs (12 paid workers and 8 shop owners) have lost their livelihood permanently due to displacing of their shops. 18 DPs loose rental accommodation.

60. The table 3.4 below attempts to make a cross-examination on the type of structures affected by the land acquisition and the degree of impact occurring on them.

Table 3.4: Number of Private Structures by Type of Structures and Degree of Impact

Type of Structure	Partially Affected	Fully Affected but can be rebuilt within the same plot	Fully Affected and needs to be relocated elsewhere
House only	17	0	0
Shops/commercial	17	6	5
Combined shop and house	6	2	3
Other Secondary Structures (parapet walls, wells etc.)	11	110	0

Type of Structure	Partially Affected	Fully Affected but can be rebuilt within the same plot	Fully Affected and needs to be relocated elsewhere
Total	51	118	8

Source: Field Survey June, 2011 (RP updation)

61. As shown by table 3.4 above, the significant matter is that in the category of houses, no one has fully affected by the acquisition going along the 2.72km long road stretch. Similarly, only 17 houses have been partially affected and they too can be rehabilitated without any shifting or major changes. This signifies the efforts taken already to mitigate/minimize resettlement impact to the maximum possible extent at project design level. Out of the 28 shops/commercial units affected, only 5 units need relocation elsewhere while 17 partially affected and 6 fully affected such units can be rehabilitated within existing premises. In combined shop and house, out of 11 such units only 3 need relocation elsewhere. In case of secondary structures, all fully affected 110 structures like parapet walls and small structures used as shrines or to store materials can be rebuilt within the same premises. In a highly develop urban area, reducing impact on structures to this level is an achievement.

62. Table: 3.5 below shows affected area in extent of different types of structures.

Table 3.5: Category of structures and the affected area

Type of structure	Affected area m ²	%
House	376	10.0
Shop	480	12.8
Combined house/shop	248	6.6
Secondary structures	2645	70.5
Total	3749	100

Source: Field Survey June, 2011 (RP updation) and Preliminary Plans for B207 road section

63. With regard to structures, most affected are the secondary structures being 70.5 % of the total area attributed to structures. In resettlement aspects, this is not as sensitive as in the case of affects occurring to primary structures where people are living in.

64. Table 3.6 below presents the land ownership situation of DPs in the area under land acquisition.

Table 3.6: DPs' Land Ownership Situation of the land lots to be acquired

Land Tenure	Residential Land lots		Commercial Land lots		Agricultural Land lots		Non Agricultural		Total
	Major	Minor	Major	Minor	Major	Minor	Major	Minor	
Sole Owner /Title holder	0	72	3	102	0	3	0	15	195
Shares ownership with another person	0	4	2	7	0	1	0	0	14

Land Tenure	Residential Land lots		Commercial Land lots		Agricultural Land lots		Non Agricultural		Total
	Major	Minor	Major	Minor	Major	Minor	Major	Minor	
Lessee/Renter	0	0	0	18	0	0	0	0	18
Squatter	0	1	0	5	0	0	0	3	9
Total	0	77	5	132	0	4	0	18	236

Source: Preliminary Plans prepared for B 207 road and Field Survey June, 2011

65. Above table of which information derived from PPs for this road section indicates that a great majority of lands have sole ownership titles amounting to 82.6 per cent of the land lots identified for acquisition. The clear and simple ownership situation seen for 82.6 per cent cases of land lots makes compensation process straightforward, less cumbersome and quicker. This is an important step for rehabilitation of DPs to pre-project situation or in the efforts of making them better.

66. The number of lots with shared ownership is small as 14 of which only two (2) lots come under fully affected category. In the case of 9 lots with squatter involvement, none is fully affected. These 9 squatters do not have permanent structures as majority are road side vendors having temporary structures that can be rebuilt in the same premises after land acquisition. The all 18 lessee/renter cases are related to commercial land plots and they too only partially affected, having opportunities for easy and fast rehabilitation.

3.2. Impact to Common Properties

67. The affects occurring to common properties are limited to their land only as no structures are affected except the parapet wall of the temple. The structures of these properties are located far behind the ROW, giving no serious effect for residents and other users of these facilities. Refer Annexure 3.3 for list of common properties. Table 3.7 below represents the affected areas of community properties.

Table 3.7: Impact on community properties

Name of the common property	Affected Area (perches)	%
Katururunda Primary School	2.8	32.1
Dimuthu Welfare Society	0.4	4.5
Joseph Vaas Home for senior citizens	3.3	37.9
Buddhist Temple	1.8	20.6
Sri Jayasumanaramaya Buddhist temple	0.4	4.5
Total	8.7	100

Source: Preliminary Plans prepared for B 207 road and Field Survey June, 2011 conducted for RP updating exercise

3.3. Impact to Government Properties

68. As in the case of community owned land, Government owned land also has no acquisition affects on structures except their parapet walls and boundary fences. The

services provided by them are undisturbed and fences and parapet walls will be rehabilitated with the provisions made by the project. Refer Annexure 3.4 for list of government properties.

Table 3.8: Impact on Government Land

Name of the Government Land	Affected Area (perches)	%
Co-op Society	3.4	10.1
Pradeshiya Sabah - Kalutara	2.3	6.8
Department of Health	4.7	14.0
Water Board & Drainage Board	0.4	1.1
Ceylon Transport Board	5.7	17.0
Road Development Authority	1.2	3.5
Open University Kalutara	2.4	7.1
Co-op Farm Shop	0.4	1.1
Department of Police	0.1	0.2
Department of Agrarian Services	1.8	5.3
State (Undefined)	11.1	33.1
Total	33.6	100

Source: Preliminary Plans prepared for B 207 road and field Survey June, 2011 conducted for RP updating exercise

Chapter 4 - SOCIOECONOMIC PROFILE

69. The area falling within the road project is urban and semi-urban in composition. The literacy level of the people is considerably high and they are exposed to urban type of living with the easy access to delivery systems of the state and private sector service providers. Majority of the residents of the area is gainfully employed and has reasonable standard of living.

4.1. Demographic information on Displaced Households (DHs)

70. The DP population within the project area (within the acquisition boundary) is 731, of which 361 are males and 370 are females. The total number of Displaced Households (DH) is 225. The entire population of DPs belongs to Sinhalese, the major ethnic community in the country. However, in elsewhere of the DS division, and in the district too, ethnic distribution consists of Muslims and Tamils in small numbers.

71. Table 4.1 gives the size of households with regard to their family members.

Table 4.1. Household size of DHs

Household Size	Total	%
1 – 2	97	43
3 – 4	93	41
5 – 6	33	15
7 & above	2	0.8
Total	225	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

72. The average family size of the household is 3.24 and 190 households, 84.4% of the total households, have members less than four (4) and the share of 1-2 member families accounts for 43% of the households. This represents the high composition of small families in the population. While 33 households (15%) have families with 5-6 members and only two (2) families, 0.8% of the households, have more than seven (7) members. This information confirms the family size distribution of urban areas in present Sri Lanka.

Spatial distribution of population

73. Table 4.2 below shows spatial distribution of population within two identified socioeconomic clusters.

Table 4.2. Spatial Distribution of Population

Location	No of DH	%	DP Population	%
Urban	72	32	227	31
Semi –urban	153	68	504	69
Total	225	100	731	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

74. Table 4.2 above shows that while nearly 1/3 of the households are grouped under urban, 2/3 of them belongs to semi-urban classification. The validity of this classification is that these different locations where people live have influences on their standard of living. It is considered that people live in urban areas have more accesses to public utilities and income earning opportunities while people living in semi-urban and rural areas don't have those facilities at same levels. However, the differences between urban and semi-urban areas in the project area with regard to public utilities and income earning are minimal and most occasions those differences couldn't be viewed easily. This is due to the fact that in the immediate vicinity of public roads running through developed areas attract sufficient public utilities similar to their adjoining urban areas. These services are diminishing only towards interior locations from the road side. Those locations are not within the affected areas of this project.

Role of women

Table 4.3. Women freedom to decision making at household and community activities (Multiple responses, n=50)

Category	Plenty	Enough	Limited	None
House hold Level	18	26	0	0
Community Level	11	32	1	0

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

75. Table 4.3 shows the situation of women in the project area in respect of their participation in decision making at family and community levels. It seems all most all of the sample population have satisfactory level of participation in decision making .Most important feature is that women are free from restrictions preventing their freedom from household and community level engagements.

Civil status of HHs

76. Table 4.4 provides marital status of Household Heads by gender classification.

Table 4.4. Civil Status of Displaced Householdheads (DHH) by Gender

Civil Status	Male		Female		Total	
	Number	%	Number	%	Number	%
Married	205	97	5	38	210	93
Unmarried	7	3	2	15	9	4
Widow/widower	0	0	6	47	6	3
Total	212	100	13	100	225	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

77. The majority of DHs are male being 212 of the total 225 DHs. In Sri Lankan experience, female becomes HHs when their spouses are dead or separated from the family. In this case, female DHs is only 13 persons nearing to 6% of the total DHs.

78. Table 4.5 below represent another dimension of civil status of displaced persons. It shows civil status of displaced persons.

Table 4.5. Civil status of DPs

Civil status	Male		Female		Total	
	Number	%	Number	%	Number	%
Married	246	68	230	62	476	65
Unmarried	115	32	132	36	247	34
Widow/widower	-	-	8	2	8	1
Total	361	100	370	100	731	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

79. Each male and female population shares almost a half of the total population of 731. Similarly the marital status is also closely similar to each other group in respect of married and unmarried categories. Widows are found only among the female group, and the respective number is very small, being 2% of the total female population.

Population distribution by age and gender

80. Table: 4.6 gives gender and age distribution of DP members adding another dimension to DP profiles.

Table 4.6. Population distribution of DPs by age and gender

Age Category	Male		Female		Total	
	Number	%	Number	%	Number	%
Below 5	18	5	16	4	34	5
6-14	29	8	33	9	62	8
15-30	91	25	97	26	187	26
31-45	102	28	98	27	202	28
46-60	78	22	89	24	166	23
Over 60	43	12	37	10	80	10
Total	361	100	370	100	731	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

81. Both, female and male groups have almost similar shares, around 50% each, in the gender distribution of the total population of 731. This similarity is shown in all age groups.

82. Table 4.7 below shows age distribution of DPs by gender consideration.

Table 4.7. Age of DP s disaggregated by gender

Age Category	Male		Female		Total	
	Number	%	Number	%	Number	%
18-30	13	6	-		13	6
31-40	31	15	2	15	33	15
41-60	123	58	6	46	129	57
61-70	31	14	2	15	33	15
>70	14	7	3	24	17	7
Total	212	100	13	100	225	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

83. This table shows that a large percentage of DPs, in both sexes, belongs to the 41-60 year age group; 58% male DPs and 57% female DPs. Approximately, 80% of the household heads are over 41 years of age, representing a mature status of family heads. This has many advantages for resettlement planning. It is easy to work with a matured group of people who are closer to life realities. Representing urban characteristics, young age DPs within 18-30 years are very few as 6% of the total number of DPs. In general, low age marriages are fewer in urban sector due to various socioeconomic reasons.

Education Information

84. Table 4.8 below summarizes educational status of DPs.

Table 4.8. Educational status of displaced persons

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%
None	18	5	17	5	35	5
Primary	29	8	30	8	59	8
Secondary	274	76	283	76	557	76
Tertiary	37	10	37	10	74	10
Post Graduate	3	1	3	1	6	1
Total	361	100	370	100	731	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

85. As per above data, 87% of household members of displaced families have reached secondary or above level education. 76% of household members, 557 out of 731, have secondary level education. The level of education attainments between male and female is similar in all levels having similar percentage values.

Table 4.9. Educational attainment of DHs disaggregated according to gender

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%
None	18	5	17	5	35	5
Primary	29	8	30	8	59	8
Secondary	274	76	283	76	557	76

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%
Tertiary	37	10	37	10	74	10
Post Graduate	3	1	3	1	6	1
Total	361	100	370	100	731	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

86. Similarly to the educational attainment of DHs family members, household heads also have higher educational attainments as 94% of DHs have secondary and above education attainments. Up to secondary level education, male and female attainments are similar, with slight increase in favour of females. The level of tertiary and postgraduate attainments is higher with males, but numbers involved here are small for comparison.

Economic Displacement

87. Table 4.10 below carries information on lost livelihood due to the project with gender breakdowns.

Table 4.10. Loss of livelihood of DPs by the project

Type of livelihood	Temporarily displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
Farming own land	1	0	1	0	2	0
Non – Agric Laborer	2	1	0	0	2	1
Commercial Activities	24	5	12	7	36	12
Total	27	6	13	7	40	13

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

88. A total of 53 persons have identified as Economically Displaced as they lose their livelihood due to the project. Among them, 33 persons have lost their livelihood temporarily while 20 people have lost them permanently. Most losses are seen in commercial activities amounting to 48 persons out of 53 persons. Livelihood losses incurred to farming and non-agriculture labour people are insignificant. The losses incurred to female members are less in numbers in all types of livelihood opportunities in the table. This is due to the fact that female involvement is fewer in these livelihoods under reference.

89. As seen above table 4.10 most of lost livelihood is found in commercial activities and therefore, it is worthwhile to show the situation of different categories of displaced persons. Table 4.11 below provides this information by adding another dimension to table 4.10. It focuses attention on labour force.

Table 4.11. Workers /Labourers in Business /Enterprises displaced by the Project

Type of livelihood	Temporarily displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
Manager/Supervisor	2	1	2	0	4	1
Permanent Employee	8	3	4	2	12	5
Unskilled Labor	2	2	0	0	2	2
Other Categories	2	0	2	2	4	2
Total	14	6	8	4	22	10

Source: Preliminary Plans prepared for B 207 road and Field Survey July, 2011 conducted for RP updating exercise

90. In all categories of labour force, 20 persons are temporarily displaced and 12 persons are permanently displaced. Among displaced labour force, male are much more than female in all categories.

Income and Expenditure of DPs

91. Table 4.12 below shows information on monthly income derived by DPs from displaced livelihood in sequence to the information provided by tables 4.10 and 4.11.

Table 4.12. Monthly income derived by DPs from their displaced livelihood

Monthly income derived by the DPs from their displaced livelihood (Rs.)	Temporarily displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
<5,000	0	0	0	1	0	1
5,000-7500	1	0	0	0	1	0
7,500-10,000	7	0	2	2	9	2
10,001-15,000	5	1	7	0	12	1
15,001-25,000	5	2	2	2	7	4
25,000-50,000	4	3	1	2	5	5
50,000-100,000	4	0	1	0	5	0
100,000-200,000	1	0	0	0	1	0
>200,000	0	0	0	0	0	0
Total	27	6	13	7	40	13

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

92. This table is important for resettlement planning as it provides information on monthly income losses in all ranges with gender and severity dimensions. Table shows that only one female DP was earning less than Rs. 5000/- and only one male DP was earning between Rs. 5,000- Rs.7,500 a month. Income of most DPs is fallen between Rs.7,500 and Rs. 100,000/- amounting to 50 DPs out of 53 total lot. The average income level seems to be between Rs. 7500/- and Rs.25,000/- earned by 35 persons. Permanent income loss will affect 20 persons and temporary loss will affect to 33 persons. PMU has the responsibility of

rehabilitation of these losses predominantly incur to middle income earners of the project area.

93. Displaced persons' income is not derived from a single source. Table 4.13 gives information on different sources of income earned by DPs.

Table 4.13. Primary and secondary sources of income of DP household members

Income category	Primary Source (No. of Persons)	Secondary Source (No. of persons)	Total
Commercial	171	5	176
Agriculture	8	0	8
Government	53	1	54
Wages	13	0	13
Private Sector	62	0	62
Other	8	0	8

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

94. The above table shows that a large number of DP household members, 171 persons, receive income from commercial activities as primary source. Private sector and Government are the next primary sources available for DPs to derive income in considerable manner. The secondary source of income is of less importance for DPs as only Six (6) persons are receiving income from a secondary source (Five (5) DPs receive secondary source income from commerce). The information in this table clearly shows the predominance of commercial sector in the project area.

95. In income assessment, information on expenditure levels plays a key role. As income is earned to spend for living, income alone is not sufficient to assess total picture of the living. Expenditure information plays an important role here to assess the adequacy or inadequacy of income received by DPs for their living. In addition, most importantly it serves as a proxy to know income levels of DPs when income calculations have limitations to reach actual situations.

Table 4.14. Monthly income & expenditure of the displaced households (N=50)

Level of income or expenditure (Rs.)	Income		Expenditure	
	No. of house holds	%	No. of house holds	%
<1000	0	0	0	0
1001-3000	0	0	0	0
3001-5000	1	2	1	2
5001-7000	1	2	2	4
7001-9000	1	2	2	4
9001-11000	2	4	2	4
11001-13000	1	2	5	10
13001-15000	3	6	1	2
15001-17000	2	4	4	8

Level of income or expenditure (Rs.)	Income		Expenditure	
	No. of house holds	%	No. of house holds	%
17001-19000	2	4	1	2
19001-21000	2	4	7	14
21001-23000	2	4	5	10
>23000	33	66	20	40
Total	50	100	50	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

96. Although, families receiving income and spending them under different income levels are not exactly corresponding to same DHs, table suggests that for most earning/expenditure groups, expenditure levels are higher than that of income levels. In case of income level more than Rs. 23,000/-level only more number of income earning families (33) are found as against the less number of families (20) with that expenditure levels. In low levels of income, expenditure becomes more which is covered by various income transfers, subsidies and debts etc.

Income and vulnerable families

97. Vulnerability has various negative impacts on income earning and family welfare. Table 4.15 gives information on vulnerable categories.

Table 4.15. Vulnerable DHs by category of vulnerability

Vulnerability	Number	Percentage
Household Families headed by very old people	11	37
Disabled	3	10
Very Poor	3	10
Women Headed	13	43
Total	30	100

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP updating exercise

98. As per this table, women headed families and families headed by old age persons (23 families) form the highest number of families with vulnerability. Disabled and very poor families don't represent significant numbers. In the updating exercise, nine scoters were found, but they all are operating within the ROW. They are not included in this calculation as they are only temporarily displaced and affected during construction period only. Once construction work is over, these scoters can operate again in their old places.

Attitude of DPs towards the development of the project and socioeconomic expectations

Table 4.16. DP's Perceived social and economic advantages of the road project (Multiple responses) N=240

Perceived social and economic advantages	Frequency	Percentage
Social		
Improvement of road security	168	70.0%
Improve the quality of environmental conditions	84	35.0%
High demand for lands	204	85.0%
Increase the land value	132	55.0%
Improve tourism	43	18.0%
Other	0	0
Economic		
Generate additional income	72	30.0%
Reduce cost of living	36	15.0%
Develop business premises & work place	108	45.0%
Develop social infrastructure	120	50.0%
Develop transport facilities	228	95.0%
Other	12	5.0%

Source: Field Survey July, 2011 conducted for RP updating exercise

Table 4.17. DP's perceived adverse social and economic impacts of the project / road project (Multiple Responses N=240)

Perceived social and economic impacts	Frequency	Percentage
Social		
Loss of relatives and neighbors	17	7.0%
Loss of friends	24	10%
Loss of religious places	8	5.0%
Effects on children's education	30	13.0
No sufficient remaining lands to resettle	26	11.0%
Increase in air and sound pollution	113	47.0%
Temporary disturbance on family life	168	70.0%
Other	5	2.0%
Economic		
Loss of Income	65	27.0%
Increasing cost of living	72	30.0%
Parting from business premises and work places	49	21.2
Limitation of social infrastructure	42	18.0%
Temporary disruption on transportation	60	25.0%
Temporary disruption on tourism	33	14.0%
Loss of goodwill	36	15.0%

Other	10	4.0%
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Source: Field Survey July, 2011 conducted for RP updating exercise

99. As perceived by respondents, most alarming adverse effects are related to increase air and sound pollution, loss of neighbours and friends and effects on children's education. In economic arena, losses of income and rising cost of living have priority over other losses. With regard to perceived adverse social and economic impacts of the project, respondents have confusions over temporary losses and permanent losses and inconveniences caused during construction. Although respondents have fears on losing neighbours and friends, chances to occur this incidence is very minimal as only a few DPs (8 DP households only) have to resettle elsewhere. This shows an area for interventions by PMU to improve level of awareness of DPs by improving a continuous dialogue with them. Information sharing through appropriate participatory processes will have immense benefits in narrowing the gap between DPs and the PMU.

Indigenous people

100. There are no indigenous people located in the vicinity of the road or even in the DS division or the district of Kalutara.

Chapter 5 - INFORMATION DISSEMINATION, CONSULTATION AND PARTICIPATORY PROCESS

5.1. Consultation process with agencies responsible for land acquisition and resettlement

101. Information dissemination, consultation and participatory process involved with DPs and other stakeholders maintained transparency throughout the RP process. This openness reduces potential conflicts; minimize risk of project delays and help PMU to formulate resettlement and rehabilitation to suit the needs of DPs.

102. In line with this approach, prior to land acquisition and resettlement process commenced, workshops were conducted to improve mutual understanding on the roles and responsibilities of key collaborating partner agencies responsible for land acquisition namely, Ministry of Land and Land Development, Departments of Valuation, Survey, Government Printer and the Divisional Secretaries. Ministry of Ports and Highways supported the PMU to organize these workshops and they served as important forums in reaching consensus on complicated legislative issues.

5.2. Public Disclosure and Information Dissemination

103. Public disclosure of information and maintenance of transparency by the PMU with all stake holders, specially the displaced persons are basic policy requirements of the NIRP and the Safeguard Policy Statement, 2009 of ADB. When PMU approaches become transparent and open, the chances for establishing mutual trust between the PMU and the stake holders are greater. This process will have salutary effect on all activities of the road project unlike to the suspicion and mistrust caused by closeness of affairs that will end up with serious negative effects on project implementation.

104. As described above, after the initial familiarization discussions held with the officials of the relevant state departments, prior to the commencement of land acquisition process, series of public information disclosure events were launched to create awareness among DPs on land acquisition process and mitigation efforts to counteract negative impacts. Divisional Secretary/ Kalutara and his staff played an important role in organizing and participating at awareness creation sessions with DPs.

Consultation during formulation of RP

105. PMU with the support of the Ministry of Ports and Highways (MoPH) recruited resettlement assistants to project area to facilitate the process of public consultation before the commencement of land acquisition and socio economic survey. A work shop was conducted in Colombo for the representatives of main agencies related with the land acquisition and resettlement to ensure their support to the programme in place to

disseminate information regarding land acquisition, formulation of RP and its implementation process. Thereafter, a preparatory meeting was held with the Divisional Secretary, Kalutara to organize an awareness meeting with all relevant stake holders at divisional level.

106. The resulted meeting at DS level was attended by clergymen, politicians of the area Gramaniladaris, Samurdhi Niyamakas, agricultural assistants, and representatives of the community based organizations and representatives of the relevant government departments. This meeting was attended by over two hundred people, making a good opportunity for distribution of hand outs on the project profile and compensation package with brief introduction on those instruments. NHSP staff headed by the project director made elaborated presentations on the design of the road project, land acquisition process and introduction to the Land Acquisition Act as core topics. Further, the forum was used to discuss strategies and proposals to address resettlement issues. After making thematic presentations, session turned to an open discussion to exchange views between the officers and audience on policies, rules and regulations, and implementation issues related to land acquisition and resettlement. At this meeting, NHSP was able to make clarifications on many issues raised by the audience in a cordial atmosphere. The participants of the meeting pledged their support for the expeditious implementation of the project at the end.

107. The information flyer distributed among the participants who are affected by the land acquisition and resettlement contains the description of the proposed improvement to the highway, entitlement matrix, and the addresses and telephone numbers of persons to be contacted for further clarifications and information. There were few inquiries from DPs subsequent to the above meeting held at DS level and PMU promptly responded to them.

108. After the initial meeting held with principal collaborating agencies related to land acquisition and resettlement as referred to in the first paragraph of this chapter, several workshops and meetings were conducted for various audiences at divisional level who have direct involvements with land acquisition and resettlement matters. These audiences included DS and his/her staff, DPs and their representatives, GNs, Samurdhi Niyamakas, representatives of NGOs/ CBOs. Departments of Surveys and Valuation supported these meetings providing inputs in awareness creation on Land Acquisition Act and its implementation procedures, valuation procedures and payment of compensation and necessary participation expected from DPs. The details of the meetings held in this regard are listed below;

<i>Location</i>	<i>Participants</i>
National Building Research Valuers Organization (NBRO) Training Centre Battaramulla, Colombo	DSS, ADSS, Superintendent of Surveys, Regional
District Secretariat Kalutara	Two Buddhist monks, Provincial Council members, District Secretary, Representatives from the Departments of Survey, Valuation UDA, Representatives of Community Based Organizations

and NGOs and likely displaced persons and former District Secretary, Kalutara and DS staff

Colombo

Divisional Secretaries, Asst. Divisional Secretaries, Land Officers, subject clerks of DS office/ Kalutara related to land acquisition.

109. The above consultation sessions generated valuable insights for formulating the RP for the project area although it took some time to yield results. PMU achieved In general, participatory planning is a time consuming exercise, but it has far reaching results in the implementation phase for success as plan is prepared in consultation with all relevant partners, including DPs.

Information Disclosure

110. The information disclosure process initiated at the early stage of the planning focusing on the land acquisition process, payment of compensation, entitlements and other resettlement issues will continue with strong participatory elements till the end of the project.

111. The RPs will be available for the general public to study and will be displayed at public places such as DS Offices and Local Authorities (Municipal Council / Urban Council / Pradeshiya Saba) where DPs have easy access.

Table 5.1. Completed and Planned Public Consultation and Disclosure Activities

(a) Completed consultations and disclosure

Activity	Objective	Timing	Responsible Unit	Feedback / Issues / Concerns / Raised	Action Taken
Workshop with concerned Departments	To disseminate information regarding the project and seek DPs support to accelerate land acquisition & RS process	Before meeting the public, late July 2007	LAR Unit of NHSP	Staff shortages ,and assistance from RDA on logistics, sundry expenses	Recruiting acquisition officers by PMU to assist the DSs, Provide logistical support for land surveying by private surveyors under the supervision of SD
Public Meeting with DPs, NGOs, CBOs and national and local level politicians	Explain the parameters of the road project, land acquisition process, Safeguard Policy Statement,	Before the conduct of the Census & SES Survey 1 st week of	DS &LAR unit of the NHSP	Income loss, relocation at same location even if the remaining extent does not conform to the	UDA agreed to allow building at the same location even if the remaining extent is

Activity	Objective	Timing	Responsible Unit	Feedback / Issues / Concerns / Raised	Action Taken
	2009 & NIRP on involuntary resettlement payment of compensation and entitlement matrix	July2007		minimum requirements imposed by local councils/UDA . Payment of reasonable compensation issues raised by would be DPs	smaller than the required extent
Distribution of information/communication literature	Public disclosure, maintenance of transparency , confidence building,	Before the conduct of the Census & SES	LAR unit of the NHSP & ESD of RDA	Accelerate the land acquisition and resettlement process, request by DPs	Follow-up actions with relevant agencies to accelerate the land acquisition process
Visit to DP's residences	Distribute the Section 2 Notice	After the publication of the section 2 notification	DS,GNN,PMU	Accelerate the land acquisition and resettlement process, request by DPs	Follow-up actions with relevant agencies to accelerate the land acquisition process

(b) Planned consultations and disclosures

Activity	Objective	Timing	Responsible Unit / Agency
Consultation with DPs	Explain the process ending with taking over the possession of lands	Before publication of the Section 38 (a) notice	DS,ESD,PMU,
Meeting DPs in groups at GN Division level	Prepare them to face the title determination inquiries, Section 9 (1) and brief them on the documents to be submitted at the inquiry	Before Sec.9 (1) inquiries	GNN, RAA & PMU
Meeting with DPs & host communities on selection of relocation sites, if available to be developed by the PMU	Discuss relocation options for decision making	Before relocation	DS, GNN, RAA, PMU & ESD
Meeting DPs at GND level	Assure compliance of resettlement support	During resettlement	DS, GNN, RAA, PMU & ESD
Disclosure of RP to public	To get feedback from stakeholder and consolidate the support	Before physical displacement of DPs/before compensation award	PMU &ESD

Activity	Objective	Timing	Responsible Unit / Agency
		is made	
Distribution of final RP to affected DSD	Support stakeholders understanding on RP and its implementation	Two weeks after draft version is distributed	PMU & ESD
Distribution of the Sinhala version of the Entitlement Matrix to DPs. Refer Annexure 5.1.	Support DPs understanding of their entitlements.	Simultaneous to the distribution of final RP to affected DSD.	PMU & ESD
Construction supervision consultant's visit to GNs	To discuss and address the issues of DPs Ensure smooth project implementation Reducing the gap between DPs and project implementers	Throughout project implementation	PMU

5.3. Consultation during implementation of RP

112. During the field visit made to the project area on July 2011 for the updating of RP, visiting consultancy team observed that DPs have reasonable understanding on land acquisition and resettlement issues as a result of awareness creation efforts made by the PMU during past four years since 2007. The consultancy team had the opportunity to meet more than 80 % of the DPs whose land and structures are affected. At the time of making the updating visit, DPs were aware exactly the portions of lands and structures going to be affected with clear land boundaries too as PPs had been prepared. This consultancy team had the opportunity for exchange of information with DPs and other stakeholders like staff of DS office, Kalutara and state sector service providers along the road section. This turned to be an added consultative session, mostly taken place on individual DP level. Along the road side, DPs provided latest information on land values and their views on land values that were very similar to that of local level real state agencies, public notaries and land registry staff at divisional level. Refer Annexure 5.2 for consultations carried out during survey activities.

113. Already, a great deal of consultative efforts had been taken by the PMU commencing from participation of the highest level of relevant agencies down to the divisional level. Now, with the commencement of implementation of resettlement activities at ground level, PMU is of the view to strengthen its consultative and disclosure process by promoting continuous dialogue with smaller DP groups adopting a more client friendly approach, securing participation of all relevant DPs and other partners. This consultative dialogue will help to identify and intervene with the problems encountered by DPs timely and efficient manner. It has advantages to get closer to the needs of vulnerable DP groups of populations as approach will be able to catch specific requirements of populations with a closer look than focusing on general issues at a higher level.

Chapter 6 - ENTITLEMENTS

114. Under the existing land laws (Land Acquisition Act No. 9 of 1950 and amendments, (LAA), those who own land or servitudes are the primary beneficiaries eligible for statutory compensation. LAA has provisions for consideration of other categories prescribed as “every other person interested in that land or any part of thereof as co-owner, mortgagee, tenant or otherwise, and the nature of the interest in that land, and any rents and profits received or receivable on account of the land...” in Section 8 of the Act. However, most of the non-title holders of above categories don’t have testimonial evidence to suit statutory requirements of the land acquisition process and therefore they are often left out from statutory compensation processes. NIRP is an attempt to expand the coverage of beneficiaries affected from acquisition described as non-titleholders who don’t have strong testimonial evidence for their relationship to land. Ex-gratia package introduced by the Ministry of Ports and Highways is a complementary instrument goes with the LAA to accelerate acquisition process. Mainly, it provides DPs the difference between statutory compensation and replacement cost and concessions for a range of DPs affected economically and socially.

6.1. Eligibility Policy

1. The eligibility policy, as spelled out in the LAA, National Policy on Involuntary Resettlement and policy statements of international funding agencies such as ADB, WB, is to provide a comprehensive coverage for lost assets and restoration and/or enhancement of livelihoods for all categories of displaced people, whether affected directly, indirectly, permanently or temporarily, with or without title, and tenants/lessees. For all lost lands and assets compensation will be at replacement cost.
2. The losses of a temporary kind to private property are frequent during the construction period. The contractors need to occupy private land to store the material, equipment and vehicles. They also need land to erect temporary camps for laborers. The private property can often get damaged due to such uses. In accordance to the policy expectations, all such losses will have to be fully compensated and concerned PMU has the responsibility for realization of such compensations.
3. The above policy frame work has effective provisions to ensure the living conditions of vulnerable groups including woman-headed households, elderly headed households and differently able persons etc. These vulnerable segments of populations have serious limitations and impediments in adjusting to quick changes occur in their living environment. Elimination from the land where they have been living for ages is an unbearable occurrence for them in all aspects.

6.2. Operational guidance of entitlements

Replacement Cost

115. Replacement cost could be defined as the compensation required in replacing a similar land in a similar location and a building of similar floor area and construction.

Loss of Buildings

116. Replacement cost will be paid for all buildings irrespective of the age of the building. DPs are entitled to retain the salvage materials .In order to translate the concept of helping the displaced persons to achieve a higher level of living standard than what they experienced prior to the implementation of the project, a DP who was in occupation of even a cadjan hut (temporary) is entitled to a cash grant of Rs.300,000/- for the loss of the house in addition to other compensation available for them.

Loss of Agricultural Land

117. Agricultural land is a land that is under perennial crops or cultivated seasonally or annually by the owner or lessee or tenant, in conformity with the current international practice, households will be classified as fully displaced persons when the loss is,

Total area	Displaced area	Compensation applicable
Less than 01 acre	10%	Cash or land (if available)
Compensation,		for loss of crops Livelihood grant
More than 01 acre	25%	same as above

118. Title holders who lose less than 10% from a total holding of one acre or less and less than 25% from an extent of more than 01 acre are classified as marginally displace persons and are only entitled to cash compensation and for loss of crops.

Temporary Loss of Private Land

119. During construction, temporary occupation of privately owned land may be required to excavate materials for filling and formation of embankments. If such a necessity occurs the contractor with the concurrence of PMU will sign a temporary occupation contract with the owner of the land specifying;

(1) Period of occupancy (2) Terms and compensation amounts mutually agreed (3) Compensation for material losses for the duration of the temporary occupation period (4) Compensation for other disturbances and damages caused to property (5) the frequency of compensation payment (6) Rehabilitation and restoration measures (7) land will be returned to the owner at the end of the temporary occupation period restored to its original condition or improved, according to the agreement.

Determination of Rates for Properties Acquired

120. The rates that will be used for the calculation of compensation for the acquired properties will be based on the prevailing market rates in order to reflect the cost of replacement of the properties acquired. NIRP and Safeguard Policy Statement, 2009 mandate that the compensation payable to DPs should be adequate enough to replace their loss assets. Project has taken into consideration those policy guidelines in determining the relevant rates.

Special Needs of Vulnerable Households

121. Already, vulnerable households have been identified by the land acquisition and SES surveys conducted by the project in the second half of July 2007. Women headed households, families with very elderly persons, differently able persons, people in abject poverty and with no titles to their land have been included in to this category. They are entitled to a special grant of Rs.15,000/- per household in addition to the compensation available for other losses. PMU will support them during the construction of their houses.

Special Preparation for the Vulnerable Groups

122. PMU undertakes to develop specific plans for the vulnerable groups as they would feel the effect of resettlement more seriously than others .The identified group of vulnerable people will be helped by community organizers who will identify their needs and interests in consultation with them, prior to resettlement. These community workers in a position to help the vulnerable DPs to build their skills, identify opportunities, and review constraints that hinder improvement to their socio economic status with the support of PMU. The small groups of vulnerable people depending on the category and degree of vulnerability may be linked to national institutions that provide assistance and interventions to such groups.

Entitlements for Tenant Cultivators

Under Paddy Lands Act

123. Paddy Lands Act of 1958 recognizes the tenant rights for cultivation paying a prescribed share of harvest to the land owner. The Paddy Lands Act ensures the perpetuity of tenancy. As per the provisions of the Paddy Lands Act, part of the compensation of the acquired property is allocated to the tenant.

Land Owned by state Corporations

124. People who are in possession of lease agreements with state corporations are entitled to loss of income for the balance period of the lease agreement.

6.3. Project Entitlement Matrix

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
A. AGRICULTURAL LAND				
Loss of Agricultural land	Owner with title deed or registration certificate	All (cash) payments for land will be at replacement costs. Cash payment for loss of standing crops and trees at market prices In case the DP loses 10% or more of their productive, income generating assets and / or remaining portion is economically not viable for continued use as determined by LARC, these options will be available: - 1) If opted by DP, the remainder land will be acquired or injury will be paid at replacement cost if economically not viable. Reasonable time will be given to harvest perennial crops if not payment will be made at market value. 2) Preference will be given to DPs for land for land option (similar location and productive quality, subject to availability or cash payment for loss of land at full replacement costs. Cash Payment for loss of income for portion of land as per the land acquisition Act or as determined by the LARC.	Payment for lost assets and restoration of livelihood. Payment for loss of income based on entitlement under Land Acquisition Act [46 1 (iii)] or as determined by the LARC.	RDA, CV, DS, LARC. LARC
Loss of access to agricultural land	Tenant, user with lease	No payment for land. Cash payment for loss of standing crops and trees at market prices, if cultivated by tenant or user with lease; AND Cash payment for loss of net income for portion of land affected for the remaining leased/assigned period.	Payment to cover lost crops and restoration of livelihood	RDA, CV, DS, LARC.
Loss of access to agricultural land	Ande farmer (sharecropper)	No payment for land. Cash payment for loss of standing crops and trees at market prices; AND Transition subsistence (in cash or kind) allowance equivalent to loss of crop or harvest for portion of land affected for the remaining period of sharecropping	Payment to cover lost crops and restoration of livelihood	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
		agreement.		
Loss of access to agricultural land	Non-titled user or squatter on private land or state land	No payment for land. Cash payment for loss of standing crops and trees at market prices, if cultivated by him.	Payment to cover lost crops and restoration of livelihood.	RDA, CV, DS, LARC.
B. RESIDENTIAL LAND AND STRUCTURES				
Loss of Residential land and structure	Owner with title deed or registration certificate	All (cash) payments for land and structure will be made at replacement costs. All payments at replacement cost in cash, according to the actual loss to repair or rebuild the structure to original or better condition when remaining land sufficient to rebuild upon; For structures not having sufficient land to rebuild upon will be entitled to the following: 1. All (cash) payments for land and structure at full replacement cost (for materials and labor) in cash, WITHOUT deduction for depreciation or salvageable materials; 2. Assistance from LARC to locate alternative plot for relocation; OR 3. Rehabilitation package G 2. Shifting allowance see G1. 4. Displaced persons who lose their residence completely he/she is entitled to extra allowance between Rs. 150,000 to Rs. 500,000 depending on the location. 5. For non-title holder the allowance for a alternative land varies from the Rs. 100,000 to Rs. 250,000 depending on the location. Rent allowance varying from Rs. 20,000 to Rs. 100,000 will be paid according to the location (Local Authority Area). Minimum payment for a house (Hut) irrespective of the title will be Rs. 300,000	Payment for lost assets, assistance to reorganize on existing land or relocate on alternate land and support for transition period.	RDA, CV, DS, LARC.
Shops and Houses under the Rent Act	Owner/Renter/ Lessee	Difference between replacement cost and statutory payment to be divided between the owner and the occupant on the following basis.	Equitable distribution of compensation depending on the period of occupation.	D.S, Valuation Department, RDA

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility																	
		<p>Payment of compensation at replacement cost, according to the following criteria.</p> <table border="1"> <thead> <tr> <th rowspan="2">Period of occupation</th> <th colspan="2">% of payment</th> </tr> <tr> <th>occupant</th> <th>owner</th> </tr> </thead> <tbody> <tr> <td>Over 20 years</td> <td>75</td> <td>25</td> </tr> <tr> <td>10-20 years</td> <td>50</td> <td>50</td> </tr> <tr> <td>05-10 years</td> <td>25</td> <td>75</td> </tr> <tr> <td>Less than 05 years</td> <td>10</td> <td>90</td> </tr> </tbody> </table>	Period of occupation	% of payment		occupant	owner	Over 20 years	75	25	10-20 years	50	50	05-10 years	25	75	Less than 05 years	10	90		
Period of occupation	% of payment																				
	occupant	owner																			
Over 20 years	75	25																			
10-20 years	50	50																			
05-10 years	25	75																			
Less than 05 years	10	90																			
Loss of rental accommodation	Tenant, user with lease	If there is partial loss of rental accommodation, DP has the option to stay with the owners agreement OR if DP chooses to move out, cash assistance of Rs. 15000 AND Assistance in finding new affordable rental accommodation.	Cash payment for rental allowance or cash value of remaining lease, assistance for finding alternate rental accommodation and support during transition period.	RDA, CV, DS, LARC.																	
Loss of residential structure	Non-titled user, non-permitted user or squatter	No payment for land. All payments for structure at replacement costs in materials, cash according to the actual loss for repairing or rebuilding the structure; AND If affected land is state land DP may rebuild on the remaining land with permission, and if affected land is private land the project will encourage DP to relinquish the land and relocate on alternate land or DPs can rebuild on existing land then shifting assistance G 1 i. If DP has to relocate then Rehabilitation package – G 1 ii and G 2. If part of the structure is acquired the area to be considered for payment will be calculated up to the structural	Payment for lost assets, assistance to reorganize on land or provision of alternate site if choosing to relocate and support for transition period.	RDA, CV, DS, LARC.																	

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
		support point.		
C. COMMERCIAL LAND AND STRUCTURE				
Loss of commercial land and structure	Owner / operator of registered business	All (cash) payments for land lost at full replacement cost; Payment at replacement cost in cash, according to the actual loss to repair or rebuild the structure to original or better condition when remaining land sufficient to rebuild upon; Payment for any associated loss of income while commercial structure is being rebuilt. For structures not having sufficient land to rebuild upon will be entitled to the following: 1. All (cash) payments for structure lost at full replacement cost (for materials and labor) cash, WITHOUT deduction for depreciation or salvageable materials; 2. Assistance from LARC to locate alternative plot for relocation; OR if opted by DP on recovery of the undeveloped value of the plot depending on availability of land 3. For income losses cash payment not exceeding three times the average annual net profits from business, as shown by the books of accounts, for three calendar years immediately preceding acquisition or livelihood restoration grant, whichever is higher 1. For businesses who do not maintain books of accounts cash payment equivalent to 6 months net income OR 4. Livelihood assistance grant, Rs. 15,000 whichever is the higher; 5. Rehabilitation Package – G 2 and G2 ii if required.	Project shall give reasonable time for DPs to continue their business operation while rebuilding their structures. DPs will rebuild their structure as soon as payment is released and clear the area in the agreed timeframe. Transition assistance and income restoration.	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
Loss of commercial Structure	Tenant / operator of registered business	If there is partial loss of structure, DP has the option to stay with the owners agreement or if DP chooses to move out, cash assistance of 15,000 AND Assistance in finding new affordable rented premises to re-establish business For income losses cash payment not exceeding three times the average annual net profits from business, as shown by the books of accounts, for three calendar years immediately preceding acquisition or livelihood restoration grant, whichever is higher. For businesses who do not maintain books of accounts cash payment equivalent to 6 months net income OR Rs. 15,000 Livelihood assistance grant, whichever is the higher. If part of the structure is acquired the area to be considered for payment will be calculated up to the structural support point.	Cash payment for livelihood restoration, assistance for finding alternate rental accommodation and support for income losses and during transition period.	RDA, CV, DS, LARC.
Loss of commercial Structure	Owner or operator of non-registered business / squatter	For structure – all payments for structure lost at replacement cost in cash, according to the actual loss; AND For income - cash payment equivalent to 6 months income OR Livelihood assistance grant, whichever is the higher; AND If affected land is state land DP or if land is private land the project will encourage DP to relinquish the land and relocate on alternate land or; AND Rehabilitation package – Items G.2, and G.2 ii if required.	Payment for lost assets, transition assistance and income restoration	RDA, CV, DS, LARC.
D. OTHER PRIVATE PROPERTIES OR SECONDARY STRUCTURES				
Partial or complete loss of other property or secondary structure (i.e. shed, outdoor latrine, rice store, animal pen etc)	Owners of structures (regardless if the land is owned or not)	All (cash) payments for affected structure at replacement cost; OR Cost of repair of structure to original or better condition; OR Cash assistance for relocation of structure.	Payment for loss and relocation if required	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
Loss of tombs or graves	All owners	All cash payments per tomb to cover the cost of exhumation (including any religion ceremony) if required relocation OR cash payments of Rs. 15,000 per tomb to cover the cost of exhumation (including any religious ceremonies if required)	Payment for loss and relocation if required	RDA, CV, DS, LARC.
E. LOSS OF INCOME OF EMPLOYEES OR HIRED LABORERS				
E.1 Temporarily Affected				
While business re-establishes (i.e. reorganizing on remaining land or relocating in the same area)	All affected employees, wage or daily laborers' in private or government businesses	Cash payment of Rs. 15000 or Three month salary whichever is more	Businesses will be encourage to retain existing employees Payment for lost income during business re-establishment	RDA, CV, LARC
E.2 Permanently Affected				
Job loss due to relocation of business to another area or business operator decides not to re-establish	All affected employees, wage or daily laborers in private or government businesses	Cash payment of Rs. 15000 or Three month salary whichever is more	Payment for lost income, rehabilitation package to provide support and income restoration	RDA, CV, LARC
F. TREES & STANDING CROPS (already included under A)				
Loss of crops and trees	Person who cultivates crops and/or trees owns by private /state; if the trees in private the timber given to owner and if trees in state land the timber given to timber cooperation; (regardless if the land is owned or not)	For owner, payment for crops and trees at market prices; For tenant, payment for crops shall be paid to tenant; For sharecropper, payment for crops shall be shared between owner and sharecropper according to the sharecropping agreement; For all - advance notice to harvest crop; AND Payment for net value of crops where harvesting is not possible; AND Cash payment for loss of trees and standing crops at market prices; AND Rights to resources from privately owned trees (i.e. timber or firewood) All felled trees will be given back to the owners.	Payment for losses Payment for trees calculated on market value on the basis of land productivity, type, age, and productive value of affected trees	RDA, CV, DS, LARC
G. LIVELIHOOD RESTORATION & REHABILITATION ASSISTANCE				

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
G.1 Materials Transport Allowance				
i. Reorganization of residential structure	DPs reorganizing or rebuilding on same plot	Cash assistance (shifting allowance) of Rs 5000 to 15000 depending on the floor area of the house DP/household	Payment for disturbance and to assist in rebuilding	RDA, CV, LARC
ii. DP requiring relocation for housing	Relocating DPs	Cash assistance (relocation allowance) of Rs. 5000 up to an amount of Rs 15,000 DP/household for transportation to new location or site based on floor area of the house in occupation before relocation.	Allowance to cover transport of household or commercial effects, salvaged and new building materials	RDA, CV, LARC
G.2 Livelihood Restoration (Grant & Training)				
i. Permanent effects on livelihood	DPs/household	Livelihood restoration grant - as cash assistance of Rs 15,000 per household (plus professional assistance and advice, if required, to invest funds or to set up a business at a commercially viable location).	Cash sum to offset income losses not directly paid for, to provide support while business re-establishing or as start-up investment for new business if DP has to change livelihood.	RDA, CV, LARC
ii. Permanent effects on livelihood	Severely affected farmers remaining on affected land	Assistance to increase productivity on remaining land (i.e. increasing cropping intensity, use of high yielding seeds, diversification and introduction of new seeds or crops etc) and assistance to access existing subsidies.	Access to existing agricultural extension services and development of new services as per the specific needs of DPs as identified through consultation with them, support for access to existing subsidies, development and training from Department of Agriculture, Tea Smallholding Authority, Agrarian Services Department, Coconut Development Board, and Rubber Control Department	RDA, CV, LARC
G.4 Special Assistance				
Agricultural Lands other than paddy lands title	Owner	For the agricultural land compensation payable under A and B in item one is applicable, payment of 5% of		RDA, Valuation Department, D.S

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
holder		the statutory value subject to a minimum value of Rs.10,000 and a maximum of Rs.100,000, if vacant possession is handed over on or before a date nominated by the RDA/DS Sufficient time to be given to harvest crops or Compensation for the loss of crops.		
Incentive payment	Owner or occupant at the time of handing over the property.	Ex-gratia payment of 25% of the statutory value of the building to be paid, if the vacant possession is handed over on a date stipulated by the D.S/ RDA, subject to a minimum of Rs.25,000 and maximum of Rs.500,000	To encourage DPs to handover the acquired properties on a timely basis.	D.S, Valuation Department, RDA
Effects on vulnerable DPs	Vulnerable DPs including the poor, elderly DPs, ethnic minority households IPs, female - headed households, and disabled	A special grant of Rs 15,000 per DP/household to improve living standards of vulnerable DPs and households Assistance to vulnerable households in finding suitable land for relocation and shifting.	Assistance, over and above payment for lost assets, to reduce impacts of resettlement which can disproportionately affect the already vulnerable and to ensure that the project does not simply re-establish levels of poverty, vulnerability or marginalization	RDA, CV, LARC
H. COMMUNITY ASSETS				
Loss of buildings and other structures (schools, temples, clinics, walls etc), infrastructure (local roads, footpaths, bridges,	Divisional Secretary of the division, urban ward, village, local community or local authority owning or benefiting from	Restoration in existing location of affected community buildings, structures, infrastructure and common property resources to original or better condition; OR Replacement in alternative location identified in consultation with affected communities and relevant	Full restoration of buildings, structures, infrastructure, services or other community resources by contractor (costs to be borne by project) or payment	RDA, CV, LARC

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
irrigation, water points or communal hand pumps etc), common resources (such as water supply, community forests)	community property, infrastructure or resources	authorities; OR (Cash) Payment at full replacement cost; AND restoration of buildings, structures, infrastructure, services or other community resources.	for such if agreement for local authority or community to undertake the restoration works.	
Any unanticipated adverse impact due to project intervention	Any unanticipated consequence of the project will be documented and mitigated based on the spirit of the principles agreed upon in this policy framework.			

6.4. Cut-off Date

125. As per the cutoff date stipulated in the previous RPs eligibility for entitlement is the date of publication of the Section 2 notice under LAA for titleholders and for non title holders as well. The date of Section 2 notification is 12th September 2007 for this stretch of road. In case of title holders, the relevance of cut-off date is related to the additional constructions and improvements which have to be excluded from compensation. In case of non-titleholders, cut-off date is important as it prevents new encroachers coming to the area after formal identification of land required for the project. The Section 2 notification is the first official announcement making publicly on the acquisition and hence provide a meaningful ground for the cut-off date. Refer Annexure 6.1 for the Sinhala translation of the entitlement matrix.

Chapter 7 - GRIEVANCE REDRESSES MECHANISM

126. Grievance Redress Mechanism is necessary to support genuine claimants to resolve their problems through mutual understanding and consensus reaching process with relevant parties. This is in addition to the available legal institutions for resolving unsatisfied DP's appeals against the disagreeable decisions. In respect of this section of the road, as PMU has been already functioning, opportunities prevailed from design stage to implementing stage to take mitigation measures to resolve grievances from the inception of the project. Field level information confirms that PMU has successfully used public consultation, stakeholder participation and awareness creation sessions to reach public consensus on the project. This positive approach of the PMU has to be continued and strengthened with the commencement of land acquisition process as more grievances at individual level of DPs will crop up after land acquisition commences.

7.1. Grievance Redress Committee

127. The best practice for resolving grievances is to settle issues in the first instance at the community/village or the Grama Niladai level through consultative process. This community based approach is an informal setup that can be tried at lower levels with the initiatives of PMU and its extension staff. However, issues that can't be addressed at this level informally have to be taken at a higher level formally for reconciliation. RDA has considerable experience in handling grievances of DPs especially with the implementation of STDP being the first major expressway of the country. The main objective of establishing Grievances Redress Committee (GRC) setup by STDP was to solve these problems in an efficient, timely and cost effective manner in a cordial environment. With this experience, road developments projects of RDA have adopted a similar approach with GRCs keeping some uniformity in resolving grievances. Grievance Redress Committee (GRC) established by the Road Development Authority (RDA) has well defined functions, composition, and a procedure to redress grievances. A similar GRC system is proposed for Katukurunda-Nagoda section of B 207 for which one GRC is able to cover the total project area being entire area comes within one DS division.

128. GRC approach gives an opportunity for DPs bring their unsolved grievances to the committee established for the said purpose by way of requests and appeals against any disagreeable decisions or practices arising out of project activities. DPs are informed about the roles and functions of GRC by PMU during project implementation. It is necessary to emphasise that issues related to amounts of compensation payments of land acquisition are kept outside to the discussions of GRCs. However, compensation resulting from the activities of the contractor is open for GRC discussions. A GRC can deal with complaints relating to unaddressed losses or social and environment issues resulting from project implementation. It cannot challenge the statutory entitlements of DPs and should refrain from making decision relating to designs or engineering matters or on any compensation matters that are pending before the Compensation Review Board or courts.

Composition of GRC

129. The GRC will be a five member committee and headed by the Assistant Divisional Secretary with the relevant division: Project Manager/Resettlement Officer, District Valuation Officer, and four civil society representatives (who may be chosen from among the recognized NGOs/ CBOs, clergy, persons representing DPs groups and women). In addition, the Resettlement Officer/ SIMO of the RDA will function as the Secretary of the GRC and will be responsible for keeping record of all grievances registered and action taken on them. When required, the GRC can seek the assistance of other persons/institution.

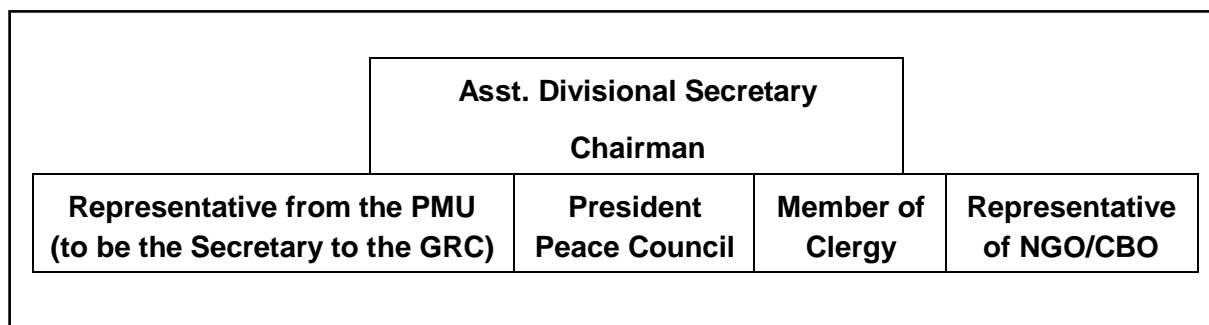


Figure 7.1. Proposed Structure of GRC

130. There is a provision in the LAA for any aggrieved party to appeal to the LARB, in respect of the statutory valuation determined by the Valuation Department. Such appeals should be made within 21 days of the award of the compensation under section 17of LAA.

Operational aspects of GRC

For Whom: Any DP may approach the GRC to seek its assistance in resolution of any problem, complaint or dispute concerning land acquisition, compensation and resettlement. DPs dissatisfied with awards may also appeal to the GRC where GRC will refer in to the appropriate forum after examining the complain. Only appellants or others specifically authorised may attend the GRC meetings.

Functions: The function of the GRC is to remove grievances, settle disputes of the affected persons regarding land acquisition, compensation and resettlement. The GRC mandate and procedures will be given wide publicity so that DPs have a better understanding of their entitlements, rights, and responsibilities. Grievances relating to land titles, which is a legal issue, will remain outside the purview of this Committee, and persons with such grievances will be advised to approach the appropriate courts of the laws to settle such disputes. DPs will be exempted from all administrative and legal fees associated with the grievance settlement procedure, except for cases filed in courts.

Venue of the GRC Meetings: The GRC will meet at the project site keeping in view the convenience of the affected persons. But it will be free to hold its meetings at any other locations if that will be more convenient to DPs.

Working System: The GRC will deal promptly with any issue relating to land acquisition, compensation and resettlement that is brought before it. The GRC will make all efforts to see that these issues are also resolved within 2-3 weeks. The GRC will take decisions on the basis of a majority vote.

Powers: The GRC has no authority to deal with cases pending in a court of law. It cannot challenge the legal entitlements of DPs. The GRC will also refrain from making decisions on issues relating to design and related engineering matters and on pending compensation cases. However, the GRC can invite the contractor and the engineer to clarify issues including construction impacts.

Procedure for Resolution of Disputes: Affected persons will be free to present their grievances without any fear or pressure from government authorities. They can present their grievance verbally. They can also present their grievances in writing, for which assistance will be provided if so required.

The decisions of the GRC will be conveyed to DPs in writing. Three copies of the decisions will be provided: one for the DP, second copy for the Project office and the third copy for the Divisional Secretary.

The decisions of the Grievance Redress Committee will be in conformity with the resettlement policy and the entitlement matrix.

Appeal against GRC Decisions: Affected persons not satisfied with the GRC decisions can appeal to higher authorities in the Project, the Ministry of Ports and Highways, or to even Courts of Law.

131. The affected persons who are aggrieved by the decision of GRC will be free to approach higher authorities for grievance redress.

132. GRC is not the only body that DPs can approach for grievances solving. There are series of formal bodies, some are with special focus on certain matters, available for DPs to take their unsolved grievances, problems and issues. PMU's responsibility is to make DPs knowledgeable and familiar with these institutional arrangements and play the role of a facilitator if DPs wish to process their grievances and claims through those institutions for better judgements.

Grievance Redress Process

Step One	The affected person approaches the Project staff at site with a complaint regarding his problems that he thinks have not been addressed properly or compensation is inadequate restore is loss properties and standard of living. The project staff explains him to steps taken to assist him and solved his grievances but, he remains unconvinced.
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Step Two	Not satisfied with the explanation by the Project staff, DP goes to the Grievance Redress Committee about which he had come to know from a consultation meeting that he had once attended. He first makes his complaint to the GRC verbally but he follows it up with a written petition. The GRC assures him that his complaint will be looked into and a reply sent to him within 4-5 weeks. If the complaint is within the mandate of the GRC, GRC will examine it and submit the findings to appropriate forum for necessary action. If required DP will be invited to GRC when his complaint is taken for scrutiny. If the complaint is not based on a proper understanding of compensation procedure or any legal issue was involved or complaint is not within the mandate of GRC the DP will be accordingly informed within 15 days. This again leaves the DP disappointed.
Step Three	The DP persists and this time knocks at the door of the Compensation Review Board with hopes of getting his grievance redressed forever. But this does not happen.
Step Four	The last resort left for the DP is the Court of Law if he still feels that none of the above organization has delivered justice to him. The decision of the court would be final. Since his problem has adjudicated by a competent, knowledgeable legal body.

7.2. Other agencies that the DPs could forward their grievances

Land Acquisition Compensation Review Board (LARB)

133. There is a provision in the LAA itself for any aggrieved party to appeal to the LARB, in respect of the statutory valuation determined by the Valuation Department. Such appeals should be made within 21 days of the award of the compensation under section 17 of LAA.

Samatha Mandalaya – SM (Board of Mediation)

134. This is a body of distinguished citizens functioning as a conflict resolving committee appointed by the Ministry of Justice for each Judicial District, the decisions of the Samataha Mandalaya is not binding on the parties to the conflict. It has no mandate to enforce decisions, this is purely a consultative process, and disputes between DPs could be referred to SM to persuade the parties to arrive at an amicable solution without resorting to protracted litigation.

Human Rights Commission (HRC)

135. By the constitution of Sri Lanka, commission has been established to entertain and inquire into the violation of human rights by state officials and agencies. This is a built in mechanism provided by the state to safeguard the rights of the citizens against arbitrary and illegal actions of the state officials. An aggrieved party could seek relief from HRC. Chairman and members of the HRC is appointed by the President.

Parliamentary Ombudsman

136. Independent official appointed under the Constitution, to inquire into the grievances brought to his notice by the members of the public.

Parliament Petition Committee (PPC)

137. An aggrieved member of public could bring to the notice of the Hon. Speaker of Parliament through a member of parliament (peoples' representative) his grievance. Hon. Speaker will direct the PPC to inquire into the matter. The committee will direct the offending party to provide relief to the aggrieved, if the committee finds that relief sought is justifiable.

Parliament Consultative Committee of the Ministry of Ports and Highways

138. This is another forum where an aggrieved DP could direct his grievance. Secretary to the Ministry of Ports and Highways, Chairman and Director General and other relevant senior officers are members of this committee which will be chaired by the Minister in charge of the portfolio of highways.

Litigation

139. A displaced person aggrieved by a decision of any public official in the process of implementation of the land acquisition and implementation process could challenge such decisions in an appropriate court of law, if such person is unsuccessful in obtaining a reasonable redress through discussions.

Legal Aid Commission

140. Government of Sri Lanka has established an agency to help people who cannot afford legal expenses, when they seek redress from the judiciary .On an application made to the Secretary of the Legal Aid Commission with evidence of his income, the Legal Aid Commission will make arrangements to appear for the aggrieved party in a court of law without fees.

Chapter 8 - RELOCATION OF HOUSING AND SETTLEMENTS

141. The PMU with the assistance of Divisional Secretaries will take adequate measures to help the Displaced persons to relocate their businesses in a manner that would not disrupt their style of lives and socio economic standards. In the area covered by the road project, the partially displaced houses and business establishments could be relocated in the same premises, if sufficient land is available to do so. It would be a very desirable option for the DPs. However, the decisions in this regard are completely in the hands of DPs and PMU will see that DPs have sufficient information for their decisions.

8.1. The Options Available for DPs for Relocation

1. On the same premises if sufficient land is available to reconstruct the lost building.
2. On a land up to 20 perches provided by the PMU in consultation with the DP and the host community, If suitable land is available in close proximity to the DPs original habitats.
3. On a land selected and bought by the DP of his own for relocation (self-relocation)

142. Of the 225 DHs considered for analysis 98% preferred for cash option and only 2.0% requested land for land.

Table 8.1. DPs Preferred Method of Compensation

Preferred Compensation for Land	Frequency	Percentage
Land for land	5	2
Cash compensation	220	98
Total	225	100

Source: Field survey July 2011, conducted for RP updating exercise

143. In the case of sites chosen by the PMU in consultation with the DPs and host community, if such sites are available, all infrastructure facilities required at the resettlement site will be provided by the PMU. This involves only five (5) household heads and host community negotiations may not be problematic as impact created for host community by five (5) settlement units is very minimal.

144. Where a DP has taken the decision to relocate by himself/ herself at a site purchased by him/her or a site owned by him/her, such DPs are entitled to following additional assistance depending on the local authority area of his original residence. However, to ensure that relocating households would not be impoverished or worse off as a result of their relocation, the following measures will be undertaken to assist the DPs based on the entitlement matrix developed for this project.

Local Authority Area	Amount of additional compensation
Municipality	Rs.500,000
Urban Council	Rs.300,000
Pradeshiya Sabah	Rs.150,000

145. Replacement cost will be paid for all buildings irrespective of the age of the building. DPs are entitled to retain the salvage materials. All DPs subject to relocation are entitled to following payments to assist them in the relocation process.

1. **Rent allowance** of Rs.50,000 to Rs 100,000 (one time) depending on the area of his original residence and the floor area.
2. **A transport allowance** of Rs.5000 to 15,000 depending on the floor area of the original residence
3. **A livelihood grant** of Rs.15, 000 to vulnerable households.

8.2. Resettlement Preferences

146. As the number of DP households get displaced is eight , this question was not asked from many DPs. Few DPs who are in the marginally impact category was requested for their preferences on relocation. Out of the 8 DPs responded, all of them preferred to resettlement by self. These DPs are of the view that self relocation owes greater flexibilities in respect of site selection, arranging public utilities (being an urban are), privacy and timing considerations etc. In addition, this community is economically and socially belongs to a better-off group, and therefore they wish to have matters under their control with a considerable degree of independency.

Table 8.2. DPs Preferred Method of Resettlement

Preferred Relocation	Frequency	Percentage	
Resettlement by self	8	100	Same plot or another place
Resettlement as community	0	0	With government assistance
Don't know/ can't say	0	0	
Total	8	100	

Source: Field survey July 2011, conducted for RP updating exercise

Incentive Payments

147. All DPs who hand over the possession of their properties on a date prescribed by the PMU will be entitled to an ex-gratia payment of 25% of the statutory valuation of the building subject to a minimum of Rs.25,000 and a maximum of Rs. 500,000.

Relocation Assistance for Encroachers

148. A housing block up to 10 perches free of charge is targeted at a fully serviced resettlement site developed by the PMU. In lieu of a building block, if encroacher's the original habitat was in a Municipal or Urban Council area, he/she eligible for 50% of the cash grant entitled for a title holder and Rs.100,000 if he/she comes from a Pradeshiya Sabah areas. They are also entitled to all other payments applicable to title holders except for the compensation for the land.

Cultivated Agricultural Land

149. A 5% of the statutory payment (section 17) subject to a minimum of Rs. 10,000 and a maximum of Rs. 100,000.

Relocation of Sub Families

150. Those married adult children who had lived with parents in the same house at least 03 years prior to the publication of Sec 02 notice under LAA, are entitled to a plot of land if suitable land is available from a fully serviced resettlement site up to 10 perches free of charge or cash grant applicable to an encroacher in lieu of a plot of land.

Loss of Community Facilities and Resources

151. Affected community buildings and facilities will be repaired to their previous condition or replaced in consultation with displaced communities and relevant authorities. These include schools, temples, health centers, public wells, irrigation canals, foot bridges, cemeteries and accesses to community resources.

Loss of Public Utilities

152. PMU will meet the relocation cost of all public utilities destroyed, while respective state agencies that are specialized in such functions undertake construction/relocation responsibility of them under PMU's monitoring.

Damages Caused During Construction

153. All damages caused during construction will be compensated by the contractor. This activity is monitored by the Social and Environmental Impact Monitoring Officers attached to the PMU. PMU has a close supervision on contractors.

Construction Related Disturbances

154. If DPs living close to the ROW have to be temporarily evacuated during blasting and other operations that can make harmful incidents to DPs, contractor has to compensate for the disturbances and inconvenience caused to them.

Transfer of Ownership of Housing Lots Allocated at Resettlement Sites

155. Titles to the housing lots given to the DPs will be transferred to them as soon as possible and all legal and stamp fees will be borne by the PMU.

Chapter 9 - INCOME RESTORATION AND REHABILITATION

9.1. Loss of income and livelihood of the affected DPs

156. Twenty three business premises are partially affected, and the number of fully affected premises is sixteen. Fortunately, only eight business establishments need relocation elsewhere as remaining eight business establishments could re-establish on same premises. As project road runs through an urban area, impact on agricultural pursuits is near zero level, except one agricultural lot is permanently affected while one such lot is temporarily affected.

157. The loss of income due to temporary disruption to business during readjustment period will be compensated as per the provisions made in the entitlement matrix. Those who lost income from their business and services are eligible receive substantial income depending on their previous income received from their respective engagements. There are nineteen such DPs losing their income permanently while twenty nine DPs are losing their income temporarily.

Table 9.1. Lost livelihood of DPs by the project

Type of livelihood	Temporary displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
Farming own land	1	0	1	0	2	0
Non – Agric Laborer	2	1	0	0	2	1
Commercial Activities	24	5	12	7	36	12
Total	27	6	13	7	40	13

Source: Preliminary Plans prepared for B 207 road and field Survey July, 201conducted for RP updating exercise

158. A total of 53 persons have lost their livelihood due to the project. Among them, 33 persons have lost their livelihood temporarily while 20 people have lost them permanently. Most losses are seen in commercial activities amounting to 48 persons out of 53. Livelihood losses incurred to farming and non-agriculture labours are insignificant. The losses incurred to female members are less in numbers in all types of livelihood opportunities in the table. This is due to the fact that female involvement is fewer in these livelihoods under reference.

159. As seen above table 9.1 most of lost livelihood is found in commercial activities and therefore, it is worthwhile to show the situation of different categories of displaced persons. Table 9.2 below provides this information by adding another dimension to table 9.1. It focuses attention on labour force.

Table 9.2. Workers /Labourers in Business /Enterprises displaced by the Project

Type of livelihood	Temporary displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
Manager/Supervisor	2	1	2	0	4	1
Permanent Employee	8	3	4	2	12	5
Unskilled Labor	2	2	0	0	2	2
Other Categories	2	0	2	2	4	2
Total	14	6	8	4	22	10

Source: Preliminary Plans prepared for B 207 road and field Survey July, 2011 conducted for RP Updating exercise

160. Most income losses occur due to displacement of businesses, highlighting the main economic activities of the project area.

Project as a Development Opportunity

161. In principal, PMU views the resettlement programme as a development opportunity for the displaced. As a priority matter, project benefits should flow to the displaced through associated institutional interventions such as adequate and timely compensation, income restoration programmes, rehabilitation of vulnerable groups, and employment opportunities in construction related activities etc.

162. Before designing a plan for income restoration, an appraisal will be done with the participation of the needy displaced persons to assess their needs, potentials and preferences for income restoration. Some of the strengths visible among the displaced persons and the environment include; reasonably high level of literacy, access to credit facilities, diversity of businesses, and macro-economic climate prevailing in the area. These desirable features emerged through socioeconomic profiles of the area were further confirmed during one to one discussions had with many of the businessmen in the area.

163. Kalutara is the second largest city south of Colombo. Kalutara district is endowed with a reasonably wealthy population, with above average per capita purchasing power. Economy of the district is largely contributed by plantations crops, industries and services. Large numbers of people are employed in the public and private sector organizations. Tourism too plays a significant part in the economic growth of the district. The prevailing physical and socioeconomic climate is very conducive for business opportunities and the situation prevailing in the area provides ample opportunities for those who are compelled to relocate their businesses elsewhere, in small to medium scales. Assistance provided by the PMU, is an additional encouragement for this favored situation.

Strategies for Income Restoration Programme (IRP)

164. Most of the displaced would suffer only temporary loss of business. The IRP strategy would be based on multiple approaches targeted at them as detailed given below.

Proposed invigorative activities for income generation

- a) Increase the awareness of the DPs
- b) Development of vocational, managerial and entrepreneurial skills
- c) Improve and promote leadership qualities
- d) Formation of societies by members to address common issues.
- e) Training in Human Resources Development
- f) Training in occupational skills development
- g) Members of target groups attend regular meetings conducted by RDA
- h) Members of target groups open savings accounts and promote banking practices
- i) Feedback information to the PMU to facilitate the implementation process.

Organization to implement Income Restoration Plan

165. PMU will act as a facilitator and a coordinator for the DPs to obtain the services and inputs available from the respective state and private institutions in the area of entrepreneur development. NGOs and CBOs will play a key role in planning and implementation of income restoration programme, as it is necessarily a community level programme. PMU provides logistic support and initial funds required to implement the programme. The Resettlement Officer attached to the PMU will be the focal person of PMU with regard to income restoration. Whenever required, expertise services for specific areas will be drawn from outside sources to assist DPs. The restoration plan will have linkages with following institutions.

- Banks and other financial institutions
- Vocational Training Authority
- National apprentice and Industrial Training Authority
- Assistance of the NGOs such as Chambers of Commerce
- All income restoration programs will be undertaken in consultation with individual DPs and their associations

Categories of DPs Entitled to Income Restoration Benefits

- Farmers losing agricultural lands
- Farmers with less than one acre of residual agricultural land
- DPs losing reasonable income from homestead gardens.
- DPs losing businesses.
- Very poor who need institutional support to improve their income.
- Vulnerable categories

Potential Income Restoration Programmes

166. RDA has conceived resettlement as a development opportunity aiming at full rehabilitation of DPs. There is difference between title holders and non-title holders for income generation programme. Everyone will be afforded an opportunity to improve their living standards. Provisions also have been included in the Entitlement Matrix to assist the farmers, agricultural holders, tenants, business units and others who lose their income as a result of this project.

167. As project involves only primary improvements to existing road, majority of effects will be from the strip acquisition of their property frontages. This nature of acquisition is very severe in highly urbanized areas where residential and commercial areas are very close, with little or no room to move back for relocation on the same plot. In this situation, DPs are compelled to lose their existing homes and or businesses. Sri Lankan experience is that they prefer to stay close to the roads and remain on lands with reduced standards in order to remain on land enjoying direct road frontages. DPs will be given the option under these conditions to remain on the existing plot if the road widening allows and will not be forced to relocate. All DPs whose livelihoods are displaced under the project will be provided with livelihood restoration measures which will include the following.

- A livelihood restoration allowance to assist as seed money to re-establish a business
- Allowance and interventions for poor and vulnerable families
- Vocational or skilled training
- Project related employment

168. When identifying potential income generating opportunities for needy people, greater emphasis will be paid to raw materials, availability of required infrastructure and market potentials.

Training in Skills Development

169. One person from each fully displaced household will be selected for the development of skills. Adult children of the households losing dwellings and commercial premises will be given priority in the selection of trainees. STDP experience confirms the importance of skill development training in income generation support.

Training in Entrepreneur Development

170. Entrepreneur development will be provided to selected individuals who are capable of benefiting from such training after an initial screening purpose. This is an advance step from income generation interventions focus on low income earners. The basic requirements would be willingness to commence a business or an industry and ability to raise capital. PMU will act as a facilitator to raise the capital and develop business plans of the interested DPs.

Employment Opportunities during the Construction Phase

171. It is envisaged that the following contractual opportunities will be available to DPs during the construction phase of the project.

- Light vehicle drivers.
- Heavy vehicle drivers.
- Masons.
- Carpenters.
- Welders.
- Bar benders
- Computer operators,
- Clerks
- Office Aids
- Labourers.

172. The PMU will liaise with the contractor to find employment opportunities in the construction related activities.

173. Above are related to the preliminary preparations at general programming for income generation targeting DPs at project level. The programme doesn't stop at this level. It has to go deeper beyond this level to address requirements of each and every DP who need income restoration assistance from the project. This involves micro level planning for income generation at individual DP level. Project will employ its settlement staff to support each and every DP who needs to start income generation activity especially by providing coordination support to obtain technical and financial assistance from best relevant sources. For individuals, from identification of an activity, including preparation of feasibility reports to when applicable up to marketing arrangements; require timely interventions of the project office till they reach sustainable levels. Project office takes this responsibility and immediately makes arrangements to sensitize its settlement staff on planning and implementation of individual level income generation projects for desired DPs.

Interim Measures

174. Compensation for the loss of income due to acquisition of properties or employment will be paid as listed in the entitlement matrix.

Chapter 10 - RESETTLEMENT BUDGET

10.1. Total Cost for Resettlement

175. Total cost of land acquisition and resettlement will be in the region of Rs. Hundred and Seventeen Million. This sum includes provisions for income restoration including training and contingencies.

Table 10.1. Estimated Cost of Land Acquisition and Resettlement of Road Project B207 (Revised and updated)

Item No.	Item	No.	Unit	Rs/unit	Total Rs	Total US\$
Compensation for Lands	Agricultural Lands	16	Perch	18,150	283,140	2,574
	Commercial Lands	194		236,500	45,857,350	416,885
	Residential Lands	142.2		156,750	22,289,850	202,635
	Non Agricultural Lands	34		16,500	561,000	5,100
Compensation for Structures	Shops/Houses - Class 1	110	m ²	28,200	3,102,000	28,200
	Shops/Houses - Class 2	994		17,045	16,942,730	154,025
	Secondary Structures	2645		3,000	7,935,000	72,136
Loss of Income	Business Income	39	AHH	15,000	585,000	5,318
	Loss of Wage/Salary	53	AP	15,000	795,000	7,227
Trees:	Fruit Trees	55	Trees	2,000	110,000	1,000
	Timber	35		5,000	175,000	1,591
Allowances	5% of Statutory (Agriculture)	5% of sum	Lump sum		14,157	129
	25% of Statutory (Buildings)	25% of sum	Lump sum		5,011,183	45,556
	Shifting allowance	16	AHH	15,000	240,000	2,182
	Relocation allowance	8	AHH	150,000	1,200,000	10,909

Item No.	Item	No.	Unit	Rs/unit	Total Rs	Total US\$
	Vocational Training Grant	16	AHH	15,000	240,000	2,182
	Temporary Accommodation	18	AHH	50,000	900,000	8,182
	Special grants for VP	30	AP	15000	450,000	4,091
	External Monitoring	18	Months	242,000	4,356,000	39,600
	Sub Total				111,047,410	1,009,522
	Administration Cost 0.5%				555,237	5,048
	Contingency 5%				5,552,370	50,476
	TOTAL				117,155,017	1,065,046

Source: Field survey July 2011, conducted for RP updating exercise and detail designs of B207 road

+ As trees are of varying ages, an average rate was taken for budgeting purpose (Dollar calculation was taken as Rs.110 per US\$)

176. This estimate was prepared based on the estimates of the previous investigations and surveys carried out by the previous study team. 10% increase was considered in consultation with relevant authorities as the previous study was done nearly few years before. In this report relevant parties such as notaries, housing estate dealers and knowledgeable residents of the area were consulted. Their general view was that during the past 3 – 4 years land / property prices have not significantly changed, around 5 – 10% increase can be reasonable variation. Accordingly, 10% increase for land / properties have been included in this updating exercise.

Rates used in the Preparation of the Resettlement Budget

177. The Resettlement Budget which has been prepared by the previous study team in early July 2007 had to be reviewed in consultation with valuation officers, property developers, public notaries and observing paper advertisements. The opinion of the personal engaged in the business was that the land and property prices have not drastically enhanced during the last five years. Their view was a slight increase of 5-10% is reasonable to be considered. Hence, the previous rates were increased by 10% to arrive at a realistic resettlement budget.

Table 10.2 Land Value in Project Area

Location / GN Division	Commercial Land (Rs.)		Residential Land (Rs)	
	Minimum (Per)	Maximum (Per)	Minimum (Per)	Maximum (Per)
Nagoda South	110,000	220,000	55,000	110,000
Nagoda West	110,000	220,000	55,000	110,000
Alubogahalanda	165,000	275,000	82,500	220,000
Uswatta	220,000	330,000	110,000	275,000
Katururunda	275,000	440,000	220,000	330,000

Source: Field survey July 2011, conducted for RP updation

Chapter 11 - IMPLEMENTATION SCHEDULE

178. The implementation schedule carries the time frame of accomplishment of each and every activity of the plan. Resettlement activities will commence from 1st March 2011 with the recruitment of team leader/consultants, resettlement assistants and supporting staff. The resettlement plan will be implemented during a period of one and half years from March 2011.

Table 11.1 Implementation Schedule – Major Events

Activities	Time after Commencement	Responsibility
Recruitment of resettlement staff and initial training	Month 1	M/OH, PMU/RDA,
Conduct of Census & SES and input of data & analysis	Month 2-3	PMU, LARD/ESD
Preparation of RP and submission to M/L&ADB for approval	Month 4	PMU, M/OL,ESD,JBIC
Land Acquisition -Process	Month 1-11	PMU,DS,SD,VD,GP,RDA, M/OH,M/L
Payment of Compensation	Month 6-10	PMU, S,SD,VD,M/OH, CSC, NGO
Relocate houses, shops, businesses	Month 16-18	PMU, LARD/ESD, , CSC, NGO
Clear the ROW	Month 17 - 18	PMU, CSC
Issue notice for commencement of civil workers	Month 10-18	PMU and ,M/OH,JBIC
Income Restoration	Month 17 - 18	PMU, LARD/ESD, , CSC, NGO
Management Information System	Month 1- ongoing	PMU,LARD/ESD, CSC,, NGO
Grievance Redressing	Month 5 - ongoing	GRC, Samatha Mandala, Other state institutions
Internal Monitoring	Month 03 - ongoing	PMU,LARD/ESD,CSC
External Monitoring	Month 6 – 24	External monitor, PMU, ARD/ESD&JBIC

Chapter 12 - INSTITUTIONAL FRAME WORK FOR RESETTLEMENT

179. The overall implementing responsibility of the project lies with the GOSL and MoPH is the execution line ministry for the matters pertaining to the highway sector. RDA being the execution agency for road development has administrative responsibility for implementation of the project under general supervision of the Ministry of Ports and Highways. MoPH has established Project Management Units (PMU) for executions of specific projects come under RDA under the supervision of RDA with direct linkages and access to MoPH. Thus PMU is the focal institution responsible for RP's implementation at operational level. PMUs have been strengthened with a certain degree of financial autonomy and administrative flexibility subject to general guidelines issued by the Management Services Division of the Treasury and the Ministry of Ports and Highways to accomplish specific time-bound road construction pursuits.

180. Opening of a new road or improving and widening existing roads involve accomplishments of several legal and social requirements in addition to their construction related work. In this regard, several agencies have direct involvements with these activities and early identification of them has several advantages for project implementation. Following are the key state agencies that will have direct involvement with resettlement interventions;

1. Ministry of Ports and Highways
2. Ministry of Land and Land Development
3. Divisional Secretary and his Grama Niladaris
4. Survey Department
5. Valuation Department
6. Government Printer
7. Central Environmental Authority
8. Urban Council Kalutara
9. Ceylon Electricity Board
10. Water Supply and Drainage Board
11. Sri Lanka Telecom Ltd.

181. Contractors and consultants employed by the PMU, Community Based Organizations of DPs, NGOs and other civic organizations also play a significant role in the implementation process of the road project.

Project Management Unit

182. The Project Management Unit is headed by the Project Director assisted by a staff consisted of engineers, technical officers, two consultants; 1) land acquisition, and 2) resettlement, and the administrative staff.

183. PMU performs following major activities;

- Conduct awareness meetings with stake holders to disseminate information in respect of the project and take necessary actions responding to feedback information received after such meetings
- Distribute informative bulletins to ensure transparency
- Conduct Land Acquisition and Resettlement and SES surveys to collect necessary data for resettlement planning
- Coordinate and assist the land acquisition process with the DS, Survey and Valuation departments and other relevant government agencies and DPs
- Prepare Resettlement Plans and implement them with the aim of restoring/improving the lives of the Displaced Persons at least to the pre project level.
- Support execution of reasonable compensation package to realize the objectives of the NIRP.
- Assist/ and coordinate with relevant agencies to restore/improve the income of the DPs
- Coordinate with the community based organizations to assist the DPs in resettlement activities.
- Identify resettlement sites in consultation with the DPs and host communities when necessary
- Assist DPs on resettlement in new sites selected by them
- Expedite the payment of compensation by assisting the DS and the DPs
- Coordinate/monitor the activities of GRCs.
- Assist vulnerable.
- Monitor the resettlement plan with identifiable indicators.
- Develop a plan to address gender concerns.
- Implement the construction programme through contractors and supervision consultants.
- Monitor the construction programme.
- Prepare/submit required periodic reports to the relevant state agencies and ADB.
- Ensure flow of funds to maintain a healthy cash flow
- Maintain MIS for the project with networking to MoPH and RDA

ESD & Land Division

184. ESD & Land Division is the focal division of RDA for safeguard compliance. ESD assists PMU in conducting the Land Acquisition and Resettlement and Social and Economic surveys including training of survey enumerators and data analysts. Reviewing of RPs is a major function of ESD before they are submitted to the external authorities, including ADB.

ADB has assisted to establish and improve ESD with its technical assistance support in 2006/2007.

Divisional Secretariat

185. Divisional Secretary is responsible for civil administration of the division and hence land acquisition comes under his/her purview within the division. DS is empowered with statutory provisions to acquire land and vest them with the agencies that required land under LAA. Similarly, before commencement of construction, RDA has to wait till DS vest land in RDA after going through LAA process. Although, formally all land acquisition work has to be done by the DS office, now for acceleration of the process, PMU assists DS for various activities of the acquisition, including arranging meetings with DPs and other stakeholders, preparation of paper work and gazette announcements for DS signature, and distribution of DS office notices to public. DSs are happy with this arrangement as it helps him to overcome DS office resource constraints with regard to land acquisition.

Field Office of the PMU

186. A field office will be established to facilitate the land acquisition and resettlement inclusive of income restoration activity. This office will be located within the project area. A Resettlement Assistant will be stationed at this office with supportive staff to attend to the problems of DPs and take necessary actions to solve them under the guidance of Project Director/ NHSP. It will help DPs to have better solutions by way of coordinating DPs and relevant authorities that are functioning in the areas where DPs need attention. Especially, this field office will be an attractive resource center for DPs who need income restoration support. It will be equipped with information required for various types of livelihood development opportunities and post product situations, including marketing. This office will help DPs to identify feasible income generating ventures and implement them successfully with the support of PMU.

Construction Supervision Consultants (CSC)

187. Construction Supervision Consultant is responsible to monitor, supervise and guide the construction and assist resettlement planning and implementation.

Responsibility of RDA on Payment of Compensation

188. For acceleration of acquisition process and ensuring justice for DPs, PMU support DPs with following;

1. Advise the DPs regarding the list of documents to be submitted at the title determination inquiries conducted under Section 9 of the LAA.
2. Ensure timely cash flows to assist DSs to pay the statutory payments as they are due.
3. Prepare individual cheques and hand them over to DS to effect payments
4. Assist DS to inform the DPs in advance regarding the payment of compensation
5. Prepare the list of DPs with categories of compensation they are entitled to

6. Document grievances if any made by the DP
7. Make arrangement to pay the interest due on the statutory payment through the DS
8. Arrange to distribute a certificate with details of the compensation paid to each DP
9. Allow a period of 4-6 weeks after the payment of statutory compensation and other assistance for the DP to hand over vacant possession of the property
10. PMU should pay the incentive payment due to the DP immediately after the DP handover the vacant possession within the prescribed period to the DS/PMU.
11. Store all data in respect of compensation in a pre-prepared data base.
12. Maintain a file for each DP, this file should contain, data on each DP collected at land acquisition and LARS and SES survey and the details of payments made and other correspondence with the DPs

Responsibilities of DPs during compensation payment

189. Produce all relevant documents at the Section 9 inquiries to establish the rights and ownership of the DP, including title deeds, government grant certificates, lease permits, rental agreements, documents on tenancy rights, registration extracts etc...which is relevant to each DP.

190. Ensure DP present personally to receive compensation as far as possible, if due to an unavoidable reason if DP is unable to collect the payment cheque personally, a proxy could collect the payment upon authorization by the DP in writing certified by the GN of the area, on the alternative he/her could request for another date to accept the payment. (Statutory payment from the DS)

191. It is the responsibility of the DP to raise objections, if any within 21 days of the issue of Section 10(1) notice to confirm to provisions of the LAA. If no objections are raised order under Section 17 will be issued by the DS conveying the quantum of statutory compensation due to he/her for the property acquired.

192. DP should hand over the vacant possession of the property within the prescribed period in order to qualify for the incentive payment.

Institutional arrangement to attend to gender concerns

193. PMU will recruit one female resettlement officer and five female resettlement assistants to attend to the gender concerns of the resettlement project, in addition to the four consultants/ team leaders, employed by the PMU. One of the consultants/team leaders will be directly in charge of the road project with inputs from other consultants/team leaders as the needs arise. One female resettlement assistant, a graduate with a degree in Social Sciences will be stationed at the project to attend to resettlement matters including gender concerns. She will be assisted by a female clerk. This arrangement will permit a closer interface by the resettlement staff with the female DPs.

Table 12.1. Matrix of Roles and Responsibilities of Government Agencies and Other Organizations involved in Resettlement Planning and Implementation

Agency / Unit	Roles and Responsibilities
RDA / PMU	Preparation of land acquisition proposals, staffing, coordination with other relevant agencies, consultation with stake holders, dissemination of information, secure funds, identify lands for resettlement with DPs, procure land for resettlement sites when necessary, develop infrastructure at resettlement sites, arrange IRP Attend to internal monitoring, progress review, Project MIS and documentation
Ministry of Ports and Highways	Submit proposals forwarded by the PMU to MOL, arrange for funds including reimbursement responsibility
Ministry of Land and Land Development	Approval for the publications of relevant orders under LAA.
Divisional Secretary	Acquisition of land, payment of statutory compensation, payment of interest, consultation, information dissemination, GRC, and vesting of acquired land with the RDA
Grama Niladhari	Delivery of notices under LAA to the DPs, consultation, facilitate acquisition of alternate lands, preparation of advance tracing and final plan by assisting the surveyors to identify the claimants,
Dept of Survey	Preparation of required survey maps on the request of DS
Valuation Department	Preparation of condition reports of the properties to be acquired, preparation of valuation reports,
Government Printer	Publication of gazette notifications relevant to land acquisition
Local Authority	approval of resettlement sites, housing plans
Displaced Persons	Help in planning of resettlement site development, IRP
Construction Supervision Consultants	Planning, monitoring construction and resettlements

Chapter 13 - MONITORING AND REPORTING

194. **Resettlement Monitoring** Means the collection, analysis, reporting and use of information on the progress of resettlement, based on the RP. Monitoring focuses on physical and financial targets and the delivery of entitlements to persons Displaced. Monitoring is usually conducted internally by the executing agency, sometimes with the assistance from external monitoring specialists.

13.1. Internal Monitoring

Aims and Objectives

195. Internal monitoring will be done by the PMU. Monitoring will be done in relation to the activities detailed out in the RP against the time frame and each activity. In addition to recording the progress in compensation payment and other resettlement activity the EA will prepare monitoring report to ensure the implementation of the RP has produced the desired outcome. Information gathered from the monitoring exercise will be subjected to review by the PMU and other relevant stake holders, take effective remedial measures to mitigate or solve the problems that need institutional interventions.

Method and approach to provide the Information

196. The collection of base line data for each indicator identified to measure the benefits for the target groups that will be displaced by the project. Monitoring during project implementation particularly to inform the management about progress any discrepancies in the delivery, use, and immediate effects of these services. Management is required to act upon the information and, together with displaced communities or target groups, design and implement solutions to reduce the discrepancies.

Detailed Methodology

197. Field level monitoring will be done by the unit office of the PMU with the assistance of the DPs, GNs CBOs. The mechanisms to be used in field level monitoring Include (a) review of files, (b) informal sample survey of DPs, (c) key informant interviews, (d) in-depth case studies and (e) community public meetings.

Key Indicators for Monitoring

198. Following set of key indicators will be used to conduct the monitoring (a) Comparison of pre / post socio economic status (b) restoration of income earning capacity (c) development of kingship ties (d) integration with the host villagers (e) access to education, water supply, and sanitation etc.

Reporting Requirements

199. Unit Office of the PMU will submit monthly progress reports on the following activities to the PMU. PMU will submit a consolidated progress report of all road projects to ESD, Steering Committee and Project Coordinating Committee monthly.

1. Number of Displaced persons category wise
2. Land acquisition with details of the stage of the process for e.g number of Sec2 notices issued.
3. Number of DP prepared number of Sec 38 (a) issued etc.
4. Number of DPs paid with statutory compensation
5. Number of Buildings taken over by PMU
6. Number of DPs resettled at RDA site
7. Number of self-relocated people
8. Number of vulnerable people Assisted by the PMU
9. Number of gender issues reported by the DPs
10. Number of gender issues solved
11. Number of DPs need income and livelihood restoration assistance
12. Number of DPs assisted under IRP
13. Number of GRC meetings held
14. Number of complaints received by the GRC
15. Number of grievances solved by the GRC

13.2. External Monitoring

200. External monitoring will be done by an external agency experienced in monitoring resettlement programmes. The PMU/RDA will select a suitable agency for this purpose. Refer Annexure 13.1 for TOR of the external monitoring agency.

The specific tasks and methodology for external monitoring shall include,

- a) Review of pre project (before displacement) baseline data on DPs ,
- b) The external monitors will verify the EAs monitoring information
- c) Advise on safe guard compliance issues if significant involuntary resettlement issues are identified, prepare a corrective action plan to address such issues
- d) Identification and selection of an appropriate set of indicators for gathering and analysing information on resettlement impacts
- e) Use of various formal and informal surveys for impact analysis
- f) Assessment of resettlement efficiency, effectiveness, impact and sustainability,

- g) Provide guide lines for future resettlement policy making and planning from the lessons learned.

201. External monitoring will commence after the commencement of the resettlement programme. External monitors will prepare semi-annual monitoring reports that describe the progress of implementation of resettlement activities and any compliance issues and corrective actions. Reports will be submitted to ADB on semi-annual basis.

Computerized Management Information System (MIS)

202. All information regarding loss of assets (inventory of losses) of individual DPs, and socio economic information will be stored in a data base maintained by the PMU. Soft copies of such data will be given to ESD for them to maintain a centralized data base for all highway projects. A Database Manager will be recruited to store and maintain the database.

MIS will include the following data

- Information of all losses suffered by individual DPs, the data will include the extent of land acquired, area of structures lost, number and type of trees lost, compensation paid according to category of losses, other entitlement
- MIS should be capable of generating monthly, quarterly and annual reports required for the management and the ADB

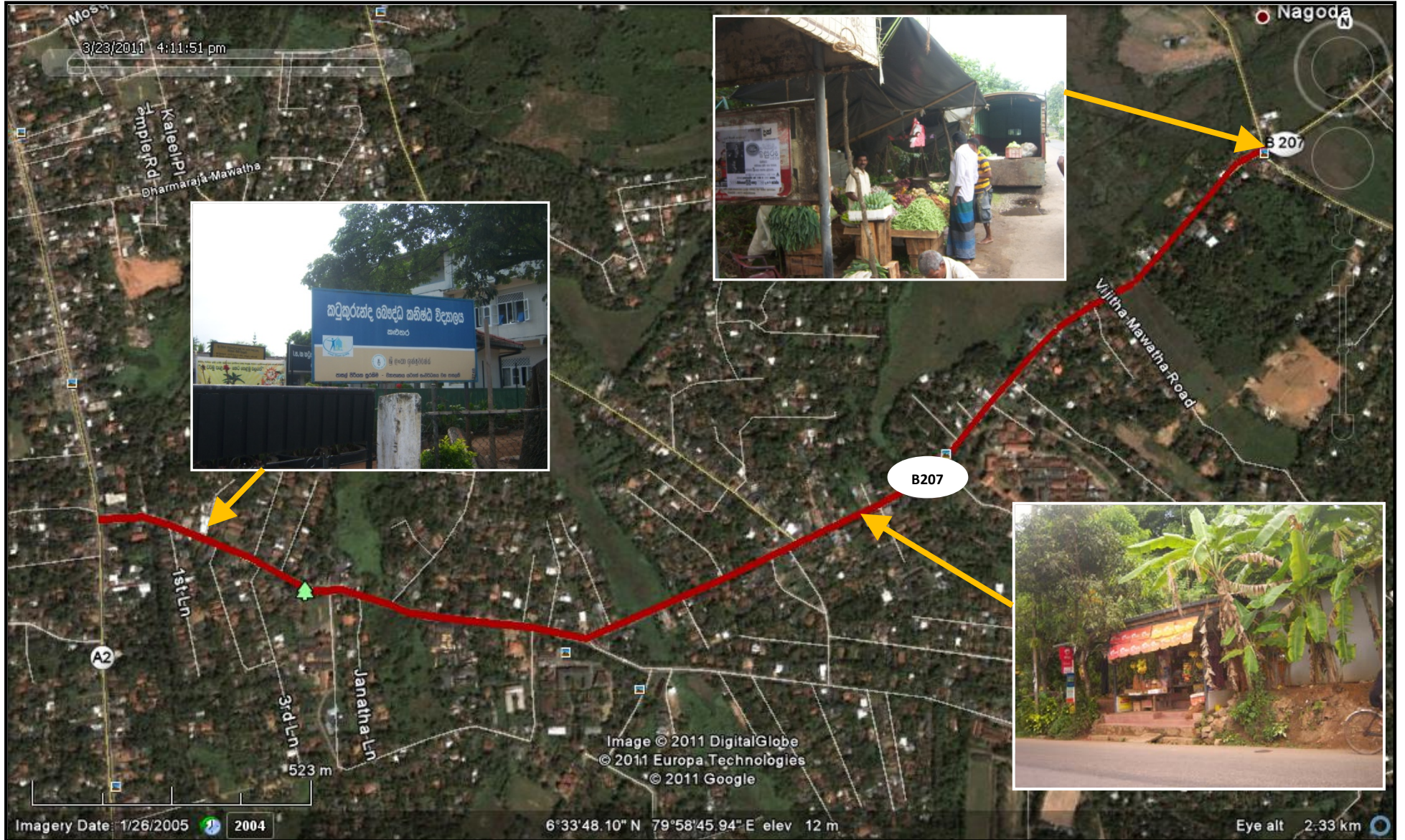
Table13.1. Monitoring and Evaluation Indicators

Type	Indicator	Examples of Variables
Process Indicator	Staffing	No .of RDA staff employed functional wise No. of surveyors & valuation officers available for Training programmes held for the project staff No of unit offices established
	Consultation	No of awareness meetings held with the stake holders
	Participation	No of training programmes held for the, officers No of informative bulletins distributed
	Grievance Resolution	No of GRC established No of complaints received and resolved
Output	Acquisition of Land	Type and extent of private land acquired Type and extent of state land acquired
	Structures	No .type and area of private structures acquired No .type and area of state structures acquired No. type and area of community structures acquired
	Trees & Crops	No and type of trees owned by private people acquired No and type of trees owned by state agencies Acquired

Type	Indicator	Examples of Variables
	Compensation & Rehabilitation	No of households Displaced according to type of losses Ag .paid for a perch of land Ag. paid for a sq.ft of buildings Type ,number and total of allowances paid No. of resettlement sites developed No of houses constructed by DPs at resettlement sites No of DPs constructed houses by themselves
Impact indicator	Household Earning Capacity	No. of DPs loss employment No of DPs suffered loss of income from (a) agriculture (b) Business (c) No obtained loans from bank and other sources (d) No. assisted by IRP (e) No. employed by the project
	Changes to Status of Women	Participation in Community Based activities Loss of employment Aggravation /facilitation of gender issues Participation in project activities
	Changes to status of Children	Changes in school attendance by gender wise Employment in road project No attending new schools, gender wise
	Settlement & Population	Generation of new businesses ,Influx of population Outsiders buying land in the near vicinity of the road project, increase in encroachers /squatters in state lands

Location Map – 2

Katukurunda – Neboda section of Katukurunda – Nagoda (B207) Road



Land Acquisition and Resettlement Survey (LARS) Questionnaire

ROAD DEVELOPMENT AUTHORITY Land Acquisition and Resettlement Survey CENSUS QUESTIONNIRE								S. No:	
A. General Information:									
1. Road Code		2. Chainage at Location		3. Road Side		Left	Right		
4. Type of Land									
1. Residential		2. Trade/Business		3. Non Agricultural		4. Agricultural			
5. Common Property		6. State Land		7. Other (Specify)					
5. Type of location				Urban		Semi Urban		Rural	
6. District.....				7. Divisional Secretariat Division					
8. G.N. Division and Code Number				9. Village/Town.....					
10. Name of household head.....									
11. National Identity Card No. of HH									
12. Address									
13. Respondent.....									
14. Relation to the household head..... (Use code in the table below)									
15. Ethnicity		Sinhalese		Tamil		Moor		Other	
B. Affected Households/Businesses Information:									
16. Characteristics of household (if the land is state owned and/or common property this question is not relevant)									
S. No.	Name of HH member	Relation to chief Occupant *	Age	Sex*	Marital Status*	Any disabilities*	Education*	Occupation*	
								Primary	Secondary
1		CO							
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									

*** Use numerical code:**

Relationship to household head (HH)	Disability	Occupation
1. Wife/Husband	1. Not disabled	1. Farming own land
2. Son	2. Major	2. Agricultural labour
3. Daughter	3. Minor	3. Non-agriculture labour (skilled)
4. Father		4. Non-agriculture labour (unskilled)
5. Mother		5. Fishing
6. Brother	1. Illiterate	6. Weaving
7. Sister	2. Can place signature	7. Animal Husbandry
8. Daughter in Law	3. Waiting for schooling	8. Commercial Activities
9. Son in law	4. Class I-V	9. Vendor (Specify)
10. Other (specify)	5. Class VI-G.C.E. (O/L)	10. Government Services/ Executive
	6. G.C.E. (O/L) Pass	11. Government Services/ other grades
	7. G.C.E. (A/L) Pass	12. Private Sector/ Executive
	8. Undergraduate/Graduate	13. Private Sector/ other grades
	9. Post Graduate	14. Armed forces
	10. Other (specify)	15. Police, Homeguard/Security Services
		16. Housewife
		17. Retired person
		18. Student
		19. Child (0-5 age)
		20. Unemployed
		21. Other (specify)

C. Affected Land and Crops:

20. Please provide information about your household's land holding status.

Land holding status	Year owned	Area (Perch)		Value of a perch (Rs.)	Type of use *		
		Total	Affected				
1. Owned and operated 1							
2. Owned and operated 2							
3. Owned and operated 3							
4. Shared in							
5. Shared out							
6. Mortgaged in							
7. Mortgaged out							
8. Leased							
9. Other							
Total land holding (perch)							

* Use numerical code:

1. Residential	2. Trade	3. Agriculture	4. Horticulture	5. Bare land	6. Other
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21. Major crops cultivated and value.

Crop*	Quantity	Affected Quantity	Age of affected crops	Total area (perch)	Affected area (perch)	Value of a crop unit	Total value of the affected units

* Use numerical code:

Type of cultivation			
1. Home garden (flower plants)	5. Cinnamon (bushes)	9. Bread fruit #	13. Fire wood #
2. Paddy (acres)	6. Banana (bushes)	10. Jack #	14. Timber #
3. Tea (acres)	7. Coconut/king coconut #	11. Lemon/Lime #	15. Other 1 (specify)
4. Rubber (acres)	8. Mango #	12. Orange #	16. Other 2 (specify)

22. Properties affected within the land affected.

Properties	Total Affected Area		Area Not Affected*	Nature of Impact			
	Number	Area *		Partially Affected	Value Rs.	Fully Affected	Value Rs.
1. House							
2. Shop							
3. Combined House Shop							
4. Shed							
5. Barbed wire fence							
6. Parapet wall and gate							
7. Factory							
8. Store							
9. Other 1 (Specify)							
10. Other 2 (Specify)							

* Square Feet

23. Status of land ownership

Legal Title	No Title but Claims Ownership	Tenant	Squatter	Lessee in Rented Accommodation

24. If tenant, squatter or lessee, provide full name, address, and phone number (if available) of the owner.....

.....

25. Do you have land title deeds with you?

1. Yes 2. No

26. Do you think the remaining portion of land after the land acquisition is sufficient to readjust and start your

- Commercial activities 1. Yes 2. No
- Residential life 1. Yes 2. No
- Agricultural activities 1. Yes 2. No

D. BUILDINGS/HOUSE/STRUCTURES AFFECTED (Only affected houses/assets):

27. Do you own this house? 1. Yes 2. No

28. If no, who owns this house?

Name: Address:

Phone Number/s:

29. On what conditions are you living in this home?

1. As house caretaker 2. On rent 3. Other (Specify)
4. Monthly rental

30. Did you obtain any credit to build this/these structure/s? 1. Yes 2. No

31. If Yes Specify*

--	--	--

* Use numerical code:

1. Bank	2. NGO	3. Cooperative Society	4. Money Lender
5. Relative	6. Friends	7. Other (specify).....	

32. Please give the following information about the structure(s) affected by the project

Description	Structure 1	Structure 2	Structure 3	Structure 4
Type of structure*				
Type of use**				
Storeys				
Rooms				
Total area (L x W) (in feet)				
Availability of electricity***				
Availability of telephone***				
Availability of piped born water***				
Year built				
Replacement Price Rs.				

* Use numerical code:

1. Thatched simple hut	2. Mud/brick/tiled roof	3. Cement/brick or cement block /tiled roof or Asbestos roof
4. Cement/brick or cement block /GI sheet roof	5. Cement/ brick or cement block/concrete roof	
6. Tiled/brick or cement block /tiled roof or Asbestos roof	7. Tiled/ brick or cement block/tiled roof or asbestos roof	
8. Others (specify)		

** Use numerical code:

1. Residential house	2. Rented house	3. Trade/business	4. Residential and Trade
5. Stores	6. Shed	7. Abandoned/not in use	8. Other (specify)

**** Use numerical code:

Yes	1	No	2
-----	---	----	---

33. How many nuclear/sub families are living in your house/s?

34. Do you have another house which is not affected by the project?

1. Yes 2. No

35. If yes, where located?

1. District.....
2. Divisional Secretariat Division
3. G.N. Division and Code Number
4. Village/Town.....

45. If the project could offer you cash compensation only for the land you have lost is it

36. Is there any space for your family's accommodation in case this house is taken by the project?

1. Yes 2. No

37. In case this building/house is acquired by the project, what kind of loss would you face?

1. Loss of regular income
 2. Loss of house/land
 3. Access to kin/neighbour
 4. Too difficult to acquire/build the property
 5. Others (specify)

38. Have you made up your mind about location for resettlement?

1. Yes 2. No

39. If yes, where?

1. Near this site 2. Far away

40. Place: Distance (km.)

41. Could you specify the reason for selecting the above-mentioned place for resettlement?

1. Because relatives are there 2. Own house/Land/Business there
 3. Better facilities available are there 4. Others (Specify)

42. Movable assets available

Type	Total		If Affected *	
	No/Quantity	Value/Price	No/Quantity	Value/Price
Animal husbandry				
Poultry				
Agricultural equipment				
Household materials/utensils				
Tractor				
Three Wheeler				
Lorry				
Bus				
Car				
Boat				
Bicycle				
Motor Cycle				
Radio				
TV				
Trade and Business (equipments/material)				
Other 1 (Specify).....				
Other 2 (Specify)				

* Affected assets only

E. PREFERENCES FOR COMPENSATION, RESETTLEMENT AND REHABILITATION:

43. If your land or property is to be acquired by the project what type of compensation package do you prefer (select two in your priority and write 1 and 2)

1. Cash Payment
 2. Land for land
 3. House for house
 4. Others (specify.....)

44. If you prefer cash compensation, please specify the reason.

1. To purchase land 2. To build house 3. To pay debt
 4. To start business 5. Others (specify)

National Involuntary Resettlement Policy

(Approved by Cabinet Members of GOSL on 24.05.2001)

Rational

1. Public and private sector development projects increasingly involve acquisition of land. People whose homes and lands are acquired then have to move elsewhere and resettle in locations that may be unfamiliar. In general resettlement has not been very successful and there are several recent examples in Sri Lanka where people have shown resistance to project that cause displacement. Among the significant consequences of resettlement has been impoverishment of Displaced persons due to landlessness, homelessness, joblessness, relatively higher morbidity, food insecurity, lack of access to common property and public services, and disruption of the existing social organization. International, regional and national experience with resettlement has generated considerable knowledge on the planning and implementation of involuntary resettlement and this experience if used effectively can ensure that adverse impacts of Displaced persons are fully addressed in terms to established policy objectives.
2. In Sri Lanka the Land Acquisition Act of 1950 as amended from time to time only provides for compensation for land, structures trees and crops. It does not require project executing (PEAs) to address key resettlement issues such as (a) exploring alternative project options that avoid or minimize impacts on people; (b) compensating those who do not have title to land; (c) consulting Displaced persons and hosts on resettlement option; (d) providing for successful social and economic integration of the Displaced persons and their hosts; and (e) full social and economic rehabilitation of the effected persons.
3. The National Environmental Act (NEA), No.47 of 1980, amended by Act No.56 of 1988, has some provisions relevant to involuntary settlement. The Minister has by gazette notification No.859/14 of 23 February 1995 determined the projects and undertaking for which Central Environmental Authority (CEA) approval is needed in terms of part IV C of the NEA. The schedule includes item 12, which refer to Involuntary Resettlement Exceeding 100 families, other than resettlement resulting from emergency situations. However, these provisions do not adequately address key resettlement issues mentioned in paragraph 2 above.
4. To ensure that persons Displaced by development projects are treated in a fair and equitable manner, and that they are not impoverished in the process, it is necessary that Sri Lanka adopts a National Involuntary Resettlement Policy (NIRP). Such a policy would establish the framework for project planning and implementation. Subsequently, it will be necessary to prepare guidelines on resettlement planning and implementation to be used by PEAs.

5. People have moved voluntarily, mainly to the dry zone, starting from colonial days. These were state sponsored settlement programs aimed at developing and exploiting land resources in that region, while relieving on land in the wet zone. There are many commonalties in the objectives and implementation of voluntary and involuntary settlement and resettlement programs.
6. Nonetheless, the policy proposed here refers only to development-induced involuntary resettlement, where the option to stay behind does not exist. It does, however, also apply to cases where people do not have to be physically relocated.

Objectives of the Policy

- Avoid, minimize and mitigate negative impacts of involuntary resettlement by facilitating the reestablishment of the Displaced persons on a productive and self-sustaining basis. The policy should also facilitate the development of the project-Displaced persons and the project.
- Ensure that persons adversely Displaced by development projects are fully and promptly compensated and successfully resettled. The livelihoods of the displaced persons should be re-established and the standard of living proved.
- Ensure that no impoverishment of people shall result as a consequence of compulsory land acquisition for development purpose by the state.
- Assets adversely Displaced persons in dealing with psychological, cultural, social and other stresses caused by compulsory land acquisition.
- Make all Displaced persons aware of processes available for the redress of grievances that are easily accessible and immediately responsive.
- Have in a place consultative, transparent and accountable involuntary resettlement process with a time frame agreed to by the PEA and the Displaced persons.

Scope

- The policy will apply to all development-induced land acquisition or recovery of possession by the state.
- A comprehensive resettlement plan will be required where 20 or more families are displaced.
- If less than 20 families are displaced the policy still applies but a plan can be prepared to a lesser level of detail.
- The policy will apply to all projects regardless of source of funding.
- The policy will apply to all projects in the planning phase on the date this policy comes in to effect, and all future projects

Policy Principles

- Involuntary resettlement should be avoided or reduced as much as possible by reviewing to the projects as well as alternatives within the project.
- Where involuntary resettlement is unavoidable, Displaced persons should be assisted to re-established them and improve their quality of life.
- Gender equality and equity should be ensure and adhered to throughout the policy.
- Displaced persons should be fully involved in the selections of relocation sites, livelihood compensation and development options at the earliest opportunity.
- Replacement land should be an option for compensation in the case of loss of land; in the absence of replacement land cash compensation should be an option for all Displaced persons
- Compensation for loss of land, structures, other assets and income should be based on full replacement cost and should be paid promptly. This should include transaction costs.
- Resettlement should be plans and implemented with full participation of the provincial and local authorities.
- To assist those displaced to be economically and socially integrated in to the host communities; participatory measures should be designed and implemented.
- Common property resources and community and public services should be provided to Displaced persons.
- Resettlement should be planned as a development activity for the Displaced persons.
- Displaced persons who do not have documented title to land should receive fair and just treatment
- Vulnerable groups should be identified and given appropriate assistance to substantially improve their living standards
- PEAs should bear the full costs of compensation and resettlement.

Institutional Responsibilities

- The Ministry of Land and Land Development (MLD) will be responsible for the implementation of the NIRP
- PEAs will be responsible for complying with all the requirements for planning and implementing resettlement according to the NIRP.
- PEAs (like the Road Development Authority) that have significant resettlement in their projects will establish resettlement units with adequately trained staff
- CEA will be responsible for the review of impacts and mitigating measures of projects involving involuntary resettlement.
- CEAs capacity will be strengthened so that it could provide necessary guidance to public and private sector agencies undertaking projects that have involuntary

- resettlement impacts.
- MLD will prepare regulation and guidelines on involuntary resettlement planning, implementation and monitoring.
- MLD and CEA will conduct training courses in resettlement planning , implementation monitoring.
- CEA will review and approve the resettlement plans prepared by PEAs, and make plans publicly available.
- MLD will draft amendment to the Land Acquisition Act in order to bring the law in line with the NIRP
- Following consultation with stakeholders, MLD will submit a final draft of the amended Land Acquisition Act for government approval.
- MLD will prepare the necessary implementation guidelines based on the amended LAA.
- A steering committee will be formed comprising MLD, CEA, PEAs and other relevant agencies to exchange experience on resettlement, and coordinate and oversee the implementation of the policy.

Monitoring and Evaluation

- A system of internal monitoring should be established by PEAs to monitor implementation of resettlement plans, including budget, schedule, and delivery of entitlements, consultation, grievances and benefits.
- PEAs should make adequate resources available for monitoring and evaluation.
- A further system of external monitoring and evaluation by an independent party should be established to assess the overall outcome of resettlement activities.
- Monitoring and evaluation reports should be review by the PEA, CEA, and MLD and action taken to make improvements where indicated.
- Displaced persons and other stakeholders should be consulted in monitoring and evaluation.
- Lessons thus learned from resettlement experiences should be used to improve resettlement experiences should be used to improve resettlement policy and practice.

Summary of Institutional Responsibilities for Involuntary Resettlement

Function	Responsibilities
Overall Policy Implementation	Ministry of Land and Land Development (MLD)
Preparation (Planning)	Project proponent (Can be contracted to consultants, universities, non-government organizations)
Review of Resettlement	Project approving agency (PAA) and Central Environmental

Plans (RPs)	Authority (CEA)
approval of RPs	PAA and CEA
Implementation	Project executing agency (PEA), divisional administration, provincial
Monitoring	PEA, with review by CEA and MLD
Evaluation	Independent organization on behalf of MLD, PEA, and CEA

7. Definitions of Terms Used

Displaced Person	- Person Displaced by changes to use of land, water or other resources caused by development projects
Compensation	- cash or payment in kind made to Displaced persons to replace assets, resources or income
Emergency Situation	- natural disasters, civil and political conflict situations
Expropriation	- government taking possession of property or changing property rights in order to execute or facilitate development projects
Entitlements	- a variety of measures including compensation, income restoration and interim support, transfer assistance, relocation and other benefits that are due to Displaced persons, depending on the nature of their losses, to improve their economic and social base
Gender Equity	- Recognition of both genders in the provision of entitlements, treatment and other measurement under the resettlement plan
Host population	- households and communities residing in or near the area to which Displaced persons are to be relocated
Income restoration	- re-establishing income sources and livelihoods of persons Displaced
Involuntary resettlement	- unavoidable displacement of people arising from development projects that creates the need for rebuilding their livelihoods, incomes and asset bases in another location
Rehabilitation	- re-establishing and improving incomes, livelihood, living, and social systems
Relocation	- moving Displaced persons and their moveable assets and rebuilding housing, structures, improvements, to land, and public infrastructure in another location

Replacement cost	- the level of valuation for expropriated property sufficient to actually replace lost assets, or to acquire substitutes of equal value or comparable productivity or use; transaction costs are to be included
Resettlement plan	- a time-bound action plan with budget setting out resettlement strategy, objectives, options, entitlement, actions, approvals, responsibilities, monitoring and evaluation.
Resettlement budget	- a detailed breakdown of all the costs of a resettlement plan phased over the implementation period
Resettlement effects	- loss of physical and non-physical assets including homes, communities, productive land, income earning assets and sources, subsistence, cultural sites, social structures, networks and ties, cultural identity and mutual help mechanisms.
Settlement	- voluntary movement of people to a new site where they re-establish their livelihoods as in the case of the Mahaweli Scheme
Social preparation	- process of consultation with Displaced persons undertaken before key resettlement decisions are made; measures to build their capacity to deal with resettlement, taking into account existing and cultural institutions
Vulnerable groups	- distinct groups of people who might suffer disproportionately from resettlement effects such as the old, the young, the handicapped, the poor, isolated group and single parent households

List of Affected Properties – Private Land

SI No	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
1	Kalutara	Uswatta	K - 4317	23	Commercial	0.0029	S. Karunanayake
2	Kalutara	Uswatta	K - 4317	25	Non Agricultural	0.0052	S Wijenayake
3	Kalutara	Uswatta	K - 4317	27	Non Agricultural	0.0031	Claimant Not Known
4	Kalutara	Uswatta	K - 4317	32	Residential	0.0119	M.C.J.R De Silva
5	Kalutara	Uswatta	K - 4317	35	Commercial	0.0021	Dicson Silva
6	Kalutara	Uswatta	K - 4317	36	Residential	0.0013	G.A Henry
7	Kalutara	Uswatta	K - 4317	39	Commercial	0.0014	R.I Wikramasinghe
8	Kalutara	Alubogahalanda	K - 4317	50	Non Agricultural	0.0096	Claimant Not Known
9	Kalutara	Alubogahalanda	K - 4317	51	Agricultural	0.0126	A. Silva & Others
10	Kalutara	Alubogahalanda	K - 4317	58	Commercial	0.0081	C. Aberathne & Others
11	Kalutara	Alubogahalanda	K - 4317	59	Commercial	0.0028	S. Mallika & Others
12	Kalutara	Alubogahalanda	K - 4317	60	Commercial	0.0035	K.P.T. de Silva
13	Kalutara	Alubogahalanda	K - 4317	67	Commercial	0.0049	W.D. Shatha
14	Kalutara	Alubogahalanda	K - 4317	75	Non Agricultural	0.0043	A. Philip
15	Kalutara	Alubogahalanda	K - 4317	76	Commercial	0.004	J Jayathunga
16	Kalutara	Alubogahalanda	K - 4317	79	Commercial	0.0062	S.P.M Senavirathne & Others
17	Kalutara	Alubogahalanda	K - 4317	87	Commercial	0.0019	I.P Wickramarachchi
18	Kalutara	Alubogahalanda	K - 4317	90	Commercial	0.0038	P.T.S Chandrasena
19	Kalutara	Alubogahalanda	K - 4317	92	Commercial	0.0011	Neil Fernando
20	Kalutara	Alubogahalanda	K - 4317	93	Commercial	0.0004	M.D Nirmali
21	Kalutara	Alubogahalanda	K - 4317	94	Commercial	0.0017	D.P. Dasanayake
22	Kalutara	Alubogahalanda	K - 4317	98	Non Agricultural	0.0052	M.S.M Naizer
23	Kalutara	Alubogahalanda	K - 4317	99	Non Agricultural	0.0077	M.S.R Mohomad
24	Kalutara	Alubogahalanda	K - 4317	100	Non Agricultural	0.0017	K.G. Wasantha
25	Kalutara	Alubogahalanda	K - 4317	106	Non Agricultural	0.0062	K.P.Dayarathne
26	Kalutara	Alubogahalanda	K - 4317	107	Non Agricultural	0.0039	S.R. Srinath
27	Kalutara	Alubogahalanda	K - 4317	109	Non Agricultural	0.0038	J Atalugama

SI No	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
28	Kalutara	Alubogahalanda	K - 4317	112	Residential	0.0051	T.D. Amaradasa
29	Kalutara	Alubogahalanda	K - 4317	115	Non Agricultural	0.0045	R. Wanniarachchi
30	Kalutara	Alubogahalanda	K - 4317	118	Residential	0.0039	A.H. Silva
31	Kalutara	Alubogahalanda	K - 4317	130	Agricultural	0.0141	D.A. Mallikarachchi
32	Kalutara	Nagoda South	K - 4317	154	Residential	0.0056	P. Mallikarachchi
33	Kalutara	Kajudoowawatta	K - 4317	160	Residential	0.0015	E.Gunawardana
34	Kalutara	Kajudoowawatta	K - 4317	161	Agricultural	0.0093	E.Gunawardana
35	Kalutara	Nagoda West	K - 4317	162	Commercial	0.0038	T.D.S. Ariyaratne
36	Kalutara	Nagoda West	K - 4317	168	Residential	0.0006	Gunapala
37	Kalutara	Nagoda West	K - 4317	170	Residential	0.0024	A.D.C.S. Algama
38	Kalutara	Nagoda West	K - 4317	173	Commercial	0.0032	M. Danionnona & M.P. Silva
39	Kalutara	Nagoda West	K - 4317	174	Residential	0.0049	D.P. Dharmasena
40	Kalutara	Nagoda West	K - 4317	175	Residential	0.0039	K.K.Mallikarathne
41	Kalutara	Nagoda West	K - 4317	184	Residential	0.0008	M.K. Harsha
42	Kalutara	Nagoda West	K - 4317	188	Commercial	0.0005	M. Siriwardena
43	Kalutara	Nagoda West	K - 4317	190	Commercial	0.0014	T.A.P. Siriwardena
44	Kalutara	Nagoda West	K - 4317	199	Commercial	0.0014	S. Latha
45	Kalutara	Nagoda West	K - 4317	200	Commercial	0.0025	E.A.D. Shantha
46	Kalutara	Nagoda West	K - 4317	202	Commercial	0.0014	U.R Wettasinghe
47	Kalutara	Nagoda West	K - 4317	203	Commercial	0.0022	A Liyanarachchi
48	Kalutara	Nagoda West	K - 4317	204	Commercial	0.0011	G. Manatunga & Others
49	Kalutara	Nagoda West	K - 4317	209	Residential	0.0033	M.W. Mushaper
50	Kalutara	Nagoda West	K - 4317	213	Commercial	0.0025	T. Wilfred
51	Kalutara	Nagoda West	K - 4317	215	Commercial	0.0014	E.D.R.C Jayasuriya
52	Kalutara	Nagoda West	K - 4317	218	Commercial	0.0028	S. Fernando
53	Kalutara	Nagoda West	K - 4317	224	Residential	0.0037	J. Rajakantha
54	Kalutara	Nagoda West	K - 4317	229	Residential	0.0032	D.H. de Alwis
55	Kalutara	Nagoda West	K - 4317	235	Agricultural	0.0036	N.M. Cooray

SI No	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
56	Kalutara	Nagoda West	K - 4317	240	Commercial	0.0055	L.D.S. Pathirana
57	Kalutara	Nagoda West	K - 4317	241	Commercial	0.0023	S.D. Ruparathne
58	Kalutara	Nagoda West	K - 4317	242	Commercial	0.0002	Claimant Not Known
59	Kalutara	Nagoda West	K - 4317	250	Commercial	0.0032	S.K. Mallikarachchi
60	Kalutara	Nagoda West	K - 4317	251	Commercial	0.009	Tuder Amarasinghe
61	Kalutara	Nagoda West	K - 4317	255	Commercial	0.0024	H.A.D. Jayasekara
62	Kalutara	Nagoda West	K - 4317	256	commercial	0.0076	Vajira Maddumage
63	Kalutara	Nagoda West	K - 4317	260	Residential	0.0053	Bandula Sri Silva
64	Kalutara	Nagoda West	K - 4317	262	Commercial	0.0016	B.L.D. John

Source: Preliminary Plans prepared for B207 Road and information found during the RP updating exercise

List of affected Properties – Private Land and Structures

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
1	Kalutara	Uswatta	K - 4317	7	Residential	0.006	N. Sunanda	14	Permenant	House
2	Kalutara	Uswatta	K - 4317	8	Commercial	0.0053	P.V.L.M.Perera	11	Permenant	Shop
3	Kalutara	Uswatta	K - 4317	20	Residential	0.0019	M.A. Amarasinghe	0.5	Permenant	House
4	Kalutara	Uswatta	K - 4317	29	Residential	0.0049	M.R. Rupawathee	5	Permenant	House
5	Kalutara	Uswatta	K - 4317	30	Residential	0.0076	S.S. Gunasinghe	17	Permenant	House
6	Kalutara	Uswatta	K - 4317	33, 34	Commercial	0.0066	U.Y.Y.P. Rodrigo	70	Permenant, 2 Secondary	Shop
7	Kalutara	Uswatta	K - 4317	37	commercial	0.0021	S. Silva	5	Permenant	Shop & House
8	Kalutara	Uswatta	K - 4317	45	Commercial	0.0043	B Perera	1	Permenant	Shop
9	Kalutara	Uswatta	K - 4317	48	Commercial	0.006	K Gunapala	7.5	Permenant	Shop
10	Kalutara	Alubogahalanda	K - 4317	49	Non Agricultural	0.0051	M.D. N Malathunga	5	Permenant	House
11	Kalutara	Alubogahalanda	K - 4317	55	Residential	0.0048	M Udawtta	39	Permenant, Secondary	House
12	Kalutara	Alubogahalanda	K - 4317	56	Residential	0.0021	P.K Wickramarachchi	20	Temporary	Shop & House
13	Kalutara	Alubogahalanda	K - 4317	62	Commercial	0.001	K Somapala	6.5	Permenant	Shop
14	Kalutara	Alubogahalanda	K - 4317	63	Commercial	0.0017	T.A Nandasena	12	Permenant	Shop
15	Kalutara	Alubogahalanda	K - 4317	65	Commercial	0.0049	J.A.S Perera	20	Permenant	Shop
16	Kalutara	Alubogahalanda	K - 4317	68	Commercial	0.0021	D Chandrapala	20	Permenant, Secondary	Shop
17	Kalutara	Alubogahalanda	K - 4317	69	Commercial	0.0029	A Appuhamy	14	Permenant, Secondary	Shop
18	Kalutara	Alubogahalanda	K - 4317	72	Commercial	0.0034	E.G.B Dammika	18.5	Permenant, Secondary	Shop & House
19	Kalutara	Alubogahalanda	K - 4317	77	Commercial	0.0034	D.R Silva	6	Permenant	Shop & House
20	Kalutara	Alubogahalanda	K - 4317	78	Residential	0.003	H.A Silva & H.C Renuka	6	Permenant	House
21	Kalutara	Alubogahalanda	K - 4317	82	Commercial	0.0018	G. R Silva	20	Permenant	Shop

Annexure 3.2

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
22	Kalutara	Alubogahalanda	K - 4317	83	Commercial	0.0017	T. Athukorala	6	Permenant	shop
23	Kalutara	Alubogahalanda	K - 4317	84	Residential	0.0019	Wimal Silva	3	Permenant	Shop
24	Kalutara	Alubogahalanda	K - 4317	89	Commercial	0.0018	R Samarasinghe	4	Temporary	Shop
25	Kalutara	Alubogahalanda	K - 4317	95	Commercial	0.0053	Justin Silva & others	14	Permenant	Shop
26	Kalutara	Alubogahalanda	K - 4317	96	Commercial	0.0035	S Mallikarachchi	14	Permenant	Shop
27	Kalutara	Alubogahalanda	K - 4317	97	Commercial	0.0036	Siril Silva	14	Permenant	shop
28	Kalutara	Alubogahalanda	K - 4317	102	Residential	0.0059	W.P Hemapala	9	Permenant	House
29	Kalutara	Alubogahalanda	K - 4317	108	Residential	0.0048	A.A.D Ivon Suranji	16	Permenant	House
30	Kalutara	Alubogahalanda	K - 4317	110	Residential	0.0028	U.K.D.G Gunasekara & Others	16	Permenant	House
31	Kalutara	Alubogahalanda	K - 4317	113	Commercial	0.0019	T.N Wettasinghe	4	Permenant	Shop
32	Kalutara	Alubogahalanda	K - 4317	114	Commercial	0.0015	G.A Dayananda	4.5	Permenant	Shop & House
33	Kalutara	Alubogahalanda	K - 4317	116	Residential	0.0064	M.D.D Asoka	4	Permenant	Shop & House
34	Kalutara	Alubogahalanda	K - 4317	120, 123, 125	Residential	0.0116	U Gnanawathi	42	Permenant, 2 Secondary	House
35	Kalutara	Alubogahalanda	K - 4317	122	Residential	0.0056	L Ranasinghe	36	Permenant, Secondary	House
36	Kalutara	Alubogahalanda	K - 4317	127	Commercial	0.0026	Y.A.U Silva	15	Temporary, Secondary	Shop & House
37	Kalutara	Alubogahalanda	K - 4317	128	Commercial	0.0069	D Albat & others	1.5	Permenant	Shop
38	Kalutara	Alubogahalanda	K - 4317	131	Commercial	0.0067	U.K Jayasekara	62.5	Permenant, Secondary	Shop & House
39	Kalutara	Alubogahalanda	K - 4317	132,13 3,135	Commercial	0.0197	E.A.K Edirisinghe	94	Permenant	Shop & House
40	Kalutara	Alubogahalanda ,Nagoda South	K - 4317	136, 153	Commercial	0.0207	S. Edirisinghe	6	Permenant, Secondary	Shop
41	Kalutara	Alubogahalanda	K - 4317	137	Commercial	0.0046	D Lalith	5	Permenant	Shop
42	Kalutara	Nagoda South	K - 4317	148	Commercial	0.0011	R.P. Gunasekara	12	Permenant	Shop & House
43	Kalutara	Nagoda South	K - 4317	149	Residential	0.002	S Gunasekara	19	Permenant	House

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
44	Kalutara	Nagoda South	K - 4317	150	Commercial	0.0033	K Senarathna	32.5	Permenant, Secondary	Shop
45	Kalutara	Nagoda South	K - 4317	156	Residential	0.0127	D.S Mallikarachchi	88	Permenant, Secondary	House
46	Kalutara	Nagoda South	K - 4317	157	Commercial	0.0112	U Mallikarachchi	87	Permenant	Shop
47	Kalutara	Kajudoowawatta	K - 4317	158	Commercial	0.0085	S Mallikarachchi & others	6	Permenant	Shop & House
48	Kalutara	Kajudoowawatta	K - 4317	159	Residential	0.0077	P. Senanayaka	9	Temporary	House
49	Kalutara	Nagoda West	K - 4317	171	Residential	0.0024	W.A Bandupala	39	Temporary, Secondary	House
50	Kalutara	Nagoda West	K - 4317	172	Residential	0.005	M.G Silva	15.5	Permenant	House
51	Kalutara	Nagoda West	K - 4317	194	Commercial	0.0052	K Somasiri	11	Permenant, Secondary	Shop
52	Kalutara	Nagoda West	K - 4317	220, 221	Commercial	0.003	W.T.P Ariyaratna	47	Permenant	Shop
53	Kalutara	Nagoda West	K - 4317	222	Commercial	0.001	U.H Sunil	9	Permenant	Shop
54	Kalutara	Nagoda West	K - 4317	223	Commercial	0.0018	D.S Silva	18	Permenant	Shop
55	Kalutara	Nagoda West	K - 4317	230	Commercial	0.0037	T.N Thenuwara	9	Permenant	Shop
56	Kalutara	Nagoda West	K - 4317	261	Commercial	0.0014	Sena Ariyapala	13	Permenant	Shop
1	Kalutara	Katukurunda	K - 4317	1	Commercial	0.0012	Thisara Fernando	2	Secondary	
2	Kalutara	Uswatta	K - 4317	2	Commercial	0.001	Padma Edirisinghe	2	Secondary	
3	Kalutara	Uswatta	K - 4317	3	Residential	0.0064	D.R Edirisinghe	72	Secondary	
4	Kalutara	Uswatta	K - 4317	4	Residential	0.0011	D.C.P Edirisinghe	4	Secondary	
5	Kalutara	Uswatta	K - 4317	5	Commercial	0.0033	K.R Silva	32	Secondary	
6	Kalutara	Uswatta	K - 4317	6	Commercial	0.0048	K.D.A Osman	44	Secondary	
7	Kalutara	Uswatta	K - 4317	9	Residential	0.0053	P.P. De Silva	5	Secondary	
8	Kalutara	Uswatta	K - 4317	10	Residential	0.003	M. Chandrasena	4	Secondary	
9	Kalutara	Uswatta	K - 4317	12	Residential	0.0079	G.C.W. Perera	51	Secondary	
10	Kalutara	Uswatta	K - 4317	13	Residential	0.0061	B.Senarathne	54	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
11	Kalutara	Uswatta	K - 4317	14	Residential	0.0056	P.D.G.A Abegunawardana	56	Secondary	
12	Kalutara	Uswatta	K - 4317	15	Residential	0.0134	B Gunawardana	90	Secondary	
13	Kalutara	Uswatta	K - 4317	16	Commercial	0.0107	E.P Gunawardana	54	Secondary	
14	Kalutara	Uswatta	K - 4317	17	Commercial	0.0051	M.A.R Kulasinghe	2	Secondary	
15	Kalutara	Uswatta	K - 4317	18	Commercial	0.0002	E.G Weerasekera	15	Secondary	
16	Kalutara	Uswatta	K - 4317	19	Residential	0.0012	U.A Amarasighe	4	Secondary	
17	Kalutara	Uswatta	K - 4317	21	Commercial	0.0026	T.Weerasekara	11	Secondary	
18	Kalutara	Uswatta	K - 4317	22	Commercial	0.0044	P.Athukorala	6	Secondary	
19	Kalutara	Uswatta	K - 4317	26	Commercial	0.0026	Claimant not known	6	Secondary	
20	Kalutara	Uswatta	K - 4317	31	Residential	0.0029	L. S. Gunasinghe	10	Secondary	
21	Kalutara	Uswatta	K - 4317	38,40	Commercial	0.0054	A Senanayaka	90	Secondary	
22	Kalutara	Uswatta	K - 4317	41	Commercial	0.0058	L.Chandrasiri	45	Secondary	
23	Kalutara	Uswatta	K - 4317	42	Residential	0.0075	Chandrika De Silva	62	Secondary	
24	Kalutara	Uswatta	K - 4317	43	Commercial	0.006	T.W. A. Silva	48	Secondary	
25	Kalutara	Uswatta	K - 4317	44	Residential	0.0058	W.I Silva	44	Secondary	
26	Kalutara	Uswatta	K - 4317	46	Commercial	0.0085	S. Lahta	48	Secondary	
27	Kalutara	Uswatta	K - 4317	47	Commercial	0.0066	H.N Fernando	8	Secondary	
28	Kalutara	Alubogahalanda	K - 4317	52	Non Agriculture	0.0052	M Udawatte	6	Secondary	
29	Kalutara	Alubogahalanda	K - 4317	53	Residential	0.0122	J.M. Karunanayake & V.M Imaduwa	80	Secondary	
30	Kalutara	Alubogahalanda	K - 4317	54	Non Agriculture	0.0061	D.M Premathunga	12	Secondary	
31	Kalutara	Alubogahalanda	K - 4317	57	Residential	0.019	J. Aberathne	144	Secondary	
32	Kalutara	Alubogahalanda	K - 4317	61	Commercial	0.0012	K.M Silva & Others	6	Secondary	
33	Kalutara	Alubogahalanda	K - 4317	64	Commercial	0.0005	Claimant not known	4	Secondary	
34	Kalutara	Alubogahalanda	K - 4317	70	Residential	0.0045	T.P.W Silva	14	Secondary	
35	Kalutara	Alubogahalanda	K - 4317	71	Commercial	0.001	E.B Keerthirathne	6	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
36	Kalutara	Alubogahalanda	K - 4317	73	Non Agriculture	0.0023	D Lenadora	6	Secondary	
37	Kalutara	Alubogahalanda	K - 4317	74	Non Agriculture	0.0053	R Jayawardana	6	Secondary	
38	Kalutara	Alubogahalanda	K - 4317	80	Residential	0.0058	H.M.P Bandara & Others	42	Secondary	
39	Kalutara	Alubogahalanda	K - 4317	81	Commercial	0.0035	D.R. Pathirana	24	Secondary	
40	Kalutara	Alubogahalanda	K - 4317	85	Residential	0.0025	Claimant not known	6	Secondary	
41	Kalutara	Alubogahalanda	K - 4317	86	Commercial	0.0017	N.J Silva	4	Secondary	
42	Kalutara	Alubogahalanda	K - 4317	88	Commercial	0.0017	T Tissa De Silva	8	Secondary	
43	Kalutara	Alubogahalanda	K - 4317	91	Residential	0.0028	Deva Sri Edman Fernando	4	Secondary	
44	Kalutara	Alubogahalanda	K - 4317	103	Commercial	0.0064	S.D.K Wijesundara	8	Secondary	
45	Kalutara	Alubogahalanda	K - 4317	104	Commercial	0.0049	K.P.L Perera	6	Secondary	
46	Kalutara	Alubogahalanda	K - 4317	105	Residential	0.0049	M.A Somawahti	4	Secondary	
47	Kalutara	Alubogahalanda	K - 4317	111	Commercial	0.008	W.P. Rodrigo	52	Secondary	
48	Kalutara	Alubogahalanda	K - 4317	117	Non Agriculture	0.0034	Claimant not known	14	Secondary	
49	Kalutara	Alubogahalanda	K - 4317	119	Commercial	0.042	N. Thotagamuwage	6	Secondary	
50	Kalutara	Alubogahalanda	K - 4317	124	Residential	0.0026	Upul Withana	8	Secondary	
51	Kalutara	Alubogahalanda	K - 4317	126	Residential	0.0026	T.D Karunasena	24	Secondary	
52	Kalutara	Alubogahalanda	K - 4317	129	Commercial	0.0069	D Albat & Others	44	Secondary	
53	Kalutara	Alubogahalanda	K - 4317	134	Commercial	0.0057	T Nandasena	44	Secondary	
54	Kalutara	Nagoda South	K - 4317	151	Residential	0.0058	S Jayathilaka	4	Secondary	
55	Kalutara	Nagoda South	K - 4317	152	Residential	0.005	G Karunarathna	52	Secondary	
56	Kalutara	Nagoda South	K - 4317	155	Residential	0.0105	D.A Mallikarachchi	70	Secondary	
57	Kalutara	Nagoda West	K - 4317	163	Residential	0.0018	S Senevirathne	18	Secondary	
58	Kalutara	Nagoda West	K - 4317	164	Residential	0.0018	P Abesundara	21	Secondary	
59	Kalutara	Nagoda West	K - 4317	165	Commercial	0.0013	G Nissanka	28	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
60	Kalutara	Nagoda West	K - 4317	166	Commercial	0.0008	A.A Salie	28	Secondary	
61	Kalutara	Nagoda West	K - 4317	167	Commercial	0.0005	M.M.D.S Senarathne	2	Secondary	
62	Kalutara	Nagoda West	K - 4317	169	Residential	0.0004	S.R. Priyantha	1.5	Secondary	
63	Kalutara	Nagoda West	K - 4317	176	Residential	0.0034	M.A Chandralatha	33	Secondary	
64	Kalutara	Nagoda West	K - 4317	177	Commercial	0.0017	Jinadasa	16	Secondary	
65	Kalutara	Nagoda West	K - 4317	178	Commercial	0.002	K.P Dayani	18	Secondary	
66	Kalutara	Nagoda West	K - 4317	179, 180, 181	Commercial	0.0036	K.K.L.W.D.Adikaram	23	Secondary	
67	Kalutara	Nagoda West	K - 4317	182	Residential	0.0008	N.D Dayananda	13	Secondary	
68	Kalutara	Nagoda West	K - 4317	183	Commercial	0.0011	Claimant not known	15	Secondary	
69	Kalutara	Nagoda West	K - 4317	185	Residential	0.0019	T Karaline	27	Secondary	
70	Kalutara	Nagoda West	K - 4317	186	Commercial	0.0008	P.D. Ruwishna	1	Secondary	
71	Kalutara	Nagoda West	K - 4317	187	Commercial	0.0011	T.A.L Hemachandra	6	Secondary	
72	Kalutara	Nagoda West	K - 4317	189	Commercial	0.0017	T.A.S Siriwardhana	8	Secondary	
73	Kalutara	Nagoda West	K - 4317	195	Residential	0.0025	W.A.R Kusumawathi	5	Secondary	
74	Kalutara	Nagoda West	K - 4317	196	Commercial	0.0025	S Latha	24	Secondary	
75	Kalutara	Nagoda West	K - 4317	197	Commercial	0.0024	A.A.H Chandrasiri	4	Secondary	
76	Kalutara	Nagoda West	K - 4317	198	Commercial	0.0015	K Justin	2	Secondary	
77	Kalutara	Nagoda West	K - 4317	201	Commercial	0.0014	C.K Wettasinghe	5	Secondary	
78	Kalutara	Nagoda West	K - 4317	205	Residential	0.005	M.P Silva	52	Secondary	
79	Kalutara	Nagoda West	K - 4317	206	Commercial	0.0027	Gunarathne Silva	38	Secondary	
80	Kalutara	Nagoda West	K - 4317	207	Commercial	0.001	M.A Lenadora	3	Secondary	
81	Kalutara	Nagoda West	K - 4317	208	Commercial	0.0024	G.N Gangani	52	Secondary	
82	Kalutara	Nagoda West	K - 4317	210	Commercial	0.0015	Hemantha Kumara	4	Secondary	
83	Kalutara	Nagoda West	K - 4317	211	Commercial	0.0007	Jayantha Kumara	4	Secondary	
84	Kalutara	Nagoda West	K - 4317	212	Commercial	0.0013	S Nayanajith	4	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure (sq. m)	Type of Structure	Use of structure
85	Kalutara	Nagoda West	K - 4317	214	Commercial	0.0016	Y.W Darmadasa	4	Secondary	
86	Kalutara	Nagoda West	K - 4317	216	Commercial	0.002	J.S Silva	8	Secondary	
87	Kalutara	Nagoda West	K - 4317	217	Commercial	0.0014	M Weerasekara	4	Secondary	
88	Kalutara	Nagoda West	K - 4317	219, 225	Commercial	0.0076	C Aberathne	8	Secondary	
89	Kalutara	Nagoda West	K - 4317	226	Residential	0.0048	N Kahadagamage	41	Secondary	
90	Kalutara	Nagoda West	K - 4317	227	Residential	0.0052	S.I Gunathilaka	46	Secondary	
91	Kalutara	Nagoda West	K - 4317	228	Residential	0.0046	K Munasinghe	46	Secondary	
92	Kalutara	Nagoda West	K - 4317	231	Residential	0.0041	H.D.M.A Wettasinghe	54	Secondary	
93	Kalutara	Nagoda West	K - 4317	232	Commercial	0.0009	Kumarasinghe	3	Secondary	
94	Kalutara	Nagoda West	K - 4317	233	Commercial	0.0027	M.L Ekman	39	Secondary	
95	Kalutara	Nagoda West	K - 4317	234	Residential	0.0021	M.L Mahesh	30	Secondary	
96	Kalutara	Nagoda West	K - 4317	236	Non Agriculture	0.0034	Abegunawardane	42	Secondary	
97	Kalutara	Nagoda West	K - 4317	237	Commercial	0.0036	Claimant not known	38	Secondary	
98	Kalutara	Nagoda West	K - 4317	238	Residential	0.0012	T.D.G Jayasekara	4	Secondary	
99	Kalutara	Nagoda West	K - 4317	239	Commercial	0.0031	T.D.P Jayasekara	6	Secondary	
100	Kalutara	Nagoda West	K - 4317	244	Residential	0.0094	Ranoj Deerathne	106	Secondary	
101	Kalutara	Nagoda West	K - 4317	245	Commercial	0.0106	W.L Desman	110	Secondary	
102	Kalutara	Nagoda West	K - 4317	257	Residential	0.0065	Dudlly Ranjith	8	Secondary	
103	Kalutara	Nagoda West	K - 4317	258	Commercial	0.0032	A.P Janaka	4	Secondary	
104	Kalutara	Nagoda West	K - 4317	259	Residential	0.0034	L.A Leelawathi	4	Secondary	
105	Kalutara	Nagoda West	K - 4317	263	Commercial	0.0031	Elsha De Silva	8	Secondary	

Source: Preliminary Plans prepared for B207 Road and information found during the RP updating exercise

List of Affected Common Properties – Land and Structures

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Function of the Institution	Affected Area (Ha)	Area of affected structure sq.m.	Type of Structure	Name of the Institution
1	Kalutara	Uswatta	K - 4317	11	School	Educational	0.0072	0		Katukurunda Primary School
2	Kalutara	Uswatta	K - 4317	24	Garden	Community	0.0012	0		Dimuthu Welfare Society
3	Kalutara	Uswatta	K - 4317	28	Garden	Community	0.0085	0		Joseph Vaas Elder's Home
4	Kalutara	Alubogalanda	K - 4317	121	Non Agricultural	Religious	0.0046	0		Temple
5	Kalutara	Nagoda West	K - 4317	193	Temple	Religious	0.0012	50	Secondary	Sri Jayasumanaramaya

Source: Preliminary Plans prepared for B207 Road and information found during the RP updating exercise

List of Affected Properties – Government Land

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Institution
1	Kalutara	Alubogahalanda	K - 4317	66	Commercial	0.0087	Co-operative - Nagoda
2	Kalutara	Alubogahalanda	K - 4317	101	Non Agriculture	0.006	Pradeshiya Sabah - Kalutara
3	Kalutara	Alubogahalanda	K - 4317	138	Non Agriculture	0.0061	Undefined
4	Kalutara	Alubogahalanda	K - 4317	139	Non Agriculture	0.0007	Undefined
5	Kalutara	Alubogahalanda	K - 4317	140	Non Agriculture	0.0009	Undefined
6	Kalutara	Alubogahalanda	K - 4317	141	Non Agriculture	0.0016	Undefined
7	Kalutara	Alubogahalanda	K - 4317	142	Non Agriculture	0.0013	Undefined
8	Kalutara	Alubogahalanda	K - 4317	143	Non Agriculture	0.0023	Undefined
9	Kalutara	Alubogahalanda	K - 4317	144	Non Agriculture	0.0008	Undefined
10	Kalutara	Alubogahalanda	K - 4317	145	Non Agriculture	0.003	Undefined
11	Kalutara	Alubogahalanda	K - 4317	146	Non Agriculture	0.0062	Undefined
12	Kalutara	Alubogahalanda	K - 4317	147	Open land	0.0052	Undefined
13	Kalutara	Nagoda West	K - 4317	191	Garden	0.0072	Department of Health
14	Kalutara	Nagoda West	K - 4317	192	Garden	0.0047	Department of Health
15	Kalutara	Nagoda West	K - 4317	243	Abandoned Open land	0.0011	Water Supply and Drainage Board
16	Kalutara	Nagoda West	K - 4317	246	Garden	0.0059	Ceylon Transport Board
17	Kalutara	Nagoda West	K - 4317	247	Garden	0.0086	Ceylon Transport Board
18	Kalutara	Nagoda West	K - 4317	248	Marshy land	0.0031	Road Development Authority
19	Kalutara	Nagoda West	K - 4317	249	Marshy land	0.0062	Open University - Kalutara
20	Kalutara	Nagoda West	K - 4317	252	Garden	0.0012	Co-Op farm Shop
21	Kalutara	Nagoda West	K - 4317	253	Garden	0.0003	Department of Police
22	Kalutara	Nagoda West	K - 4317	254	Garden	0.0046	Department of Agrarian Services

Source: Preliminary Plans prepared for B207 Road and information found during the RP updating exercise

නිමිකම් දර්ශකය

අභිමිච්චේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
අ) කෘෂිකාර්මික ඉඩම්				
<p>වගා කරන ලද ඉඩම් අභිමිච්ච</p>	<p>නිමිකම් ඔප්පු හෝ ලියාපදිංචි සහතික සහිත නිමිකරුවන්.</p>	<p>සියලු මූල්‍යමය ගෙවීම් ප්‍රතිස්ථානගත කිරීමේ පීඨවැය පදනම් කොට ගෙන ගෙවනු ලැබේ. වගාවන් අභිමිච්ච සඳහා වන මූල්‍යමය ගෙවීම් වෙළඳපොල වටිනාකම මත තීරණය කරනු ලබන අතර අවතැන් වුවකුට තම ආදායම් උපයන නිමිකම් වලින් 10% හෝ ඊට වැඩි ප්‍රමාණයක් අහිමි වුවහොත් හෝ ඉඩම් අත්පත් කරගැනීමේ හා ප්‍රතිස්ථානගත කිරීමේ කම්ඳුව (ලාඊක්) මගින් තහවුරු කරගත් පරිදි එකී ඉඩමේ ඉතිරි කොටස ආර්ථිකමය ලෙස ප්‍රයෝජනයක් ගත නොහැකි තත්වයට පත්වී ඇත්නම් පහත ක්‍රියාමාර්ග වලින් එකක් අනුගමනය කළහැකිය.</p> <p>1. ඉඩමේ ඉතිරි කොටස භෞතික වශයෙන්</p> <p>වගා කටයුතු සඳහා යොදා ගැනීමට නොහැකි නම් එම කොටස සඳහා ප්‍රතිස්ථානගත කිරීමේ පීඨවැය මත මූල්‍යමය වන්දියක් ගෙවනු ලබන අතර වන්දි ගෙවීම වෙළඳපොල වටිනාකම මත සිදු නොවන විට බහු වාර්ෂික වගාවන්හි අස්වනු නෙලීම සඳහා සාධාරණ කාලසීමාවක් ලබා දෙනු ලැබේ.</p> <p>2. අහිමි ඉඩමට, ඉඩමක් ලබාගැනීමේ විකල්පය ලබාගන්නා අවතැන්වුවන් වෙත විශේෂතාවක් දක්වනු ලැබේ. ඒ අනුව එම පුද්ගලයන්ම, එම ඵලදායීතාවම සහිතව ලබාගත හැකි තත්වයේ පවතින ඉඩමක් ලබාදීම</p>	<p>පීඨන වෘත්තීය ප්‍රතිස්ථාපනය හා අහිමි වූ දේපල වෙනුවෙන් ගෙවීම් සිදු කිරීම.</p> <p>ඉඩම් අත්පත් කරගැනීමේ පනතේ 46.1 යටතේ හෝ ලාඊක් හි නියමය පරිදි ආදායම් මාර්ග අහිමි වීම පිළිබඳව ගෙවීම් සිදු කිරීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p> <p>* ප්‍රාදේශීය ලේකම්,</p> <p>* ලාඊක්,</p> <p>* ලාඊක්</p>

අහිමිවීමේ ස්වභාවය	හිමිකම් සහිත පුද්ගලයන්	හිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
		<p>හෝ</p> <p>ප්‍රතිස්ථානගත කිරීමේ පිරිවැය මත පදනම්ව සම්පූර්ණ වන්දි මුදල ලබාදීමට කටයුතු කරනු ලැබේ. ඉඩමේ කොටසක් අහිමි වී යාම නිසා ඉඩම් අත්පත් කරගැනීමේ පහත යටතේ හෝ ලාර්ක් යටතේ මූල්‍යමය වන්දි ලබාදීම සිදු කෙරේ.</p>		
<p>කෘෂිකාර්මික ඉඩම් සඳහා ප්‍රවේශ මාර්ග අහිමිවීම.</p>	<p>කුලියට, බද්දට සිටින්නන්.</p>	<p>ඉඩම් සඳහා වන්දියක් ලබා නොදේ. බදුකරු හෝ කුලිකරු විසින් වගාකර ඇත්නම් ඒ සඳහා වෙළඳපොල මිල පදනම් කරගෙන වන්දි ලබා දෙයි. බදු ගිවිසුමේ හෝ කුලි ගිවිසුමේ ඉතිරි කාලය සඳහා ශුද්ධ ආදායම අඩු වීම වෙනුවෙන් මූල්‍යමය වන්දි ලබා දෙනු ලැබේ.</p>	<p>බෝග වගා අහිමි වීම වෙනුවෙන් හා ආදායම් මාර්ග ප්‍රතිස්ථාපනය වෙනුවෙන් වන්දි ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,</p>
<p>කෘෂිකාර්මික ඉඩම් සඳහා ප්‍රවේශය අහිමිවීම.</p>	<p>අඳ ගොවීන්</p>	<p>ඉඩම සඳහා වන්දියක් ලබා නොදේ. අහිමි වන බෝග වගාවන් වෙනුවෙන් වෙළඳපොල අගය මත වටිනාකම ගෙවනු ලැබේ. පිවිකා වෘත්තීය මාරුවීම සම්බන්ධව අඳ ගිවිසුමේ ඉතිරි කාලය වෙනුවෙන් හානියට පත්වන ඉඩම් කොටස තුළ පවතින බෝග වගාවන්ට සමාන ප්‍රමාණව වන්දි ගෙවීමට සිදු කෙරේ.</p>	<p>බෝග වගා අහිමි වීම හා පිවිකා ප්‍රතිස්ථාපනය සඳහා වන්දි ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,</p>
<p>කෘෂිකාර්මික ඉඩම් සඳහා ප්‍රවේශය අහිමිවීම.</p>	<p>පුද්ගලික ඉඩම් තුළ හිමිකම් රහිත හෝ අනවසර පදිංචිකරුවන්</p>	<p>ඉඩම් සඳහා වන්දි ගෙවීමක් සිදු නොකෙරේ. එම පුද්ගලයා විසින් වගා කොට තිබේ නම්, ඒ වෙනුවෙන් වෙළඳපොල අගය මත වන්දි ගෙවීමක් සිදු කෙරේ.</p>	<p>බෝග වගා අහිමි වීම හා පිවිකා ප්‍රතිස්ථාපනය සඳහා වන්දි ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,</p>
<p>ආ) වාසස්ථාන භූමි හා ගොඩනැගිලි</p>				
<p>පදිංචි ඉඩම් හා ගොඩනැගිලි අහිමිවීම.</p>	<p>හිමිකම් ඔප්පු හෝ ලියාපදිංචි සහතික සහිත හිමිකරුවන්.</p>	<p>ඉඩම් හා ගොඩනැගිලි සඳහා වන සියලුම ගෙවීම් ප්‍රතිස්ථානගත කිරීමේ පිරිවැය මත පදනම්ව ගෙවනු ලැබේ. ඉතිරිව ඇති ඉඩම් කොටස ගොඩනැගිල්ල තිබූ තත්ත්වයෙන් හෝ ඒ</p>	<p>විනාශ වූ දේපල සඳහා ගෙවීම් කිරීම, පවතින ඉඩමේම නැවත සකස් වීමට හෝ</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු,</p>

අභිමිච්චේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
		<p>භා සමාන හොඳ තත්ත්වයකින් නැවත ස්ථාපනය කිරීමට ප්‍රමාණවත් නම්, ඒ සඳහා මුදලින් වන්දි ගෙවීමක් සිදු කරනු ලැබේ.</p> <p>නැවත ගොඩනැගීම සඳහා අවශ්‍ය ප්‍රමාණයේ ඉඩ ප්‍රමාණයක් නොමැති අවස්ථා වලදී පහත පරිදි කටයුතු කරනු ලැබේ.</p> <ol style="list-style-type: none"> 1. උපකරණ, දූව්‍ය යනාදියට කිසිදු අඩු කිරීමකින් තොරව ප්‍රතිස්ථාපනය කිරීමේ පිරිවැය පදනම් කොට ගෙන වන්දි ලබා දෙනු ලැබේ. 2. නැවත පදිංචිය සඳහා ස්ථානයක් තෝරා ගැනීමට ලාභ්‍ය සහාය ලබාදීම. 3. යථා තත්ත්වයට පත් කිරීමේ පැකේජය G2, ස්ථානය මාරු කිරීම සඳහා වන දීමනාව. 4. තම වාසස්ථානය සම්පූර්ණයෙන් අභිමිච්චන් සඳහා රු.150,000/= - රු.500,000/= දක්වා වූ අමතර දීමනාවකට නිමිකම් ලැබේ. 5. උරුම නිමිකම් නොමැතිවූවන් සඳහා විකල්ප ඉඩමක් ලබාගැනීමට ලබාදෙන දීමනාව ස්ථානය පදනම් කොට ගෙන රු.100,000/= - රු.250,000/= දක්වා අගයක් ගනී. <p>ස්ථානය මත පදනම්ව රු.20,000/= -</p>	<p>විකල්ප ඉඩමක නැවත ස්ථාපනය වීමට සහායවීම හා සංක්‍රමණික කාල පරිච්ඡේදයේදී සහයෝගය ලබාදීම.</p>	<p>*ප්‍රාදේශීය ලේකම්, * ලාභ්‍ය,</p>

අභිමිච්චිමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම																	
		රු.100,000/= කුලී දීමනාවක් ගෙවනු ලැබේ. (ප්‍රාදේශීය සහාය සීමාව තුළ) නිමිකම නොසලකා නිවසකට ලබා දෙන අවම දීමනාව රු. 300,000/= කි.																			
කුලී පහත යටතේ වන නිවාස හා වෙළඳසැල්	නිමිකරු, කුලීකරු, බදුකරු.	<p>නැවත සකස් කිරීමේ ගාස්තු හා ව්‍යවස්ථාපිත දීමනා නිමිකරු හා දැනට පදිංචිව සිටින්නා අතර පහත සඳහන් පරිදි බෙදී යයි.</p> <p>නැවත ස්ථානගත කිරීමේ වියදම මත ලබා දෙන වන්දි පහත සඳහන් පරිදි බෙදී යයි.</p> <table border="1" data-bbox="610 720 1065 982"> <thead> <tr> <th rowspan="2">ස්ථාන කාලය</th> <th colspan="2">ගෙවීම් ප්‍රතිශතය</th> </tr> <tr> <th>ස්ථානකරු</th> <th>නිමිකරු</th> </tr> </thead> <tbody> <tr> <td>වසර 20ට වැඩි</td> <td>75</td> <td>25</td> </tr> <tr> <td>වසර 10 - 20</td> <td>50</td> <td>50</td> </tr> <tr> <td>වසර 05 - 10</td> <td>25</td> <td>75</td> </tr> <tr> <td>වසර 05 ට අඩු</td> <td>10</td> <td>90</td> </tr> </tbody> </table>	ස්ථාන කාලය	ගෙවීම් ප්‍රතිශතය		ස්ථානකරු	නිමිකරු	වසර 20ට වැඩි	75	25	වසර 10 - 20	50	50	වසර 05 - 10	25	75	වසර 05 ට අඩු	10	90	පදිංචිව සිටි කාලය මත පදනම්ව සමානව වන්දි ලබාදීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්,
ස්ථාන කාලය	ගෙවීම් ප්‍රතිශතය																				
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වසර 05 ට අඩු	10	90																			
කුලී වාසස්ථාන අභිමිච්චිම.	කුලීකරු, බදුකරු.	කුලී වාසස්ථානයෙන් කොටසක් අභිමිච්චිමේදී අවතැන්වූ පුද්ගලයාට නිමිකරුගේ අනුමැතිය මත තවදුරටත් එහි රැඳී සිටීමට හෝ එම ස්ථානයෙන් බැහැරවීමට අදහස් කරයි නම් රු.15,000/= ක මූල්‍යමය සහායක් හා නව කුලී ස්ථානයක් සොයා ගැනීමේ සහාය ලබා දේ.	ඉතිරි බදු කාලය සඳහා වන මූල්‍යමය වටිනාකම, කුලී දීමනාව සඳහා මුදල්මය ගෙවීමක් , නව කුලී ස්ථානයක් සොයා ගැනීම උදෙසා සහාය හා සංක්‍රමණික කාලපරිච්ඡේදයේදී සහාය ලබාදීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,																	
වාසස්ථාන අභිමිච්චිම.	නිමිකම් රහිත අවසර රහිත හෝ අනවසර පදිංචිකරුවන්	ඉඩම් සඳහා ගෙවීමක් කරනු නොලැබේ. ප්‍රතිස්ථානගත කිරීමේ පිරිවැය මත ගෙවීම් කරනු ලැබේ. එහිදී ප්‍රතිසංස්කරණයට හෝ නැවත	අභිමිච්චිම වූ දේපල වෙනුවෙන් ගෙවීම් කිරීම, එම ඉඩමෙහිම	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රාදේශීය																	

අභිමිච්චිමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
		<p>ගොඩනැගීමට අදාළව උව්‍යමය හෝ මුදල් ආධාර ලබා දෙනු ලැබේ. අදාළ ඉඩම රජයේ ඉඩමක් නම් අවතැන් වූ පුද්ගලයාට අවසර ලබාගෙන එම ඉඩම මතම නැවත ගොඩනැගීම සිදු කළහැකි අතර අදාළ ඉඩම පෞද්ගලික එකක් නම් එම ඉඩම අත්හැර වෙනත් ස්ථානයක පදිංචි වීමට එම පුද්ගලයාට දිවි ගන්වන අතර එහිදී සංක්‍රමණික ආධාර G 1, සහ පුනරුත්ථාපන පැකේජ G 1 (ii) හා G 2 ලබා දෙනු ලැබේ.</p> <p>ගොඩනැගිල්ලක් කොටසක් අත්පත් කර ගත් අවස්ථාවකදී ගෙවීම් තීරණය කරනුයේ ගොඩනැගිල්ලේ අභිමි වූ ප්‍රමාණය පදනම් කරගෙනය.</p>	<p>හෝ වෙනත් විකල්ප ස්ථානයක නැවත ස්ථානගතවීමට අදහස් කරයි නම් ඒ සඳහා සහයෝගය ලබාදීම හා සංක්‍රමණික කාලපරිච්ඡේදයේදී සහාය ලබාදීම.</p>	<p>ලේකම්, * ලාර්ක්,</p>

ඇ) වාණිජ ගොඩනැගිලි හා ඉඩම්

<p>වාණිජ ඉඩම් හා ගොඩනැගිලි අභිමිච්චිම.</p>	<p>නිමිකරු / ලියාපදිංචි ව්‍යාපාරය පවත්වා ගෙන යන්නා.</p>	<p>සියලු මූල්‍යමය දිමනා ප්‍රතිස්ථානගත කිරීමේ පිරිවැය පදනම් කරගෙන ගෙවනු ලැබේ. ඉතිරි ඉඩම් කොටස ගොඩනැගිල්ල නැවත තිබූ තත්වයට පත් කිරීමට හෝ හොඳ තත්වයකින් ගොඩනැගීමට ප්‍රමාණවත් ලෙස ප්‍රතිස්ථානගත කිරීමේ දිමනා ගෙවිය යුතුය.</p> <p>වාණිජ ගොඩනැගිල්ල නැවත ගොඩනගන තුරු ආදායම් අභිමිච්චිම වෙනුවෙන් කරනු ලබන ගෙවීම.</p> <p>නැවත ගොඩනැගිල්ල ඉදි කිරීමට ප්‍රමාණවත් නොවන අවස්ථා වලදී පහත ක්‍රියාමාර්ග වලට යොමු වියහැක.</p> <p>(1) ගොඩනැගිලි අභිමිච්චිම වෙනුවෙන් සියලු ගෙවීම් ප්‍රතිස්ථානගත කිරීමේ පිරිවැය පදනම් කරගෙන සිදු කෙරේ (උව්‍යමය හා කාර්මික). මෙහිදී අගය අඩු වූ හෝ</p>	<p>නැවත ගොඩනැගිලි සකස් කරන තුරු ඔවුන්ගේ ව්‍යාපාර කරගෙන යාමට සාධාරණ කාලයක් අවතැන් වුවත් වෙත ලබා දේ.</p> <p>අවතැන්වුවත් විසින් ගෙවීම් ලැබුණු වහාම ගොඩනැගිලි නැවත ඉදි කිරීම අරඹන අතර ප්‍රදේශය එළිපෙහෙලි කර හිඳහස් කර දීම එකග වූ කාලසීමාව තුළදී සිදු කරයි.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,</p>
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අභිමිච්චේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
		<p>ගලවාගත් දූව්‍ය වලට වටිනාකම අඩු නොකෙරේ.</p> <p>(2) නැවත ස්ථානගත කිරීමේ දී විකල්ප ස්ථානයක් සොයාගැනීම සඳහා ලාභ්‍ය සහාය ලබාදීම හෝ අවතැන් වූ පුද්ගලයා ඉල්ලා සිටිනම් ඉඩම් පවතින ආකාරය අනුව වැඩිදියුණු නොකළ කොටස් යථා ස්වභාවයට පත් කිරීමට යන වියදම. ආදායම අහිමි වීමකදී ගිණුම් පොත් වල සඳහන් පරිදි ශුද්ධ ලාභයේ මධ්‍යනය මෙන් තුන් ගුණයක ප්‍රමාණයක් හෝ ඉඩම් අත්කර ගැනීමෙන් හෝ පිවිසීම මාර්ග ප්‍රතිස්ථාපනය ප්‍රදානය කර වසර 3ක කාලයක් පසුපසට ගණනය කර ඒ අනුව වඩා වැඩි ප්‍රමාණයක් ප්‍රදානය කෙරේ.</p> <p>(3) ගිණුම් පොත් තබා නොගන්නා විටදී 06 මසක ශුද්ධ ලාභයට සමාන ගෙවීමක් හෝ</p> <p>(4) පිවිසීම වෘත්තීය සඳහා සහනයක් ලෙස රු. 15,000/= ක් හෝ වැඩි ප්‍රමාණයක්</p> <p>(5) පුනරුත්ථාපන පැකේජ G 2 , G2 (ii) අවශ්‍ය විටදී.</p>	<p>ආදායම් මාර්ග ප්‍රතිස්ථාපන හා සංක්‍රමණ පහසුකම් සපයා දෙනු ලැබේ.</p>	
<p>වාණිජ ගොඩනැගිලි අභිමිච්ච.</p>	<p>කුලිකරු / ලියාපදිංචි ව්‍යාපාරය පවත්වා ගෙන යන්නා.</p>	<p>ගොඩනැගිල්ලෙන් කොටසක් පමණක් බලපෑමට ලක්වන්නේ නම් අවතැන් වූ පුද්ගලයාට නිමිකරුගේ එකඟතාවය තිබේ නම් එහිම වාසය කළහැක.</p> <p>ඔහු එම ස්ථානයෙන් ඉවත්ව යාමට අදහස් කරයි නම් රු. 15,000/= ක මූල්‍ය උපකාරයක් හා ව්‍යාපාරය නැවත ස්ථාපනය කිරීම සඳහා සුදුසු ස්ථානයක් සොයා ගැනීමට සහාය වීම.</p> <p>* ආදායම අහිමි වීම වෙනුවෙන් වාර්ෂික</p>	<p>පිවිසීම වෘත්තීය ප්‍රතිස්ථාපනය සඳහා මූල්‍ය ගෙවීම්,</p> <p>විකල්ප කුලී ස්ථානයක් සොයා ගැනීම සඳහා සහාය වීම,</p> <p>ආදායම් මාර්ග අහිමිවීම</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p> <p>* ප්‍රාදේශීය ලේකම්,</p> <p>* ලාභ්‍ය,</p>

අභිමිච්චේ ස්වභාවය	හිමිකම් සහිත පුද්ගලයන්	හිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
		<p>ශුද්ධ ආදායමෙහි මධ්‍යතය මෙන් තුන් ගුණයක් නොඉක්මවන ප්‍රමාණයක් ගිණුම් පොත් වලට අනුකූලව,</p> <p>* ඉඩම් අත්කර ගැනීමෙන් හෝ පීචිකා ප්‍රතිස්ථාපනය ප්‍රදානය කිරීමට පෙර වසර 3ක ආදායම</p> <p>යන ඒවායින් වඩා වැඩි ප්‍රමාණය ප්‍රදානය කෙරේ. ගිණුම් පොත් තබා නොගන්නා නොගන්නා විටදී මාස 06 ක ශුද්ධ ලාභයට සමාන ප්‍රමාණයක් හෝ රු. 15,000/= ක පීචන වෘත්තිය සහනයක් යන ඒවායින් වඩා වැඩි ප්‍රමාණය ප්‍රදානය කෙරේ.</p> <p>ගොඩනැගිල්ලෙන් කොටසක් අත්පත් කර ගනී නම් ගෙවීම් කිරීම පිණිස සලකා බලනුයේ ගොඩනැගිල්ලේ අභිමි චු ප්‍රමාණයට සමානුපාතිකවය.</p>	<p>වෙනුවෙන් සහාය වීම.</p>	
<p>වාණිජ ගොඩනැගිලි අභිමිච්චේ.</p>	<p>ලියාපදිංචි නොකළ ව්‍යාපාරයක හිමිකරු / පවත්වා ගෙන යන්නා. / අනවසර පදිංචිකරු</p>	<p>ගොඩනැගිලි සඳහා සියලු දිමනා ප්‍රතිස්ථාපනය කිරීමේ පිරිවැය පදනම් කරගෙන සිදු කරනු ලැබේ.</p> <p>ආදායම් මාර්ග අභිමිච්චේ සඳහා මාස 06ක ආදායමට සමාන ගෙවීමක් හෝ පීචිකා වෘත්තිය සහනයක් යන ඒවායින් වඩා වැඩි දීමනාව.</p> <p>බලපෑමට ලක්වූ ඉඩම රජයේ නම් අවසර සහිතව නැවත ඵනිම පදිංචිවීමට හෝ පෞද්ගලික ඉඩමක් නම් එම ඉඩම අත්හැර විකල්ප ස්ථානයක් තෝරා ගැනීමට අනුබල ලබා දෙනු ලැබේ. පුනරුත්ථාපන පැකේජ G 2 හා G 2(ii) අවශ්‍ය විටදී.</p>	<p>පීචිකා වෘත්තිය ප්‍රතිස්ථාපනය සඳහා මූල්‍ය ගෙවීමක් කිරීම, විකල්ප කුලී ස්ථානයක් සොයා ගැනීම සඳහා සහාය වීම, සංක්‍රමණික කාලපරිච්ඡේදයේදී ආදායම අභිමිච්චේ වෙනුවෙන් සහායක් ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාඞ්,</p>
<p>ඇ) වෙනත් පෞද්ගලික හිමිකම් හා ද්විතිය ගොඩනැගිලි</p>				
<p>වෙනත් පෞද්ගලික</p>	<p>ගොඩනැගිලි හිමිකරුවන්</p>	<p>ප්‍රතිස්ථාපනය කිරීමේ පිරිවැය මත පදනම්ව සියලු ගෙවීම් සිදු කරනු ලැබේ.</p>	<p>අභිමිච්චේ හා නැවත ස්ථාපනය</p>	<p>* මාර්ග සංවර්ධන</p>

අභිමිච්චිමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
දේපල හෝ ද්විතිය ගොඩනැගිලි සම්පූර්ණයෙන් හෝ කොටසක් අභිමි චීම. (උදා: ඵලිමහන් වැසිකිලි, වි ගබඩා, සත්ත්ව පට්ටි, ගෙපැල)	(ඉඩමේ නිමිකම පිළිබඳ සලකා බැලීමකින් තොරව)	ගොඩනැගිල්ල තිබූ තත්වයටම හෝ නොදැ තත්ත්වයට පත් කරගැනීම උදෙසා වැයවන වියදම හෝ නැවත ගොඩනැගිල්ල ස්ථාපනය සඳහා මූල්‍යමය සහාය.	සඳහා ගෙවීම් සිදු කිරීම.	අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,
සොහොන් කොත්, ස්මාරක අභිමි චීම.	සියලු නිමිකරුවන්	ආසාදන කොතක් සඳහා නැවත ගොඩනැගීමට යන වියදම ආගමික උත්සව සඳහා යන වියදමද ඇතුළත්ව ගෙවනු ලැබේ. අවශ්‍ය නම් නැවත ස්ථාපනය හෝ එක් සොහොන් කොතක් සඳහා රු. 15,000/= ක දීමනාවක් ලබාදීම සිදු කෙරේ.	අභිමිච්චිම හා නැවත ස්ථාපනය අවශ්‍යවීමද ගෙවීම් සිදු කිරීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාර්ක්,

ඉ) රැකියා නියුක්තිකයන්ගේ කුලියට ගත් කම්කරුවන්ගේ ආදායම් මාර්ග අභිමිච්චිම

ඉ) (1) තාවකාලික බලපෑමට ලක්වූවන්

ව්‍යාපාරය නැවත ස්ථාපනය කරන අතරතුර (උදා: ඉතිරි ඉඩම් කොටස නැවත ස්ථාපනය හෝ එම ප්‍රදේශය තුලම නැවත ගොඩනැගීම)	පෞද්ගලික හෝ රජයේ වැටුප් ලබන සේවකයින් හෝ දෛනික කම්කරුවන්.	රු. 15,000/= ක මූල්‍යමය ගෙවීමක් හෝ මාස 03 ක වැටුප යන දෙකින් වැඩි ප්‍රමාණය.	දැනට සිටින සේවකයින් රඳවා තබා ගැනීමට ව්‍යාපාර දිටි ගන්නා අතර නැවත ස්ථාපනය කරන කාලපරිච්ඡේදය තුල ආදායම් අභිමිච්චිමට යම් ගෙවීමක් සිදු කිරීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ලාර්ක්,
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ඉ) (2) ස්ථාවරව බලපෑමට ලක්වූවන්

ව්‍යාපාර ස්ථානය වෙනත්	සියලුම බලපෑමට ලක්වූ	රු. 15,000/= ක මූල්‍යමය ආධාරයක් හෝ මාස 03 ක වැටුප යන දෙකින් වැඩි ප්‍රමාණය.	අභිමි චු ආදායම වෙනුවෙන් ගෙවීමක් සිදු	* මාර්ග සංවර්ධන
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අභිමිච්චිමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
ස්ථානයකට ගෙන යාම හෝ ව්‍යාපාරය පවත්වාගෙන යන පුද්ගලයා ව්‍යාපාරය නැවත ස්ථාපනය කිරීම සිදු නොකිරීම නිසා රැකියාව අභිමිච්චිම.	සේවකයන් රජයේ හෝ පෞද්ගලික අංශයේ දෛනික වැටුප් ලබන සේවකයින්.		කිරීම, ආදායම් ප්‍රතිස්ථාපනයට සහාය දීම.	අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාඊක්,

ඊ) වෘත්තීය හා පවතින බෝග වගා (අ කොටසේ ඇතුළත්ය)

බෝග හා වෘත්තීය විනාශ වීම.	පෞද්ගලික හෝ රජයේ ඉඩමක බෝග හෝ ගස්වැල් වගා කළ පුද්ගලයා ගස් පෞද්ගලික නිමිකම් සහිත නම් දැව, නිමිකරුට ලබා දෙන අතර ගස් රජයේ ඉඩමක පවති නම් දැව රාජ්‍ය දැව සංස්ථාවට ලබා දෙයි. (මෙහිදී ඉඩමේ අයිතිය ඇත්ද යන්න සලකා නොබැලේ.)	නිමිකරුට ගස් හා බෝග වගාවන් පිළිබඳව ගෙවීම් , වෙළඳපොල වටිනාකම මත සිදු කෙරේ. කුලීකරුවන්ට ඔවුන් වෙත ගෙවීම් සිදු කෙරේ. අද ගොවීන් සඳහා අද ගොවි ගිවිසුමට අනුව බෝග සඳහා ගෙවීම් නිමිකරු හා අදගොවියා අතර බෙදා දෙයි. සියලු දෙනාට බෝග නෙලා ගැනීමට මූලික දැනුම්දීමක් සිදු කරන අතර බෝග නෙලීම ප්‍රායෝගික නොවන විටදී බෝග වගාවන් සඳහා බෝග වගාවන්හි ශුද්ධ වටිනාකම ලබා දෙනු ලැබේ. පවතින බෝග වගා හා වෘත්තීය වෙනුවෙන් වෙළඳපොල වටිනාකම අනුව මූල්‍යමය ගෙවීමක් කරනු ලැබේ. පෞද්ගලික ඉඩම් වලින් සම්පත් ලබාගැනීමේ අයිතිය (උදා: දැව හෝ දැර වශයෙන්) , සියලු කපා ඉවත් කළ ගස් අයිතිකරුවන්ට ලබා දෙනු ලැබේ.	අභිමිච්චිම වෙනුවෙන් ගෙවීම් කරනු ලැබේ. ඉඩමේ ඵලදායිතාවය , ගාක වර්ගය, ගසේ වයස, බලපෑමට ලක් වූ ගස් වල නිෂ්පාදන ධාරිතාව මත පදනම්ව කරනු ලබන ගෙවීම තීරණය කරනු ලැබේ.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්, * ලාඊක්,
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අභිමිච්චේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
උ) පිවන වෘත්තීය ප්‍රතිස්ථාපනය හා පුනරුත්ථාපන සහාය				
උ) (1) උපකරණ ප්‍රවාහන දීමනාව				
වාසස්ථාන ගොඩනැගිලි නැවත සකස් කිරීම.	එම ස්ථානයේම නැවත සකස් කරන හෝ නැවත ගොඩනැගීම සිදු කරන අවතැන්වුවන්.	මූල්‍යමය ගෙවීමක් (සංක්‍රමණික දීමනා) රු. 5,000/= සිට රු.15,000/= දක්වා, ගෙවීම වර්ග ප්‍රමාණය මත පදනම් වී මෙම ගෙවීම සිදු කරනු ලැබේ.	අවතිරය වෙනුවෙන් කරන ගෙවීම සහ නිවසේ බිම වර්ග ප්‍රමාණය ගොඩනැගීම සඳහා ගෙවීම්.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ලාර්ක්,
වාසස්ථාන නැවත ස්ථාපනය අවශ්‍ය වන අවතැන්වුවන්	නැවත ස්ථානගත වන අවතැන්වුවන්.	රු. 5,000/= සිට රු.15,000/= දක්වා වන ප්‍රමාණයක් නව ස්ථානයකට ප්‍රවාහනය වීම සඳහා වාසය කළ නිවාසයේ බිම් වර්ග ප්‍රමාණය මත පදනම්ව ගෙවනු ලැබේ.	නිවැසියන් හා වාණිජ දූව්‍ය ඉතිරි වූ හා නව ගොඩනැගිලි දූව්‍ය ප්‍රවාහනය සඳහා දීමනාවක් ලබාදීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ලාර්ක්,
උ) 2) පුහුණු කිරීම් හා ලබාදීම්				
පිවිකා වෘත්තීයව වන ස්ථීර බලපෑම	අවතැන්වුවන් / නිවැසියන්	රු.15,000/= පිවන වෘත්තීය ප්‍රතිස්ථාපන දීමනාවක් එක් එක් නිවැසියෙකුට ලබාදෙයි. (මීට අමතරව වෘත්තීමය සහාය හා වෘත්තීය මග පෙන්වීම, මූල්‍ය ආයෝජනය හා ආර්ථිකමය වාසිදායී ස්ථානයක ව්‍යාපාරය ස්ථාපනය කිරීම උදෙසා ලබාදෙයි.)	ස්ථාවර නොවූ ආදායම් මාර්ග අභිමිච්ච පිළිබඳව සෘජු ගෙවීමක් කරනු නොලැබේ. ව්‍යාපාරය නැවත ස්ථාපනය කිරීමට අවශ්‍ය සහාය ලබාදීම හෝ අවතැන් වූ පුද්ගලයාට අලුතින්ම ව්‍යාපාරය ආරම්භ කිරීමට සිදු වේ නම් මූලික ප්‍රාග්ධනයක් ලබාදීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ලාර්ක්,
පිවිකා වෘත්තීයව ස්ථීරව සිදුවන බලපෑම	බලපෑමට ලක් වූ ඉඩම් වල ඉතිරි වූ බරපතල ලෙස	ඉඩමේ ඉතිරි කොටසේ වලදායීතාව වැඩි කිරීම උදෙසා උපකාර ලබාදීම. (උදා: වැඩි වලදාවක් සහිත බීජ වගා කිරීම, බෝග විවිධාංගීකරණය, නව බීජ වර්ග හඳුන්වාදීම)	සාකච්ඡා වලදි හඳුනාගත් පරිදි පවතින කෘෂිකාර්මික සේවා සඳහා	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන

අතිවිමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
	බලපෑමට ලක් වූ ගොවීන්		ප්‍රවේශය හා නව සේවා සංවර්ධනය කිරීම පවතින ආර්ථික මූලාශ්‍ර වෙත ප්‍රවේශයට සහාය දීම, කෘෂිකර්ම දෙපාර්තමේන්තුව, කුඩා තේවතු අධිකාරිය, පොල් සංවර්ධන මණ්ඩලය, රබර් පාලන දෙපාර්තමේන්තුව, කෘෂිකාර්මික සේවා දෙපාර්තමේන්තුව ආදියෙන් කරනු ලබන සංවර්ධන හා පුනුක් කිරීම්.	තක්සේරුකරු, * ලාභ්‍ය,

උ9) විශේෂ සහාය ලබාදීම්

කුඹුරු නොවන අනිකුත් කෘෂිකාර්මික ඉඩමිනි උරුමකරුවන්	නිමිකරු	<p>කෘෂිකාර්මික ඉඩම් සඳහා වන්දි ගෙවීමේදී (අ) සහ (ආ) යටතේ ඇති අයිතමයන් අදාළ වේ. ව්‍යවස්ථාපිත වන්දියෙන් 5% ක ප්‍රමාණය අවමය රු. 10,000/= කට හා උපරිම රු.100,000/= කට යටත්ව ගෙවීම් සිදු කරනුයේ මාර්ග සංවර්ධන අධිකාරිය / ප්‍රාදේශීය ලේකම් කාර්යාල දත්ත දිනට හෝ ඊට කලින් හිස් කරන ලද භූමිය භාර දෙයි නම්ය.</p> <p>බෝග විනය විමට වන්දි හෝ අස්වනු නෙලා ගැනීමට ප්‍රමාණවත් කාලයක් ලබා දෙනු ලැබේ.</p>	අතිවිම හා නැවත ස්ථාපනය සඳහා ගෙවීම් සිදු කිරීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්,
විශේෂ සහාය අවශ්‍ය වන අවතැන්වුවන් වෙත වන බලපෑම	දේපල භාර දෙන අවස්ථාවේ එහි නිමිකරු හෝ දරා සිටින්නා.	ගොඩනැගිල්ලේ ව්‍යවස්ථාපිත වටිනාකමෙන් 25% ක් කරුණාසහගත දීමනාවක් ලෙස ගෙවනු ලැබේ. හිස් කරන ලද දේපල මාර්ග සංවර්ධන අධිකාරිය හෝ ප්‍රාදේශීය ලේකම් කාර්යාලය විසින් නියම කළ දිනට පෙර භාර දෙන විට අවමය රු. 25,000/= ක්	අවතැන් වුවන්ගේ අත්පත් කරගත් දේපල නියමිත කාලයට භාර දීමට දිටි ගැන්වීම.	* ප්‍රාදේශීය ලේකම්, * තක්සේරු දෙපාර්තමේන්තුව * මාර්ග

අභිමිච්චිමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
		හා උපරිමය රු. 500,000/= කට නිමිකම් කියනු ලැබේ.		සංවර්ධන අධිකාරිය,
විශේෂ අවධානය අවශ්‍ය වන පුද්ගලයන් සඳහා වන බලපෑම	අඩු ආදායම්ලාභීන්, වයස්ගතවූවන්, සුවචන කොටස් වලින් සැදුම්ලත් පවුල්, කාන්තාවන් මූලිකත්වය දරණ පවුල් හා ආබාධිතවූවන්	ජීවන තත්ත්වය උසස් කිරීම උදෙසා එක් සාමාජිකයෙකුට රු. 15,000/= ක දීමනාවක්, නැවත ස්ථානගතවීමට සුදුසු ස්ථානයක් සොයා ගැනීමට හා සංක්‍රමණය වීමට අවශ්‍ය සහාය ලබාදීම.	ව්‍යාපෘතිය හේතුවෙන් දැනටමත් සමාජීයව පහළ ස්ථානයක සිටින පුද්ගලයන් තවදුරටත් අපහසුතාවට පත්වීම වළක්වා ඔවුන් වෙනුවෙන් ඔවුන්ගේ අභිමිච්චි වූ දේපල වෙනුවෙන් වැඩි ගෙවීමක් සිදු කිරීම.	* මාර්ග සංවර්ධන අධිකාරිය, * ප්‍රධාන තක්සේරුකරු, * ලාච්ඛ,
ඵ) සමාජීය දේපල				
ගොඩනැගිලි හා අනිකුත් ව්‍යුහයන් අභිමිච්චිම (උදා: පාසැල් පන්සල්, ප්‍රතිකාර මධ්‍යස්ථාන, තාප්ප ආදිය) යටිතල පහසුකම් (උදා: ග්‍රාමීය මාර්ග, අඩිපාර, පාලම්, වාරිමාර්ග, නල ළිං, යනාදි ජල සම්පාදන ස්ථාන) පොදු පහසුකම්	ප්‍රාදේශීය ලේකම්, සාමාජීය දේපල වලින් ප්‍රතිලාභ ලබන ගම්, ග්‍රාමීය ජනතාව හා යටිතල පහසුකම් හා සම්පත්, සමාජීය දේපල වලින් ප්‍රතිලාභ ලබන ප්‍රාදේශීය අධිකාරීන්.	සාමාජීය ගොඩනැගිලි , යටිතල පහසුකම්, පොදු පහසුකම් යනාදිය පැවති ස්ථානයේම නැවත තිබූ පරිදිම සකස් කිරීම හෝ හොඳ තත්ත්වයෙන් සකස් කිරීම, බලපෑමට ලක් වූ ජනතාව හා අදාළ ආයතන සමග පැවති සාකච්ඡා වලදී හඳුනාගත් විකල්ප ස්ථාන වල නැවත ස්ථාපනය කිරීම, සාමාජීය පහසුකම්, යටිතල පහසුකම්, ගොඩනැගිලි ප්‍රතිසංස්කරණය හා ප්‍රතිස්ථාපනයට අදාළ සියලු මූල්‍යමය ගෙවීම්.		* ලාච්ඛ,

අභිමිච්චේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවශ්‍යතාවය	වගකීම
(උදා: ජල සැපයුම්, සාමාජික වනාන්තර)				
ඒ) ව්‍යාපෘතියේ බලපෑම නිසා සිදුවන බලාපොරොත්තු නොවූ බලපෑම්				
මෙහි සඳහන් ව්‍යවස්ථාපිත සැකැස්ම නි වකග වී ඇති මූලධර්ම අනුව ව්‍යාපෘතිය මගින් සිදුවන බලාපොරොත්තු නොවන අහිතකර බලපෑම් තක්සේරු කිරීමට හා අවම කිරීමට පියවර ගනී.				

Details of consultation held during RP updating exercises

- | | | |
|------|--|---|
| 1.1. | <p>K.R.N. Senaratne,</p> <p>“Senawasa” Nagoda Intersection,
Nagoda, Kalutara.</p> <p>(House Owner)</p> | <p>Retaining wall will be Displaced by this road expansion. He doesn't like this development, the reasons are; further expansion of road will generate health problem, higher noise due to heavy traffic movement etc...He is expecting compensation amount of 0.25 million rupees per perch according to the market value. However, he is not confidence on government compensation.</p> |
| 2.2. | <p>G. Gunasena Silva,</p> <p>“Bulath Kade”, Nagoda Intersection,
Nagoda, Kalutara.</p> <p>(Shop Owner)</p> | <p>WDPs informed that they will support this development project in the future and she is expecting compensation amount of 0.2 million rupees per perch. She doesn't know the exact area of land which will be acquired for this project.</p> |
| 3.3. | <p>M.D.R.A. Thilakaratne,</p> <p>No. 112, Fern Dale, Mathugama Road,
Nagoda, Kalutara</p> <p>(House Owner)</p> | <p>WDPs (Y.I.N.A. Liyanage) informed that they will fully support this road widening project. She doesn't know the exact area of land which will be acquired for this project, but mentioned retaining wall and part of the land might be Displaced by this project. She was unable to say the market value of land.</p> |
| 4.4. | <p>W.P.Hemapala,</p> <p>No.105 C, Nagoda, Kalutara.</p> <p>(House Owner)</p> | <p>She doesn't know exact area of land will be acquired for this project, but mentioned that front wall of the house might be Displaced by this project. She likes this project, because she alone can't oppose to government project. She is expecting compensation amount of 0.4 million rupees per perch. Further she mentioned that they haven't enough land in</p> |

- rear side of her house and also it is difficult to find out a suitable place like this in future. So she is expecting adequate compensation for my property from relevant authorities”.
- 5.5. A.D. Evon Saranjaya Algama,
No. 103, Nagoda, Kalutara.
(House Owner)
- She will be losing front wall of the house and retaining wall. She is expecting compensation amount of 0.2 million rupees, but pointed out “relevant authorities never provide compensation according to our estimation and they will decide very low amount for compensation. Also project implementing agency never provides proper drainage system and it will cause several health problems”.
- 6.6. P. Munasinghe,
No. 144, Nagoda, Kalutara.
(House Owner)
- Wife informed that they will object this development as relevant authorities will never pay the expected compensation amount.
- 7.7. Nihal Jayalath,
No.150 B, Nagoda, Kalutara.
(House Owner)
- Wife (Renuka Nanayakkara) informed that they will not oppose to this widening of this road. She doesn't know exact area of land which will be acquired for this project and she was unable to evaluate the market value of the land.
- 8.8. Chithra Aberatne,
No.156, Mathugama Road, Nagoda,
Kalutara.
(Attorney – at – law and Notary Public)
- She doesn't like this development and indicated that “six months back, they faced difficulties to lay the tar to existing road. So I don't have any confidence on their road widening proposal”. If this project will carry out continuously and successfully, she will give fully support to this road widening project providing her land property with adequate

- compensation. She is expecting compensation amount of 0.8 million rupees per perch.
- 9.9. DDuminda Ratna,
Danwathugoda Road, Agalawatta.
(Property Owner)
S. Noyal Manjula Silva,
No.136, Mathugama Road, Nagoda,
Kalutara.
(Leaseholder of the Fertilizer shop)
10. M.K.Chandima Perera Wickrama,
No.131, Nagoda, Kalutara.
(Property Owner)
Wijyaratne,
No. 385 A, Nagoda, Kalutara.
(Leaseholder of the retail shop)
11. H. Bandula Siri Silva,
No.38 B, "Budhi Vila", Hospital Road,
Nagoda, Kalutara.
(Vice President of Co-operative)
12. Wijitha Kumara,
13 A, Nagoda Road, Katukurunda.
(Leaseholder of the fancy shop)
13. Prasanna Seneviratne,
No.3, Nagoda Road, Katukurunda.
(Leaseholder of the Fruit shop)
14. Dammika Karunaratne,
(Shop Owner)
Nishantha Karunaratne,
- As a resident he likes this development. He mentioned "without a proper road system even ambulances are facing several problems".
- As a resident he likes this development.
- He most likes the economic development through this road project. He is expecting compensation amount of 0.5 million rupees per perch. He doesn't know the exact area of land which will be acquired for this project, but he might be losing the retaining wall and part of the land.
- As a leaseholder he likes this development.
- As a leaseholder he likes further development of this road.
- As a leaseholder he likes this

(Leaseholder of the Farm shop)
Nagoda Road, Katukurunda.

development

Consultation held during updating of RP in July 2011

- | | | |
|-----|---|--|
| 15. | E.G.B. Dhammika
K. Somapala
Thisara Fernando
(Shop Owners) | As DPs we like early commencement of the works as delays being caused inconvenience for their adjustments. |
| 16. | T.D. Amaradasa
A. Liyanarachchi
G.A. Henry | Confirmed the awareness on land acquisition process as a result of awareness program conducted by PMU. |
| 17. | Hemantha Kumara
M.G. Silva
(Roadside vendors) | Requested compensation before removal in order to set up new venture for living. |
| 18. | Janaka Herath

(Public Notary) | Due to shortage of land in the road side, the prices of land have gone up within last 3-5 years. Especially, site suitable for businesses. |
| 19. | K. Somasiri
U. Gnawathi
K. Gunapala | DPs need more clear justification when demarcations are done on ground in different times (for various technical reasons). |
| 20. | Rajeewa Thisara
S. Munasinghe
T.D. Siriwardana
(Renters) | New renters came after the surveys, needed information on eligibility of renters for compensation. |

TOR for the External Monitoring and Reporting Consultant / Agency

Introduction

Land acquisition and resettlement process will be monitored both internally by RDA through PMU, ESD, CSC and with the assistance of NGOs and externally by an independent agency with the objective of obtaining feedback to the management. This will facilitate the management to identify problems in the implementation and successes as early as possible and to take timely adjustments to the implementation arrangements.

RDA / PMU with the approval of the ADB will appoint an experienced monitoring agency for the entire road project to carryout external monitoring.

Scope of work – General

This aspect will include the following activities (for example, in a road project):

- I. To review and verify the progress in resettlement plan implementation as outline in the resettlement plan through the monitoring information internally generated.
- II. To monitor the effectiveness and efficiency of the EA s monitoring reports.
- III. To assess whether the involuntary resettlement objectives, particularly the livelihoods of the displaced persons and the living standards of the displaced poor and vulnerable affected persons have been restored or enhanced.
- IV. To assess the significant involuntary resettlement issues and drawing on the policy and practices to advise on a corrective action plan if required.

SCOPE OF WORK- SPECIFIC

The major tasks expected from the external monitor

For the purpose of preparing a monitoring report the consultant will visit each road section when payment of compensation and resettlement and social program are being implemented and completed and review the results of the internal monitoring.

To identify the strengths and weaknesses of the land acquisition and the involuntary resettlement objectives and approaches as well as the implementation strategies.

To review and verify progress in resettlement plan implementation of each of the sub project road and prepare semi annual report which will be submitted to ADB.

To assess the effectiveness and results achieved for livelihood restoration program and the relocation sites.

The key tasks of the External Monitoring Agency

1. Review and verification of internal monitoring reports prepared by the project.
2. Review and examine the socio – economic baseline census and detailed measurement survey information of DPs to be relocated.
3. Identify and select impact indicators.
4. Assessment of impacts through formal and informal surveys with the Displaced persons.
5. Consultation with DPs, Officials, Community Leaders for preparing review reports.
6. Assess the resettlement efficiency, effectiveness impact and sustainability, drawing lessons for future resettlement policy formulation and planning.
7. Prepare any corrective action plans if required.
8. Guide and advise the EA suitable on the resettlement implementation efficiency.
9. Review the functioning and efficiency of the Management Information System
10. Assessment of DPs satisfaction on the valuation of assets and entitlements, timing of payments, fund availability and disbursements.

The agency will carry out a baseline survey of the road project, prior to implementation of the resettlement plan enabling to collect adequate pre project data for monitoring. The outcome of the external monitoring reports will be communicated to PMU and ESD through a meeting and necessary remedial actions need to be taken will be documented. These external monitoring reports will be submitted directly to the ADB and PMU / RDA for necessary action.

Qualification

The external experts or NGO will have significant experience in monitoring and reporting. Work experience and familiarity with all aspects of involuntary resettlement operations would be desirable. Persons with background in social sciences will be preferred.

